

14/00916/DEMCON

**Case Officer** David Stirzaker  
**Ward** Chorley South West  
**Proposal** Application for prior determination of the proposed demolition of 2 Thirlmere Road  
**Location** 2 Thirlmere Road, Chorley, PR7 2JH  
**Applicant** Property Services, Chorley Council  
**Consultation expiry:** N/A  
**Decision due by:** 17<sup>th</sup> September 2014

Delegated		Delegated following Chairs Brief		Committee	
Date:					

	Case Officer	Authorising Officer
	DS	
Date	1 <sup>st</sup> September 2014	

**Recommendation**  
**Prior Approval Not Required**

**Executive Summary**

The main issues to consider are whether the prior approval of the local planning authority will be required for the method of demolition and any proposed restoration of the site. The actual demolition of the 2 Thirlmere Road is not for consideration. It is considered that the prior approval of the local planning authority is not required for the proposed demolition of 2 Thirlmere Road and the restoration of the site.

**Representations**

No representations have been received from local residents.

**Consultees**

<b>Consultee</b>	<b>Summary of Comments received</b>
No consultations necessary	N/A

### **Proposal**

1. The Council is seeking a determination as to whether the prior approval for the demolition of 2 Thirlmere Road, Chorley is required. The property comprises a two storey building which was last used as a children's care home. Works are scheduled to start on 27<sup>th</sup> October 2014 and run until 21<sup>st</sup> November 2014.
2. The application is therefore for the notification of intention to carry out permitted development under Part 31 (Demolition of Buildings) Class A.2 (b) of the General Permitted Development Order 1995 (as amended).
3. This application is being reported to Development Control Committee for determination as it relates to land owned by the Council and as such falls outside the Council's Scheme of Delegation.

### **Recommendation**

4. Prior approval of the local planning authority is not required for the proposed demolition or restoration of the site.

### **Main Issues**

5. This prior approval application seeks permission as to whether the prior approval of the local planning authority will be required for the method of demolition and any proposed restoration of the site. The actual demolition of the 2 Thirlmere Road is not for consideration.
6. Circular 10/95 is clear that only in cases where a proposal is likely to have a significant impact on the surroundings should it be necessary to require the formal submission of details for approval.

### **Representations**

7. To date, no letters of representation have been received concerning this prior determination application.

### **Consultations**

8. None required

### **Assessment**

#### Background information

9. Under the requirements of Part 31 Class A.2 (b) 'Demolition of Buildings' of the General Permitted Development Order 1995, the applicant is required to give a written description of the proposed development and to display a site notice on or near the land on which the building to be demolished is sited for not less than 21 days in the period of 28 days beginning with the date on which the application was submitted to the local planning authority.
10. The applicant has stated in their application form that the demolition of 2 Thirlmere Road is required to facilitate the provision of affordable housing on the site. Details of the site notice that is displayed have also been included in the submission.
11. To this end the applicant has complied with the relevant criteria and has given the necessary 21 days notice.
12. The existing building is not listed, nor is it 'locally important' and aesthetically, is of the same style as the properties on Thirlmere Road. The building is uninhabited and has been for some time although it is weather tight. The ground floor window and door openings have been infilled with concrete block work whilst the first floor windows have been boarded up with plywood sheeting. The roof is also showing some signs of deterioration through lack of maintenance and as such, the building has a harmful impact on the character and appearance of the local area.

13. Demolition of the building will therefore improve the character of the local area in the short term and ultimately will be the first stage in the redevelopment of the site whereby affordable housing is to be provided, subject to the submission and favourable consideration of a planning application.

Method of demolition and site restoration

14. The applicant has confirmed that the gable end adjacent to 4 Thirlmere Road will be carefully taken down first by hand and a soft strip will be undertaken prior to demolition of the building by an excavator. This will be under the control of a banksman at all times and the slab and foundations will be broken up by an excavator thereafter. Property Services have also confirmed that the contract to demolish the building will stipulate that demolition works can only take place between the hours of 8am and 5pm and that no works can be undertaken on weekends.
15. Prior to works commencing heras fencing will be erected around the site and will remain in place until the site is handed over to the future developer. All materials arising from the demolition works will be removed from the site and the site will be left levelled at the existing ground level in preparation for any future residential development, subject to submission and consideration of a planning application.
16. As such, it is considered that the property can be demolished and the prior approval of the authority is not required for the method of demolition or site restoration.

**Overall Conclusion**

17. The proposal is permitted development under Class A2 (b) Part 31 of Schedule 2 of the Town and Country Planning (GPDO) (Amendment) (England) Order 2001.

**Planning History**

<b>Reference</b>	<b>Description</b>	<b>Decision</b>	<b>Date</b>
87/00306/FUL	New vehicular access and provision of parking	Granted Planning Permission	19.06.1987