

Item B. 1 **06/01311/FUL** **Permit Full Planning Permission**

Case Officer **Mrs Nicola Hopkins**

Ward **Coppull**

Proposal **Single storey front, side and rear extensions**

Location **25 Coppull Hall Lane Coppull Chorley PR7 4PP**

Applicant **Mr & Mrs Lees**

Proposal The proposal relates to the erection of a single storey front, side and rear extensions. The proposals incorporate a single storey front porch and front bay window. A single storey garage and utility room to the side of the property and a single storey dining room and study to the rear of the property.

The front porch measures 3 metres by 1.75 metres. The side garage and utility area measure 3.1 metres by 10 metres. The rear study measures 3.9 metres by 4.7 metres and the dining room measures 2.1 metres by 3.4 metres.

Planning Policy **GN1-** Settlement Policy- Main Settlements
GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats
HS9- Residential Extensions in Settlements Excluded from the Green Belt
House Extension Design Guidelines

Planning History **5/5/3032-** Erection of a house. Permitted 20th December 1960

Representations None received

Consultations None received

Assessment This application is required to be considered by Development Control Committee as the applicants are Councillor R Lees and Councillor M Lees.

The main issues to consider are the impact of the proposed development on the character and appearance of the property, the impact on the area as a whole and the impact on the neighbours' amenities.

The property is located within a street of differing designed properties. Planning permission was granted to construct the property in 1960 and the property is very similar now to when it was originally built apart from the addition of a small porch area to the front of the property and a detached garage.

The two immediate neighbours to the property are 23 and 27 Coppull Hall Lane. Number 23 Coppull Hall Lane is a bungalow. The proposed single storey side extension will be located next to the boundary with number 23. There is a recently constructed wooden shed/garage located on the driveway of number 23 next

to the boundary with number 25. This structure will act as a screen to the proposal and therefore the proposal will not detrimentally impact on the neighbours amenities in terms of loss of light or loss of privacy. However, even if this wooden structure was removed the proposed side extension is single storey and located approximately 4.5 metres away from the side elevation of number 23. Due to the nature of the extension and the distance retained the proposal will not adversely impact on the neighbours amenities. In addition to this no windows are proposed in the side elevation of the extension and therefore there will be no loss of privacy to the detriment of the neighbours amenities.

Number 27 is a two storey semi-detached property. On the rear of the property there is a single storey conservatory located next to the boundary with number 25. The proposed dining room will be located next to the boundary with number 27. However this element of the extension only projects 2.1 metres, which accords with the House Extension Design Guidelines and will not lead to loss of amenity to the detriment of the neighbours. The proposal also incorporates a window in the side elevation facing the boundary with number 27, which serves the study. This window will be located 4.3 metres from the boundary and there is an existing 1.8 metre fence located at the boundary. Due to the distance of the window from the boundary and the existence of the boundary fence the proposed side window will not lead to loss of privacy to the detriment of the neighbours.

The proposed side extension projects out in line with the existing front elevation of the property. 7.6 metres of driveway space will be retained to the front of the garage, which is adequate to accommodate a car off the highway. The fact that the proposal incorporates a garage and retains adequate driveway space ensures that there will be no highway safety implications through on road parking.

The proposal also incorporates a front bay window to serve the living room. The property is located within a street of differing designed properties and it is considered that the introduction of a single storey bay window in this location will not create a visually intrusive feature within the street scene.

It is considered that the proposal will not adversely impact on the character or appearance of the area and will not adversely impact on the neighbours amenities. As such the proposal complies with Policies GN5 and HS9 and the House Extension Design

**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. 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 Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.