

**Item 3o**                                **14/01199/FUL**

**Case Officer**                        **Adele Hayes**

**Ward**                                    **Heath Charnock and Rivington**

**Proposal**                               **Change of use of existing guest house to 6 no. flats for adults with learning disabilities**

**Location**                              **4 Chorley Road  
Heath Charnock  
Chorley  
PR6 9LB**

**Applicant**                              **New Foundations Housing Association**

**Consultation expiry:**               **17 December 2014**

**Decision due by:**                    **13 February 2015**

### **Recommendation**

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

### **Proposal**

1. This application relates to a detached property located at 4 Chorley Road, Heath Charnock.
2. The property itself is currently occupied as a bed and breakfast establishment with the potential to accommodate up to seven guests at any one time. The surrounding area is predominantly residential in character although there is a children's day nursery located on Brookdale Close which shares an access off the main road.
3. Planning permission is sought to change the use of the building to specialist residential accommodation comprising 6 no. flats for adults with learning disabilities.
4. The submitted plans show that some alterations would be made to the internal arrangement of the building and a staff sleep-in area will be created. Minor elevational alterations involving alterations to an existing window are also proposed.

### **Representations**

5. The application has been publicised by way of individual letters and a site notice has been displayed. As a result of this publicity two letters have been received citing the following grounds of objection:

- The use of Ivy House as a bed and breakfast establishment did not generate much traffic.
- There is inadequate car parking provision.
- There would be additional traffic.
- There is already a children's nursery in the Brookdale Close cul de sac with inadequate parking. This means that there is an increase in traffic and vehicle usage by staff and by parents who drop off then pick up their infants at the nursery parking on the main road and footpath due to lack of turning area and access/egress from Brookdale Close cul-de-sac as it is singular vehicle width. Further vehicle use would make this extremely hazardous and difficult for neighbours to park their own cars.

- The applicant cannot ensure that staff and visitors will only use the car parking spaces at Ivy House will not be parking their vehicles on the road immediately adjacent to Ivy House or on the surrounding roads or streets.
- The number of vehicles now parking on the road and pavements adjacent to Ivy House has increased dramatically and has now reached full capacity.
- Equally the number of vehicles now using the A673 Chorley Road has increased dramatically and it should be noted that this road is also a main bus route from Bolton to Preston.
- Hole House Farm opposite Ivy House use the immediate adjacent road and pavement for the parking of their vehicles so parking on this extremely busy stretch of road is at maximum capacity already.
- A major concern regarding road and highway safety is for any vehicle emerging from Brookdale Close onto the A673. The site line is hazardous to say the least in its present state.

In addition 1 letter of support has been received commenting that:

- The locality and the building are ideal for such purposes.
- The adults with learning difficulties will benefit tremendously from this move, where they will have very pleasant surroundings in which to integrate with society.
- The property is ideally suited for this purpose, being on a main bus route and very near bus stops. The village of Adlington is well within walking distance and every amenity can be found there, including two supermarkets, doctor's surgery, chemist and host of other shops. The railway station is also very accessible.

### **Consultations**

6. Lancashire County Council Highways - no objections have been raised.

7. Lancashire County Council Social Services - no objections have been raised.

8. Heath Charnock Parish Council query whether this is a suitable place for vulnerable people to be housed, given the proximity to a busy main road, but have objected principally on the grounds of limited parking adjacent to the property. The pavement there is wide, but is generally congested with local parking, making sight lines difficult.

### **Assessment**

#### Principle of the development

9. The application site is located within the settlement of Adlington and at a local level, Policy GN1 of the Chorley Local Plan states that '*Within the areas of Adlington, Chorley, Clayton Brook/Green, Clayton-le-Woods, Coppull, Euxton and Whittle-le-Woods, as well as land adjoining Feniscowles and Horwich, excluded from the Green Belt, there is a presumption in favour of appropriate development, subject to normal considerations and the other Policies and Proposals of this Plan.*

10. Policy GN5 of the Adopted Chorley Borough Local Plan Review states that the design of proposed developments will be expected to be well related to their surroundings. The proposed changes to the existing window are minor and are considered to be acceptable.

11. The applicant has provided additional information outlining how the proposed use will operate. They have confirmed that Brothers of Charity Services, based in Chorley, require a property to house six people in one bedroom self-contained flats with some communal area and a room for support staff to sleep over.

