

Item D. 5 **06/01110/FUL** **Permit Full Planning Permission**

Case Officer **Caron Taylor**

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

Proposal **Erection of sun lounge and single storey side extension,**

Location **226 Preston Road Whittle-Le-Woods Chorley PR6 7HW**

Applicant **Mrs Eileen Ginger**

Proposal: This application proposes the erection of sun lounge and single storey side extension.

Background: In 2005 (05/00604/FUL) an application was approved for the following:

- The construction of an eight bedroomed, single storey annex, with a link to the existing building;
- The erection of a conservatory on the existing building;
- A single storey extension to the existing building to form an additional toilet block;
- The demolition of an existing detached single garage and the erection of a new detached garage and office building;
- The formation of an additional parking area and a new turning head.

The conservatory and single storey extension to form an addition toilet block have not yet been completed, although at the time of the case officers visit the foundations had been constructed. The current application proposes to amend these two elements from what was previously approved. The conservatory as approved is to be changed to a sun lounge with solid roof and standard walls with windows, rather than being of a glass design and increased by 0.6m in width. The single storey side extension is to be slightly altered in its position on the building (being 0.5m further north) and will protrude 0.3m further than previously approved.

Planning History: 9/82/96 Conversion and extension of existing dwelling to form aged persons rest home and outline application for bungalow and garage
Refused 25.05.82

9/82/584 Conversion of existing dwelling to aged persons rest home and outline application for detached house
Approved 26.10.82

9/84/146 Conversion and extension to existing dwelling to form aged persons rest home
Reserved Matters Approved 03.04.84

9/85/188 Application for continued use as rest home without compliance with condition Nos. 2, 3 and 4 of 9/82/584 and 9/84/146

Approved 30.04.85

9/87/203 Extension to Highcliffe Rest Home
Approved 15.06.87

9/05/604/FUL Demolish existing garage/store and construct an eight bed annex, sanitary block extension, conservatory, and replacement detached garage/office building, creation of car parking area, associated landscape works and internal alterations
Approved 12.10.2005

Planning Policy: GN1- General Settlement Policy
GN5- Building Design

Consultations: Whittle-le-Woods Parish Council has no comments to make on the application.

Representations: Two letters of objection has been received. One from the occupants of 18 Cow Well Lane who state that further building works will have an affect on their view. The other issues they raise are not planning matters to be considered as part of the application. Another letter from Mount Villa state they are surprised to see another extension for the business after all that has been said about the access problems over the last 20 years.

Assessment: The amendments to the proposals as previously approved, although could not be considered a minor amendment to the previous permission, are not major in their scope. The single storey toilet block will be the same width but will protrude 0.3m further than the extension previously approved. It will also be moved 0.55m to the north. Its height will remain the same.

The conservatory will be replaced by an extension with a hipped concrete tile roof. It will project to the same depth and be in the same position as the previously approved conservatory but will be 0.6m wider.

With regards to neighbour amenity it is not considered there will be a negative impact on the surrounding properties. Views of the proposals will mainly be from the rear of the properties on Paradise Close, however, it is not considered that the proposals will have any more impact than the conservatory and small extension previously approved. It is actually likely that what is now proposed will have less impact, having fewer windows.

None of the properties on Rock Villa Road face towards where the proposals will be positioned and the proposals will be screened from the properties on Cow Well Lane by the existing building and the previously approved extension currently nearing completion. This is also the case for the property of the objector who will only get a limited view of the roof of the proposals.

Conclusion: The applicant already has permission for a conservatory and single storey extension in approximately the same place where the current proposals are sited. This permission could still be implemented. Taking this into account and that is not considered the current proposals will have a greater impact than the previously approved proposals, the application is recommended for approval.

**Recommendation: Permit Full Planning Permission
Conditions**

1. 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.

2. 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.
