

Report of	Meeting	Date
Director of Development & Regeneration	Development Control Committee	21.11.2006

## ENFORCEMENT ITEM

### DEMOLITION OF SINGLE STOREY FLAT ROOFED BUILDING AND REPLACE WITH A PITCHED ROOF SINGLE STOREY EXTENSION ALLANSON HALL FARM WESTHOUGHTON ROAD ADLINGTON PR7 4DG

#### PURPOSE OF REPORT

1. To consider whether it is expedient to take enforcement action in respect of the above case.

#### CORPORATE PRIORITIES

2. This report does not affect the corporate priorities.

#### RISK ISSUES

3. The report contains no risk issues for consideration by Members.

#### BACKGROUND

4. A retrospective planning application for the demolition and erecting of a single storey pitched roof extension to property Allanson Hall Farm Westhoughton Road Adlington, application 06/01075/FUL refers, has been considered and refused permission. This property is a Grade II Listed Building. This application, 06/01075/FUL has been presented on this agenda with a recommendation for refusal. If Committee Members endorse that recommendation, it is expedient to take enforcement action to secure removal of the single storey extension.

Note: At the time of preparation of this report the application had not been withdrawn, however the Agent acting on behalf of the applicant has intimated to Officers that the application may be withdrawn prior to this meeting.

#### POLICY

5. The property lies in the designated Green Belt. In accordance with Policy DC1 and DC8A limited extensions to dwellings located within the green belt are considered acceptable.

#### ASSESSMENT

6. The issue to consider is whether the development meets with Policy DC1 and DC8A. It is opined that the proposal due to its siting, design and external materials of construction create a visually intrusive feature to the detriment of the character and appearance of the dwellinghouse and the area as a whole.

#### **COMMENTS OF THE DIRECTOR OF FINANCE**

7. No comments.

#### **COMMENTS OF THE HEAD OF HUMAN RESOURCES**

8. No comments.

#### **RECOMMENDATION**

9. That it is expedient to issue an Enforcement Notice under Section 172 of the Town and Country Planning Act 1990 in respect of the following breach of planning control - without planning permission the erecting of a single storey pitched roof extension at Allanson Hall Farm, Westhoughton Road, Adlington, PR7 4DG

(a) Remedy for Breach

- i. Demolish the single storey pitched roof extension to the East elevation of the building.
- ii. Remove all material resultant from the works carried out under 9 (ai) from the land.

(b) Period for Compliance

3 months.

(c) Reason

It is considered that the proposed extension adversely impacts on the character and appearance of the existing property and the area as a whole. As such the proposal is contrary to Policies DC1, GN5, DC8A, and HT2 of the adopted Chorley Borough Local Plan Review and Government advice contained in PPG2: Green Belts.

JANE E MEEK  
DIRECTOR OF DEVELOPMENT & REGENERATION

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Steve Aldous	5414	21 November 2006	
<b>Background Papers</b>			
<b>Document</b>	<b>Date</b>	<b>File</b>	<b>Place of Inspection</b>
Planning Application		06/01075/FUL	Union Street Offices