

Item D. 4 06/00848/FUL Permit Full Planning Permission

Case Officer **Mrs Nicola Hopkins**

Ward **Adlington & Anderton**

Proposal **Conversion from dwelling to three flats.**

Location **7 Railway Road Adlington Chorley PR7 4EH**

Applicant **Mr D Ashmore**

Proposal The proposal incorporates changing the use of 7 Railway Road from a single residential unit to three one bedroom flats. The property is a three storey property which also has lower ground floor accommodation.

The proposal incorporates a flat at lower ground level, a flat at ground floor level and a flat at first floor level. The first floor flat will also have accommodation within the roof space.

The property has off street parking for one vehicle at the rear of the property which is accessed via a private road off Church Street

Planning Policy GN1- Settlement Policy- Main Settlements
HS6- Housing Windfall Sites
HS10- Multiple Occupancy
Windfall Housing SPG
Policy 7- Parking. Joint Lancashire Structure Plan
Access and Parking SPG

Planning History There is no planning history in relation to the property

Representations **Adlington Town Council** has expressed concern regarding the lack of parking

Consultations **Lancashire County Council's Highway Section** have no objection in principle to the proposed conversion. However unless the development is actively promoted as non-vehicular residences there is a risk of local conflicts and obstruction due to the increase in residential parking needs.

The Director of Streetscene, Neighbourhoods and the Environment has no comments to make.

Assessment The proposal incorporates converting a single residential terraced dwellinghouse into three one bedroom flats. In terms of the Windfall Housing SPG conversion of buildings are considered acceptable if the property is within 400 metres of a designated shopping centre or within a settlement with similar such facilities. The property is located approximately 32 metres away from a designated local shopping centre. Proposals that include the

subdivision of existing houses are also considered to be an exception to the windfall housing policy on the proviso that the property can be converted without the need for extensions which is the case with this property. Therefore in terms of Policy HS6 and the Windfall Housing SPG the proposal is considered to be an exception to the Policy.

The property is located on Railway Road and there is restricted parking to the front of the property. There is informal parking provision to the rear of the properties and one parking space associated with the property which are accessed via a private access road off Church Street. The property is located within close proximity to a designated local shopping centre and Adlington Town centre. As the property is located close to local services and public transport provision the requirement for on site parking provision is reduced. The provision of three one bedroom flats replacing a single unit is likely to create an increase in visitors and vehicle movements at the property however this increase is likely to be small and the property is well served by public transport and local services. Therefore the impact on highway safety is likely to be minimal.

Lancashire County Council's Highway Section have requested that the development is promoted as non-vehicular residences. However it is not possible to condition this type of request and it is considered that due to the location of the property there are various modes of transport which can be utilised by the future occupants and reduce reliance on the car.

The immediate neighbours to the property are number 5 Railway Road, which is the attached property, and number 9 Railway Road. Number 5 is occupied by a hairdressers at ground floor and lower ground floor level with residential accommodation above. The introduction of three flats within this property will not adversely impact on the amenities of the attached residential flat.

Number 9 is a single residential unit and is a similar three storey property. The proposal incorporates enlarging three lower ground floor windows, two on the side elevation and one on the rear elevation. As these windows are at lower ground floor level the windows will not create loss of privacy to the detriment of the neighbours at number 9. The proposal does not incorporate any additional new windows although some existing windows will be altered. The proposed conversion of the property into three flats will not adversely impact on the neighbours amenities in terms of loss of privacy and the proposed new use will not generate noise and disturbance to a degree which will impact on the neighbours amenities.

The proposed new use complies with the Windfall Housing Policy, the property is well served by various modes of transport and the proposal will not lead to noise and disturbance to the detriment of the neighbours amenities.

**Recommendation: Permit Full Planning Permission
Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990.

2. Before the works required for the conversion to the residential use proposed are first commenced, full details of a scheme of soundproofing between the proposed flats and adjoining property shall have been submitted to and approved in writing by the Local Planning Authority. All works which form part of the approved soundproofing scheme shall be completed before any flat is occupied. Reason: In the interests of the amenity of future occupants of the proposed flats and occupants of adjoining property and in accordance with Policy No. EP20 of the Adopted Chorley Borough Local Plan Review.
