

<b>Item B. 1</b>	<b>06/00689/FUL</b>	<b>Permit Full Planning Permission</b>
<b>Case Officer</b>	<b>Mrs Nicola Hopkins</b>	
<b>Ward</b>	<b>Wheelton And Withnell</b>	
<b>Proposal</b>	<b>Demolition of existing garage and conservatory, and erection of single storey front, side and rear extensions (inclusive of replacement garage and conservatory),</b>	
<b>Location</b>	<b>1 Victoria Terrace Victoria Street Wheelton Chorley PR6 8HE</b>	
<b>Applicant</b>	<b>R Gilmore</b>	
<b>Proposal</b>	<p>The proposal incorporates the demolition of the existing garage and conservatory and the erection of single storey front, side and rear extensions. The proposed extensions include a garage, shower and utility room and a conservatory. The proposal also includes demolishing the existing single storey store and kitchen attached to the rear of the property and constructing a similar sized extension which will accommodate a lounge.</p> <p>The proposed garage measures 4.5 metres by 5.3 metres and is accessed at the rear of the property. The proposed utility room measures 4 metres by 3 metres and the proposed conservatory measures approximately 3.2 metres by 6.2 metres. The proposed lounge measures 2.9 metres by 3.6 metres.</p> <p>The neighbouring property, Hill House, is a Grade II Listed Building.</p>	
<b>Planning Policy</b>	GN4- Settlement Policy- Other Rural Settlements GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats HT3- The Setting of Listed Buildings HS9- Residential Extensions in Settlements Excluded from the Green Belt LT10- Public Rights of Way House Extension Design Guidelines PPG15 Planning and the Historic Environment	
<b>Planning History</b>	There is no planning history relating to the property	
<b>Representations</b>	<p><b>Wheelton Parish Council</b> have no objection to the proposal providing it is keeping with the surrounding environment. The members did have concerns that when the project was started there may be some obstruction on the public highway owing to the location of the property.</p> <p>2 letters of objection have been received from neighbouring residents raising the following comments:</p> <ul style="list-style-type: none"> <li>• The proposal includes building up to and</li> </ul>	

demolishing part of the boundary wall which would affect the inherent character of the area as well as causing a risk of serious damage to the driveway

- The historic stone wall forms part of the Hill House property which is a Grade II Listed Building. The dual walled driveway is unique and of special interest and appeal to local residents
- The angle and location of the garage ensures that the owners will have to drive over private land to access the garage
- The development would result in large vehicles using the private driveway which is not suitable for this type of traffic.
- Constant access if required for ambulances and a small minibus
- The driveway and the wall belong to the Listed Building. The proposal would lead to loss of privacy, noise and disturbance given that the proposal will overlook part of the Listed Building.
- The proposal incorporates part removal of the Party Wall which will detract from the integral part of Hill House
- The provisions of the Party Wall Act 1996 have not been complied with
- The wall is a retaining wall as the driveway is at a much lower level than the ground level of the proposed extensions. Will the development not cause this retaining wall to collapse

1 letter has been received from a neighbouring resident stating they have no objection to the proposal

### **Consultations**

**The Council's Conservation Officer** considers that the proposed development is much larger than the existing extensions and is unacceptable in terms of design. The scheme would adversely impact on the character and appearance of the terrace and would also impact adversely on the setting of the Listed Building.

### **Assessment**

The property in question is owned by Councillor Goldsworthy and therefore in accordance with the scheme of delegation the application is required to be considered at Development Control Committee.

The main issues to consider are the impact of the proposed extensions on the setting of the adjoining grade II listed building, the character and appearance of the street scene, the impact on highway safety and the impact on the neighbours' amenities.

#### **Impact on the setting of the listed building**

Hill House the adjacent neighbour is a Grade II Listed Building and consideration must be given to the impact on the setting on this listed building.

The property is a two storey end terraced dwellinghouse. The adjoining terraced properties are similarly designed properties with bay window frontages and two storey rear

outriggers. The property currently has a single storey conservatory and attached garage located at the side of the property together with a front porch which connects with the bay window. These existing structures are flat roofed comprising of corrugated tin roofing and are rendered. There is no planning history in respect of these extensions but it is clear they were built a number of years ago and as such are lawful structures. The existing single storey outrigger which is proposed to be demolished and rebuilt also has a corrugated tin roof.

The proposal incorporates replacing these existing structures with a single storey conservatory, utility room, garage and porch. The garage will be located to the rear of the property and will be accessed via a private access road which is located at the side of the property. The conservatory although more bulky in appearance than the existing will be glazed which will provide a more open looking structure. The proposal also incorporates removing the existing single storey outrigger attached to the two storey outrigger at the rear of the property and replacing it with a similar single storey extension. The existing front porch will be removed and replaced with a smaller porch which is more appropriate as it allows separation between the existing bay window which restores its original appearance.

It is accepted that the existing structures will be more bulky in appearance however given the existing structures which are wholly inappropriate in terms of design and appearance this proposal will not have a detrimental impact on the setting of the listed building. As such the proposal would comply with policy HT3 of the Local Plan and supplementary guidance contained in the House Extension Design Guidelines.

#### **Impact on neighbour amenity**

In terms of impact on the neighbours the proposal will replace existing structures. Although the replacement will be larger it is not considered that it is significantly larger than the existing structures with respect to the existing footprint. The adjacent neighbour, Hill House, is located on the opposite side of the access road approximately 5 metres away from the proposed garage. It is not considered that the introduction of a garage in this location will impact on the neighbours amenities through loss of privacy. The element of Hill House close to the conservatory is set back from the boundary line and is located approximately 8 metres away from the extension. It is considered that due to this distance, the fact that the conservatory will face a porch at Hill House and the existing boundary wall will partly screen the proposal the proposed extension will not adversely impact on the neighbour amenities.

The majority of the extension will be located at the side of the property away from the attached terraced properties and therefore will not impact on the amenities of these neighbours. The proposed lounge extension will be located

at the rear of the property close to the boundary with 2 Victoria Terrace. This extension incorporates replacing an existing single storey outrigger with a similarly sized extension. The extension has patio doors in the side which will face the outrigger on the rear of number 2. Due to the existence of this outrigger the proposed extension will not lead to any loss of amenity to the detriment of the neighbours in terms of loss of privacy.

Due to the existence of the access road the extension will be located away from the adjacent neighbour, Hill House, and therefore will not lead to loss of outlook or loss of light. The neighbours have raised concerns that the proposal incorporates removing part of the boundary wall however the existing and proposed floor plans indicate that the wall will be retained in its current position.

The neighbours have also raised concerns that due to the location of the garage vehicles will have to travel over private land in order to enter the garage and the contractors vehicles which will be required for the construction of the extensions will damage the access road which is not suitable for heavy vehicles. The access driveway is owned by the occupants of Hill House however the neighbouring residents have rights of access. The trespass concerns raised by the neighbours are a private issue and not a material planning consideration.

There is a public right of way which runs close to the site. There is some confusion in respect of the precise location of the route of this footpath. It is possible that the footpath runs through the garden area of the property subject to this planning application. However as the wall is original it is likely that the actual route of the footpath is along the side boundary of the site and therefore the proposed extensions will not obstruct this right of way.

#### **Impact on highway safety**

The proposal incorporates garage accommodation which will enable a vehicle to park off the highway. The proposed extensions therefore will not create any highway safety implications through on street parking.

#### **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. All external facing materials shall match in colour, form and texture those on the existing building.

*Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.*

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