12. The potential tenants for this development are adults with learning disabilities. The tenants have no physical disabilities and already have a relatively high level of independence. The aim of the development is to provide independent accommodation all with assured tenancies to

enable the tenants to move out of shared supported living accommodation and enjoy their own home.

13. The tenants would benefit from a support worker from Brothers of Charity Services being on site to offer support if/when needed i.e. to help with finances/meal preparation/general advice. There would be one support worker sleeping at the property every night in a guest room.

14. The tenants would all have personal budgets and it is their decision what time/how much support they require on a daily basis. It is anticipated that there would be a minimum of one support worker and a maximum of four at any one time.

15. The proposed use of the property will create vehicular and pedestrian movements predominantly from comings and goings associated with staff working on a rota basis. However the property is on a main road and given its lawful use, as a bed and breakfast establishment, it is not considered that the proposed use will have a harmful impact on the character and appearance of the locality. There are therefore no objections in principle to the proposed use.

#### Highway safety

16. The proposal is for change of use as described above with access via Brookdale, a privately maintained access track. A total of 6no. car parking spaces (including 2no for disabled people) are proposed and there is adequate space to allow for turning of vehicles in order to drive out of the site in forward gear.

17. To access and exit the site, vehicles have to be driven over a wide footway where there are no delineation between the vehicle access and the footway to allow vulnerable pedestrians to identify the limits of safe space. Apart from damage caused to the footway, pedestrians may be at risk from moving vehicles. This is of highway concern, however, the proposed change of use will not lead to increased vehicular movement in and out of the site. The change of use to flats will generate marginally less vehicular movements compared to the existing use as a guest house.

18. The access has served the existing site with higher vehicular movements without incidents and this makes it difficult to insist on a vehicle crossing being provided as a condition for approval of the application.

19. The County Highway Engineer has considered the proposed change of use and the level of car parking proposed and does not raise any objections to the application. There are not therefore any objections on highway safety grounds.

#### Conclusion

20. It is considered that the proposal accords with national planning policy and the provisions of the adopted and emerging Local Plan. It is therefore recommended that the application is approved.

#### Planning Policies

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.

#### **Note on the Emerging Chorley Local Plan 2012-2026**

The Inspector has issued her partial report on the findings into the soundness of the Chorley Local Plan 2012-2026 which is a material consideration in the consideration of any planning

application. 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 and Travellers.

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 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 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 Inspector’s modifications for Development Management purposes at its Executive Committee on 21<sup>st</sup> November 2013. It is therefore considered that significant weight can be given to her report, and to the policies and proposals of the emerging Local Plan, as amended by the main modifications.

#### Suggested Conditions

No.	Condition
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>
2.	The approved plans are: Plan Ref.            Received On:            Title:  14/092/P01    18 November 2014    Proposed Floor Plans, Elevations, Site Plan & Location Plan <i>Reason: To define the permission and in the interests of the proper development of the site.</i>
3.	The use hereby approved shall be for the provision of residential accommodation and care to people in need of care as defined by Class C2 of the Schedule to the Town and Country Planning (Use Classes) Order 1987 (as amended), or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order), and for no other purpose.  <i>Reason: To protect the amenities of local residents and in the interests of highway safety.</i>

#### **Planning History**

The site history of the property is as follows:

<b>Ref:</b> 79/00309/FUL	<b>Decision:</b> PERFPP	<b>Decision Date:</b> 30 April 1979
<b>Description:</b>	Front and rear porches	
<b>Ref:</b> 87/00138/OUT	<b>Decision:</b> PEROPP	<b>Decision Date:</b> 14 June 1987
<b>Description:</b>	Outline application for residential development	
<b>Ref:</b> 91/01013/FUL	<b>Decision:</b> PERFPP	<b>Decision Date:</b> 31 March 1992
<b>Description:</b>	Erection of 1.8 metre high fence adjacent highway	
<b>Ref:</b> 96/00684/FUL	<b>Decision:</b> PERFPP	<b>Decision Date:</b> 27 November 1996
<b>Description:</b>	Two-storey side extension and change of use of lower ground floor to Bed and Breakfast,	
<b>Ref:</b> 98/00552/FUL	<b>Decision:</b> PERFPP	<b>Decision Date:</b> 23 September 1998
<b>Description:</b>	Erection of post brickwall with timber infill panels 1.8m high x 10m long,	
<b>Ref:</b> 14/00299/COU	<b>Decision:</b> WDN	<b>Decision Date:</b> 23 May 2014

**Description:** Change of use from bed & breakfast establishment to residential  
childrens home Class C3(b)