

**Item D. 5                      06/00950/FUL                      Permit Full Planning Permission**

**Case Officer                      Miss Caron Taylor**

**Ward                                      Lostock**

**Proposal                              Erection of replacement dwelling,**

**Location                              Oldfields Railway View Croston LeylandPR26 9RY**

**Applicant                              Mr & Mrs Bannister**

**Proposal:**                              The application is for erection for a replacement dwelling including a conservatory at Oldfields, Railway View, Croston.

**Background:**                              Oldfields is a semi-derelict detached bungalow situated on a private access to the north of a row of terraced houses known as Railway View. The application properties and the row of terraces are accessed over the railway crossing from Riverside Crescent.

**Planning History:**                              04/00264/FUL Demolition of existing dwelling and garages and erection of detached dwelling and detached garage - Refused  
04/00824/FUL Demolition of existing dwelling and garages and erection of detached dwelling and detached garage - Refused

**Planning Policy:**                              PPG2: Green Belts  
DC1: Development in the Green Belt  
DC8A: Replacement Dwellings and Extensions in the Green Belt  
EP19: Development and Flood Risk  
Windfall Housing Supplementary Planning Guidance

**Consultations:**                              Environment Agency  
The Environment Agency has no objection in principle to the proposed development subject to a condition requiring ground floor levels shall be set 600mm above existing ground floor levels.

United Utilities  
Have no objection to the proposal.

**Representations:**                              None received.

**Assessment:**                              Green Belt  
The property is situated in the Green Belt. PPG2: Green Belts states that the replacement of existing dwellings is not inappropriate in the Green Belt provided that it does not result in disproportionate additions over and above the size of the original building.

This is backed up by policies DC1 and DC8A of the Local Plan. DC8A states that replacement dwellings:

- should not detract from the openness of the Green Belt to a greater extent than the original dwelling;
- their siting, design, external materials and final character shall not detract from its surroundings;
- they would not be materially larger than the building it replaces nor involve enlarging the residential curtilage.

The volume of the proposed dwelling is approximately a 45% increase in the volume of the existing bungalow. This accords with the guideline in HEDG that states that this figure should not exceed more than 50-70%. The proposals do not involve enlarging the residential curtilage.

The proposals involve the erection of a detached double garage 6m by 6m, which is not considered excessive. The height of this garage is 5m, although this is slightly more than would normally be granted, it allows the roof pitch of the garage to match that of the new house. In addition, existing outbuildings on the site are to be demolished as part of the proposals. The permitted development rights of the replacement dwelling will be removed to ensure any future extensions accord with the policies of the Local Plan and do not detract from the character of the Green Belt.

#### Neighbour Amenity

The proposals will not have a detrimental impact on any surrounding properties, the only residential properties nearby being over 35m to the south, separated by an area of land.

#### Design and Appearance

The design of the proposed dwelling is looked upon favourably, its bulk and mass being kept to a minimum due to the design utilising the roof space and using small dormers to provide the first floor accommodation. Conditions will be placed on the permission requiring external materials to be approved by officers.

#### Windfall SPG

The proposals are not contrary to the Interim Supplementary Planning Guidance on Windfall Housing as the demolition of a dwelling and its replacement with one dwelling is an exception to the policy.

**Conclusion:** Therefore, for the reasons above the application is recommended for approval.

#### **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. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and DC8A of the Adopted Chorley Borough Local Plan Review.*

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 or any subsequent re-enactment thereof, no extension to the dwelling, outbuilding, or other works permitted by Schedule 2, Part 1, Classes A, B, C, D and E shall be constructed or erected without express planning permission first being obtained (other than those expressly authorised by this permission).

*Reason: To protect the appearance of the locality and in accordance with Policy No. DC1 and DC8A of the Adopted Chorley Borough Local Plan Review.*

4. All ground floor levels of the dwelling shall be set 600mm above existing ground levels.

*Reason: To reduce the danger to intended occupants of the building(s) from potential flooding in accordance with Policy EP19 of the adopted Chorley Borough Local Plan Review.*

5. The development hereby permitted shall be carried out in accordance with the amended plan(s), received on 7<sup>th</sup> September 2006.

*Reason: To define the permission and ensure a satisfactory form of development.*

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