

Item 4e **14/00029/FUL**

Case Officer **Mrs Helen Lowe**

Ward **Chorley North West**

Proposal **Demolition of dwelling and erection of replacement dwelling**

Location **Park Lea 19 Harrington Road Chorley PR7 1JZ**

Applicant **Mr Steven Morris**

Consultation expiry: 14 February 2014

Application expiry: 18 March 2014

Proposal

1. This application proposes the demolition of an existing bungalow with accommodation within the roof space and the erection of a large detached bungalow with living accommodation within the roof space.
2. The proposed replacement dwelling would have a larger footprint, and higher eaves and ridge height than the existing dwelling.
3. The application property is located on Harrington Road, within the settlement of Chorley. The property is located at the end of the cul de sac, and is bounded to the north by Astley Park, to the west (rear) by the grounds of Astley Park School and to the south (side) by no. 17 Harrington Road. Over the years both properties have been extended and the two are joined by these extensions.

Recommendation

4. It is recommended that this application is granted conditional full planning approval.

Main Issues

5. The main issues for consideration in respect of this planning application are:
 - Impact on the neighbours
 - Design
 - Trees and Landscape
 - Traffic and Transport

Representations

6. No letters of objection have been received
7. No letters of support have been received

Consultations

8. Chorley's Tree Officer There is a mature beech tree within garden area of 22 Harrington Road subject to a TPO. It is advised that the applicant carries out an arboricultural survey of the tree. The North East section of the new build maybe within the tree Root Protection Area. In order to protect the condition and health of tree roots within the Root Protection Area during the installation of driveways and parking areas guidelines must be adhered to.

9. United Utilities have stated that they have no objection to the proposals.

Assessment

Impact on the neighbours

10. The northerly part of the proposed dwelling would be 3.5m closer to no. 22 Harrington Road, to the east. No. 22 is a detached true bungalow. The proposed ground floor window to the master bedroom would be 4.5m from the boundary with no. 22 and 10m from a facing window in no. 22. The proposed first floor bedroom window in the front elevation would be 13m from this window. The existing dwelling has a front dormer facing towards no.22, although this serves a relatively small room, accessible only from another bedroom. It is considered that the proposed replacement dwelling would increase the level of overlooking experienced by no. 22; however, given that the windows to be affected are to the front of the property and easily visible within the street scene, it is not considered that this level of increase would be so significant as to warrant refusal of the proposals. No objections have been
11. The front elevation of the proposed dwelling is set forward of the front elevation of the adjacent property to the south, no. 17 Harrington Road, as is the main elevation of the existing dwelling (a single storey flat roofed side extension at the application property is presently flush with the front elevation of no. 17). The nearest adjacent window in no. 17 at ground floor serves a hallway (a non-habitable room). There is a first floor window to the front of no. 17, within a two storey side extension. The proposed dwelling would not comply with a 45 degree guideline taken from this window (guidance for two storey extensions), but would comply with a 45 degree plus 3m guideline taken from this window (guidance for single storey extensions). The existing dwelling has an eaves height of 2.45m and a ridge height of 5.3m, the proposed dwelling has an eaves height of 2.95m and a ridge height of 7.2m. The first floor accommodation to be provided is within the roof space and the roof would slope away from no. 17, which is to the south).
12. Although the proposed replacement dwelling would be larger in scale, and bulkier than the existing dwelling on site, it would not be as large bulky as a traditional two storey property. Taking into consideration the orientation and roof design of the proposed dwelling it is not considered that the proposed dwelling would have an unduly detrimental impact in terms of bulk and scale and overbearing impact upon the front of no. 17.
13. There are no windows in the first floor side elevation of the side extension at no. 17. A number of windows, doors and rooflights are proposed in the south side facing elevation of the proposed dwelling. These are all non-habitable rooms. It is not considered that these windows would give rise to any undue loss of privacy or overlooking.
14. The proposed replacement dwelling would have a single storey projection to the rear, adjacent to the boundary with no. 17 (with a ridge height of 4.6m). There have been a number of single storey extensions and alterations added to the rear of no. 17. There appears to be a ground floor window to the rear adjacent to the boundary and a conservatory set approximately 1.5m from the boundary with glazing to the side. There is also a first floor window in the rear elevation of the two storey side extension at no. 17. The proposed dwelling would comply with a 45 degree plus 3m guideline taken from the rear facing ground floor window at no. 17. There is a 2m high fence along the boundary. It is considered that the fencing along the boundary will provide an adequate level of screening to prevent any undue loss of privacy and the orientation of the properties is such that the proposed dwelling would not cause an undue increase in overshadowing.

