

Item 3q	14/01243/FUL
Case Officer	Iain Crossland
Ward	Adlington and Anderton
Proposal	Change of use from Police Station (sui generis) to dwelling house (class C3) with single storey extension to rear and canopy to front
Location	Adlington Police Station 26 Church Street Adlington Chorley PR7 4EX
Applicant	Silver Grove Properties Ltd
Consultation expiry:	16 January 2015
Decision due by:	02 February 2015

Recommendation

It is recommended that this application is approved subject to conditions.

Executive Summary

The main issues to consider are whether the proposal would result in an acceptable impact on neighbour amenity, the character and appearance of the surrounding area and the highway impact.

Representations

Adlington Town Council - The Town Council considers that this application should be left for residents' comments.

In total 0 representations have been received

Consultees

Consultee	Summary of Comments received
United Utilities	<p>United Utilities have no objection at this stage. However, the applicant should be made aware that the proposed development falls within the required access strip of a public sewer.</p> <p>Therefore, United Utilities suggests that the applicant contacts a Building Control Body at an early stage, to discuss this matter further.</p> <p>The applicant has been informed of the presence of sewers within the vicinity of the proposed development and the potential impact this might have on the development. This does not impact on the assessment of the proposal and the assessment has been carried out on the basis of the plans received.</p>
Lancashire County Council Highways	No comments have been received

Assessment

The Site

1. The application site comprises a disused police station in the core settlement area of Adlington. The police station building of a modern design resembling a dwellinghouse and is attached to a dwelling at 30 Church Street to the north. The building is faced in red brick and the roof is laid in concrete roof tiles. There are UPVC window frames and doors. There are grassed areas to the front and rear of the property. The site is located in a position set back from the main road (A6) in an area characterised by terraced properties and a mixture of uses, close to the local centre of Adlington.

The Proposal

2. The proposed development is for the change of use of the disused Police station to a dwelling house with a single storey extension to rear and canopy to front. The extension would project 3m from the rear elevation of the building. It would have a width of around 7.2m and mono pitched roof with a ridge and eaves height of around 3.9m and 2.75m respectively. The canopy to the front would project around 0.5m from the front elevation. It would have a width of around 5.7m and would have a mono pitch with a ridge and eaves height of around 3.1m and 2.6m respectively. There would be limited changes to window and door openings.
3. The proposed dwelling would face Church Street (A6) and would include a garden and two car parking spaces to the front and a garden to the rear.

Assessment

The main issues are as follows:-

Issue 1 – Impact on character and appearance of the locality

Issue 2 – Impact on neighbour amenity

Issue 3 - Impact on highways/access

Issue 4 – S106

Issue 5 – CIL

Principle of the Development

4. The National Planning Policy Framework (The Framework) states that housing applications should be considered in the context of the presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved without delay.
5. The Inspector has issued her Partial Report on her findings into the soundness of the Chorley Local Plan, which is a material consideration in the consideration of any planning application.
6. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies & Travellers.
7. Paragraph 18 of the Partial Report states: “For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all of the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However, because of the very advanced stage in the examination process that the main modifications set out in the attached Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers.” The Council accepted the Inspectors modifications for Development Management purposes at its Executive Committee on 21st November 2013.
8. It is therefore considered that significant weight can be given to the policies and proposals of the emerging Local Plan, as amended by the main modifications.
9. The application site is located in the core settlement area of Adlington. The emerging Chorley Local Plan 2012 - 2026 states that within the settlement areas excluded from the

Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development.

10. The application site is a disused police station, which falls within the Sui Generis use class. There are no policy designations covering the site and therefore the principle of residential development on the site is acceptable, subject to other material planning considerations.

Design and impact on the character of the area

11. The proposal is for the change of use of an existing building and as such the physical changes are fairly limited. The existing building is of a fairly standard design closely resembling the scale and appearance of the neighbouring residential dwelling at 30 Church Street. The scale of the building would not be perceptibly increased. The only changes to the front of the property would involve repositioning the doorway, adding an Oriel bay window at ground floor, and a 5.7m wide canopy across the frontage at ground floor. These would improve the appearance of the dwelling and would be of a typical domestic appearance. As such the changes would not be out of keeping with existing neighbouring buildings.
12. The proposed dwelling would front Church Street and would be set back a significant distance of around 17m from the highway. As such there would be very limited impact on the street scene and character of the area. The proposed driveway parking spaces would be located to the front of the property and would result in the removal of an existing privet hedge. This would provide a frontage consistent with neighbouring dwellings and would result in an appropriate domestic appearance.
13. A single storey extension would be added to the rear of the property. This would not be visible in the street scene and would be of a modest scale commensurate with the dwelling and of a design that is compatible with the character of a domestic property.
14. The overall changes to the building are likely to improve the appearance and contribute positively to the character of the area. The development is therefore considered to be in accordance with Policy BNE1 of the emerging Chorley Local Plan 2012 – 2026

