

Item D. 3 **06/00962/FUL** **Permit Full Planning Permission**

Case Officer **Mr David Stirzaker**

Ward **Clayton-le-Woods And Whittle-le-Woods**

Proposal **Erection of single storey kitchen extension to rear,**

Location **174 Preston Road Whittle-Le-Woods Chorley PR6 7HE**

Applicant **Truffles Restaurant**

Proposal This application relates to Truffles Restaurant, 174 Preston Road, Whittle Le Woods and proposes the erection of a single storey rear kitchen extension. The extension is to be sited on the western elevation of the building and is to incorporate matching materials. An additional 16.7m² of floor space will be created as a result of the extension.

Policy GN1 - General Settlement Areas
GN5 - Building Design & Landscaping
EP21 - Air Pollution
EP21A - Light Pollution

Planning History There is no recent relevant planning history.

Representations Two letters have been received from the occupiers of the following properties, the contents of which can be summarised as follows: -

- The restaurant has caused noise disturbance over the last 2 years
- Increasing the kitchen area will require an increase in extraction and also bring the fan closer to the property
- Consideration should be given to positioning and noise levels if the extension is permitted
- Disturbance has also resulted from increased levels of lighting which runs late into the night hence assurances are sought that the development will not require any increase in light levels
- Will the extension come too close to an existing wooden shed and create a fire hazard
- A security light causes light disturbance as does an existing extraction fan
- Noise is also caused late at night by breaking bottles and such things
- The extension would be close to a wooden structure and there is an issue regarding safety and the fire regulations should be checked to ensure they are not broken if the application is passed
- Some years ago the drains were blocked with fat hence if the capacity of the restaurant is being increased, it should be ensured that the drains have the capacity to cope with the extra waste

Consultations The Director of Streetscene, Neighbourhoods and Environment

raises no objections in relation to the application. In response to the objection letters, it is stated that no complaints have ever been received from residents regarding noise and light. If a complaint was received regarding these matters, both can be investigated as possible statutory nuisances if they are genuine complaints.

No comments received from LCC (Highways).

Whittle Le Woods Parish Council raise no objections to the application.

Assessment

The main issues to consider are the impact of the extension on the character and appearance of the streetscene/applicants property and on the residential amenities of the adjacent properties.

The design of the extension is sympathetic and subservient to the existing building and it is proposed to be constructed from matching materials. In streetscene terms, the extension will not be visible from the main road and on this basis it is considered that the extension will not harm the character and appearance of the streetscene and the application property.

Turning to residential amenity, the extension is of a suitable distance from adjacent residential properties so as not to cause harm to living conditions through loss of light, overshadowing or overbearing impact. In terms of the concerns raised in relation to extraction, a standard condition is recommend requiring full details of the extraction system to be submitted to the Council for consideration and approval prior to works commencing on site. Concerns were expressed regarding noise and light disturbance although the Environmental Services advises that no complaints have ever been received. However, if complaints are received, both matters could be investigated as possible statutory nuisances. The issue of drainage and the proximity of the extension to wooden outbuildings will be dealt with as part of an application submitted for Building Regulations approval. It is not therefore considered that the extension will result in detrimental harm to the living conditions of the occupiers of adjacent properties.

Conclusion

On the basis of the above, it is considered that the extension accords with the requisite planning policies hence it is recommend that planning permission be granted subject to the recommended conditions.

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 No. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Before any works to implement this permission are commenced full details of the fume extraction and filtration system to be installed at the premises (notwithstanding any such details previously submitted) shall have been submitted to and approved in writing by the Local Planning Authority. The system shall be installed in accordance with the approved details prior to the commencement of the use of the premises hereby permitted and retained in operation at all times thereafter.

Reason: To safeguard the amenities of local residents and in accordance with Policy No. EP21 of the Adopted Chorley Borough Local Plan Review.

4. Before any works to implement this permission are commenced full details of the external illumination to the extension hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The lighting shall only be installed in accordance with the approved details.

Reason: To safeguard the amenities of local residents and in accordance with Policy No. EP21A of the Adopted Chorley Borough Local Plan Review.
