

**Item D. 6**                      **06/01112/FUL**                      **Permit Full Planning Permission**

**Case Officer**                      **Mrs Helen Lowe**

**Ward**                                      **Eccleston And Mawdesley**

**Proposal**                              **Replacement dwelling with pool enclosure and detached 3 bay garage.**

**Location**                              **Daulby House Farm Meadow Lane Mawdesley OrmskirkL40 2QA**

**Applicant**                              **Mr M Kean**

**Proposal**                              This application proposes the demolition of the existing dwelling bungalow and erection of a replacement dwelling. The existing dwelling is a large dormer bungalow, constructed in the mid 1970s. The replacement dwelling would be mainly two storey with a number of single storey elements attached.

The dimensions of the existing dwelling are as follows: 15.7m wide, by 17.7m deep (max) with eaves height of 3.2m and ridge height of 8.3m (measured from the ground level as existing).

The proposed replacement dwelling has a more complex form than the existing dwelling, however the dimensions can be described as follows:

- Main two storey part of dwelling: 19.1 m by 10.6m by 5.1m high to eaves and 9.1m high to the ridge;
- Gables to south elevation: One at: 9.3m by 5.5m by 5.2 m high to eaves and 8.8m to the ridge; and the other at 5.1m by 1.1m by 5.2 m high to the eaves and 7.4m to the ridge;
- Single storey element accommodating swimming pool (attached to west facing elevation of main part of dwelling): 13m by 9.9m by 2.8m high to eaves and 6.6m to the ridge;
- Sunroom (attached to south elevation of swimming pool): 5.7m by 5.3m by 2.m high to eaves and 5m to ridge.

As the site is located within an area considered to be at high risk from flooding it is proposed to raise the ground floor level of the property by 1.5m. This would result in the formation of a raised patio around the southern elevation of the property. The figures given above for the eaves and ridge heights are taken from the new elevated ground level around the dwelling.

**Planning Policy**                      The following policies from the Adopted Chorley Borough Local Plan Review are considered to be appropriate:  
GN5: Building Design and Retaining Existing Landscape Features  
DC1: Development in the Green Belt  
DC8A: Replacement Dwellings and Extensions in the Green Belt  
EP19: Development and Flood Risk

The following national guidance is also considered relevant:  
PPG2: Green Belts

**Planning History** A number of permissions were granted for an agricultural workers dwelling on this site during the 1960s and 1970s. The latest permission granted in 1975, ref. 9/75/00729, was the permission implemented. In 2004, the current owner of the site applied for a certificate of lawfulness for existing use as a dwelling without complying with the agricultural occupancy condition attached to the permission granted in 1975 (ref. 9/04/00075/CLEUD). This was granted in March 2004. In 2005 and 2006 a planning application and an application of a certificate of lawfulness were submitted (ref. 9/05/00830/COU and 06/00320/CLPUD respectively) to use the property as a home for children with learning disabilities. Both of these were refused.

**Consultees Responses** Environment Agency: comments still awaited at the time of writing the report.

**Third Party Representations** None received.

**Applicant's Case** The applicant has submitted a design and access statement with the application that states the following in support of the application:

- The existing dwelling does not enhance the open aspect of the Green Belt in any way;
- The existing dwelling is rather run down and flood defence is substandard;
- It is proposed to use a slate roof covering to reciprocate other properties located within the Green Belt;
- Differing eaves and ridge heights are used to add simple depth and interest to the roof line;
- Facing brickwork over a plinth course as other properties within the vicinity;
- Timber windows with a reconstituted stone cill and pressed red brick will be used;
- The above details are a common find to neighbouring homes, therefore the proposals will not be out of place and will enhance the quality of dwellings within the Green Belt.

**Assessment** The main issues to consider in determining the proposal are: impact on the Green Belt; landscape impact; neighbour amenity and flood risk.

*Green Belt*

Policy DC8A of the Local Plan, in line with PPG2 advises that replacement dwellings in the Green Belt are not inappropriate, provided that the proposed replacement would not be materially larger than the building being replaced. The proposed replacement dwelling would have a volume 60% greater than that of the existing dwelling (which appears to be unaltered since built). The floor area of the existing dwelling is 271 sqm and the floor area of the proposed dwelling is 418 sqm.

The Council does not have any specific figure or guideline as the maximum volume increase that may be allowed for replacement dwellings. However the Council's House Extension Design

Guidelines state that, in the Green belt, extensions to dwellings should not amount to more than a 50-70% increase in the volume of the original dwelling. Accordingly, if the applicant wished to extend the existing dwelling by 60% of its original size, the principle of such an extension would be acceptable. I therefore do not consider that the proposed replacement dwelling would be materially larger than the dwelling it replaces, nor have a significantly greater impact on the openness and rural character of the area.

No increase in the area of residential curtilage is proposed. It is recommended that conditions are attached requiring details of appropriate boundary and landscaping treatments to be submitted and agreed.

Ordinarily, a three car garage in a Green Belt location would not be encouraged. However in this instance the proposed garage is of a similar size and scale to the existing garage and attached store and green house and it is not considered that the proposed garage would have any greater impact than the existing outbuilding.

#### *Landscape Impact*

The topography and character of the application site and surrounding land is largely flat and relatively open. Although the application site is well set back from the frontage with Meadow Lane (approx.75m to the front boundary), due to the flat, open nature of the surroundings views of the properties are afforded from some distance away when travelling in both directions along Meadow Lane. The replacement dwelling would appear more visually prominent than the existing dwelling; particularly due to the need to increase the finished floor level of the property in order alleviate risk from flooding. However, it is considered that the design and appearance of the proposed dwelling is visually more attractive and interesting than the existing dwelling, again subject to the use of appropriate materials and landscaping to be approved by way of condition.

#### *Neighbour Amenity*

The nearest residential property, Lowmead on Meadow Lane is approximately 100m to the north of the application site. It is not considered that the replacement dwelling would have any significantly greater impact upon the occupants of this property than the existing dwelling.

#### *Flood Risk*

The applicant has submitted a flood risk assessment with the application and proposes to raise the finished ground floor level 1.5m above the external ground level. At the time of writing the report comments on the proposal were still awaited from the Environment Agency. As there is an existing dwelling on the site, and the applicant has indicated that the floor levels proposed replacement dwelling would be greater than those of the existing dwelling it is considered that the occupants of the proposed dwelling be at no greater risk from flooding than at present.

**Conclusion**                    Whilst the proposed replacement dwelling is relatively large, the volume increase proposed is within the limits of what would normally be considered acceptable. The visual appearance of the site would be improved by this application, therefore approval is recommended.

**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. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

*Reason: In the interests of the amenity of the area and in accordance with Policy No. GN5 and DC8A of the Adopted Chorley Borough Local Plan Review.*

4. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interest of the appearance of the locality and in accordance with Policy No. GN5 and DC8A of the Adopted Chorley Borough Local Plan Review.*

5. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

*Reason: To protect the appearance of the locality and in accordance with Policy Nos. GN5 and DC8A of the Adopted Chorley Borough Local Plan Review.*

6. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and

fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

*Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and DC8A of the Adopted Chorley Borough Local Plan Review.*

7. The garage hereby permitted shall only be used for purposes incidental to the enjoyment of the dwellinghouse, including the parking of cars. The garage shall not be used for any trade or business purposes.

*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. DC8A, of the Adopted Chorley Borough Local Plan Review.*

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

*Reason: To protect the appearance of the locality, the openness of the Green Belt and in accordance with Policy Nos. HS4, Dc1 and Dc8A of the Adopted Chorley Borough Local Plan Review.*

---