15. The proposed dwelling includes a large Juliet style balcony to the first floor rear elevation to serve a first floor living room. This will afford some views of the rear garden area of no. 17. However, the proposed single storey element to the south west, adjacent to the boundary with no. 17, will provide a degree of screening, particularly to the most private garden area. Both properties have relatively large rear gardens. It is not considered that the proposed balcony would cause an undue loss of privacy.

Design

16. It is proposed to face the dwelling from smooth off white render and random sandstone with a slate roof. Properties on Harrington Road are constructed in a variety of styles and materials, with a pleasant open, character with a degree of visual interest. The application property is not located within a prominent position within the street scene and the design and materials are considered to complement the existing character of the area,

Trees and Landscape

17. There are a number of mature trees along the northern boundary, with Astley Park. There is also a large mature tree within the grounds of no. 22, adjacent to the site boundary. The Council's Tree Officer has advised that an arboricultural survey is required in order to establish that the north east part of the proposed dwelling and parking could be accommodated satisfactorily without causing undue damage to the protected tree. The applicant is aware of this advice and is preparing a survey.

Traffic and Transport

18. The proposed dwelling would have three bedrooms, two at ground floor and one at first floor. The Council's Guidelines state that a three bedroom property should have a minimum of two off road parking spaces. It is considered that at least two spaces could be easily accommodated within the curtilage of the property.

Section 106 Agreement

19. As the application is for a replacement dwelling, with no increase in the number of dwelling there is no requirement for a financial contribution towards the provision of public open space.

Overall Conclusion

20. On the basis of the above the application is accordingly recommended for approval, subject to a satisfactory arboricultural report being received that addresses the concerns of the tree officer.

Planning Policies

National Planning Policies:
NPPF

Adopted Chorley Borough Local Plan Review
Policies: GN5, HS9, TR4

Supplementary Planning Guidance:
• Householder Design Guidance

Joint Core Strategy
Policy 17

Emerging Local Plan
ST4, HS6, BNE1

Planning History

13/00012/FUL Demolition of existing rear conservatory and attached shed and erection of single storey rear extension including rear dormer. Insertion of roof lights to south and north elevations, erection of two new chimneys and roof over front circular windows.

Approved

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 51 of the Planning and Compulsory Purchase Act 2004*

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Existing location plan	071 001	16 January 2014
Proposed location plan	071 002	16 January 2014
Existing floor plans	071 003	16 January 2014
Existing elevations	071 004	16 January 2014
Proposed floor plans	071 005	16 January 2014
Proposed elevations	071 006	16 January 2014
Proposed elevations	071 007	16 January 2014
Proposed site plan	071 008	16 January 2014
Topographical survey	SSL 15432:200:1:1	16 January 2014

Reason: For the avoidance of doubt and in the interests of proper planning

3. The ground surfacing materials, detailed on the approved plans, shall be used and no others substituted. *Reason: To ensure that the materials used are visually appropriate to the locality.*

4. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system. *Reason: To secure proper drainage.*

5. The external facing materials, detailed on the approved plans, shall be used and no others substituted. *Reason: To ensure that the materials used are visually appropriate to the locality.*