Impact on the neighbours

15. The proposed development would include a single storey rear extension that would project 3m from the existing rear elevation of the dwelling. The extension would be located around 2.9m from the boundary with 30 Church Street to the north. It would not be visible from any windows to habitable rooms at ground floor and would therefore have a limited impact on light and outlook.
16. There would be no windows to habitable rooms in the side elevation of the application property facing 30 Church Street. There would be windows in the rear elevation at ground and first floor, however, no direct views of the property or private intimate amenity space would be possible due to the relative alignment of the properties. As a result, it is considered that the proposed development would not have an unacceptable impact on the amenity of the occupiers of 30 Church Street through loss of outlook, privacy or light.
17. The proposed dwelling would be located around 14.4m from the nearest building at 20 Church Street to the south side, which is a commercial property on the opposite side of an un-adopted road. It is noted that there are no windows in the side elevation of this property, and no windows are proposed in the south side elevation of the proposed dwelling. The only significant addition to the property would be the single storey rear extension, which is of modest scale and substantial separation therefore the proposed development would not have an unacceptable impact on the amenity of the occupiers of 20 Church Street through loss of outlook, privacy or light.
18. The proposed dwelling would be visible from windows to habitable rooms in the side elevation of the rear part of 18 Church Street, which incorporates three flats. The proposed dwelling would incorporate a rear extension of modest scale and substantial

separation therefore no loss of outlook would occur. It would be located to the north of the windows at 18 Church Street and would not therefore result in any loss of light. There are no windows proposed in the side elevation of the dwelling and therefore no loss of privacy would occur.

19. The nearest dwelling at 13 Church Street on the opposite side of Church Street is located around 32m away. Due to this significant degree of separation it is not considered that the proposed dwelling would impact on the amenity of this property or any others on Church Street.
20. There are no dwellings to the rear of the site.

Impact on highways/access

21. The proposed development would result in a three bedroom dwelling with off street parking for two vehicles provided by driveway parking to the front. This meets with the adopted parking standards set out in relation to policy ST4 of the emerging Chorley Local Plan 2012 – 2026.
22. Vehicular access to the car parking at the front would be from Church Street via an existing vehicular lay by. As this vehicular access already exists it is not considered that the addition of two off street parking spaces would result in any unacceptable harm to highway safety.
23. In considering the wider access arrangements and sustainability of the location it is noted that there is a nearby bus route providing direct access to Chorley and a railway station less than 200m away, which provides direct access to Manchester, Preston and points in between. This provides the benefit of realistic sustainable transport alternatives.

Section 106 Legal Agreement

24. The National Planning Practice Guidance was updated by Government on 28 November 2014 in respect of contributions for affordable housing and tariff style planning obligations. These measures were introduced to support small scale developers by reducing disproportionate burdens on developer contributions. The updated guidance confirms that such contributions should not be sought from small scale and self-build development. In particular, the guidance states that contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1000m².
25. This development is for one dwelling, which is below the 10 unit threshold and also has a combined gross floorspace of less than 1000m².
26. In the case of this development there is no evidence at this time, which is directly related to the development, to seek a contribution towards public open space contrary to the national guidance.

CIL

27. In line with the adopted CIL charges and associated regulations the development would result in a payment of around £5,850 towards infrastructure in the local area.

Overall Conclusion

28. The proposed development would have no unacceptable detrimental impact on the amenity of neighbouring occupiers and would result in an overall improvement in the appearance of the site and character of the area. In addition adequate parking is provided, with highway safety maintained. On the basis of the above, it is recommended that planning permission be granted.

Planning Policies

29. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and

adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Ref: 02/00562/FUL Decision: PERFPP Decision Date: 19 July 2002
Description: Installation of microwave dish on chimney,

Ref: 14/00883/FUL Decision: PERFPP Decision Date: 25 November 2014
Description: Erection of detached dwelling and associated detached garage

Ref: 90/00376/FUL Decision: PERMIT Decision Date: 12 June 1990
Description: Change of use of dwellinghouse to police station and external alterations

Suggested Conditions

No.	Condition
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>
2.	<p>All external facing materials shall match in colour, form and texture those on the existing building.</p> <p><i>Reason: In the interests of the visual amenity of the area in general and the existing building.</i></p>
3.	<p>The proposed garage and off-road parking spaces as shown on drawing number 1159-05 shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.</p> <p><i>Reason: To ensure adequate off street parking provision is made/maintained and thereby avoiding hazards caused by on-street parking</i></p>
4.	<p>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.</p> <p><i>Reason: In the interests of the amenity of the area</i></p>
5.	<p>Notwithstanding the details shown on the submitted plans, the proposed driveway/hardsurfacing to the front of the property shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of highway safety and to prevent flooding</i></p>
6.	<p>Before the development hereby permitted is first commenced, full details of the alignment, height and appearance of all fences and walls and gates to be erected (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 dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
7.	<p>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 earlier, 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.</p> <p><i>Reason: In the interest of the appearance of the locality</i></p>
8.	<p>The development shall be carried out in accordance with the following plans:</p>

	Plan Ref.	Received On:	Title:
	1159-05	28 November 2014	Location Plan
	1159-05	28 November 2014	Proposed Site Plan
	<i>Reason: For the avoidance of doubt and in the interests of proper planning</i>		