

<b>Item B. 1</b>	<b>06/01382/COU</b>	<b>Refuse Full Planning Permission</b>
<b>Case Officer</b>	<b>Mrs Nicola Hopkins</b>	
<b>Ward</b>	<b>Brindle And Hoghton</b>	
<b>Proposal</b>	<b>Change of use of existing woodland area to domestic curtilage</b>	
<b>Location</b>	<b>The Coach House Chorley Road Withnell Chorley PR6 8BG</b>	
<b>Applicant</b>	<b>Mr &amp; Mrs McGuigan</b>	
<b>Proposal</b>	<p>The application relates to the change of use of existing woodland area to be incorporated within the domestic curtilage associated with the dwellinghouse.</p> <p>The site is occupied by a large detached dwellinghouse which was previously a coach house. Planning permission was granted in 1999 to convert the premises into residential accommodation. This permission included a small garden curtilage to the rear of the property although the majority of the site was retained as woodland area.</p> <p>The area of land subject to this application measures 7.3 metres at its widest point, 2.1 metres at its narrowest point and 34.2 metres in length. This area has already been landscaped and incorporates areas of decking and planting.</p>	
<b>Planning Policy</b>	<p><b>DC1-</b> Development in the Green Belt  <b>Policy 6-</b> Green Belts (Joint Lancashire Structure Plan)  <b>PPG2-</b> Green Belts</p>	
<b>Planning History</b>	<p><b>99/00067/COU-</b> Conversion of existing coach house to residential accommodation and construction of double garage. Approved May 1999</p> <p><b>01/00499/FUL-</b> Erection of porch to front, and erection of detached garage with stabling to rear and new access. Refused August 2001</p> <p><b>01/00500/TPO-</b> Felling of tree covered by Tree Preservation Order No. 11 (Withnell) 1998. Permitted July 2001</p> <p><b>06/00157/FUL-</b> The removal of planning condition No 8 of application 9/99/00067 to permit the garage to change use to an office. Withdrawn</p> <p><b>06/00425/FUL-</b> Self contained office building for use with dwelling. Permitted May 2006</p> <p><b>06/01051/TPO-</b> Felling of 5 trees covered by TPO 11 (Withnell) 1998. Under consideration.</p>	
<b>Representations</b>	None received	
<b>Consultations</b>	None received	

## Assessment

The site is located within an area designated as Green Belt where there is a presumption against inappropriate development and where development will only be permitted if it is considered appropriate or in very special circumstances.

The proposal incorporates changing the use of existing woodland area to extend the garden curtilage associated with the property. Landscaping works have already occurred which extends the garden area past the approved curtilage. This landscaping work includes areas of decking and planting and a retaining wall.

When planning permission was applied for in 1999 to convert the coach house into residential accommodation concerns were raised in respect of the 'domestication' of the woodland area located to the rear of the property. Planning permission was granted for the conversion but restricted the extent of the private garden curtilage to the area which extends 8 metres from the rear of the dwellinghouse.

The proposed landscaping works which have occurred at the property exceed past this 8 metres and have accommodated more of the woodland area into the garden curtilage. In addition to this landscaping work the remainder of the woodland area is lawned and maintained and there is no distinction between the garden curtilage and the woodland area. The maintenance of the woodland area has created a very urban appearance which no longer retains the appearance of woodland area which is what was trying to be avoided when only 8 metres of garden area was granted as part of the conversion scheme.

Extension of the garden/ domestic curtilage within the Green Belt is not considered to be appropriate development and is, by definition, harmful to the Green Belt. As such very special circumstances are required in support of the application. Very special circumstances were requested via letter on 16<sup>th</sup> January 2007 along with details of boundary treatment which would be required to distinguish between the garden area and woodland area.

Details of a 1.3 metre high timber post and rail fence were submitted on 30<sup>th</sup> January however no very special circumstances were forwarded in support of the application. It is considered that the introduction of a fence in this location will further add to the domestication of this Green Belt area.

It is considered that the works which have occurred have damaged the trees close to the landscaped area which are protected by Tree Preservation Orders. The damage which has occurred has resulted in the requirement for the trees to be removed and this is subject to a separate trees works application.

Landscaping works have already been carried out at the property and as such the use of the area of land subject to this application has already changed. As the application is retrospective authorisation of enforcement action is also required and can be found elsewhere on this report.

The development is not considered to be appropriate development within the Green Belt and very special circumstances have not been submitted in support of the application. As such the proposal is considered to be contrary to Policy DC1 and Government advice contained in PPG2: Green Belts.

**Recommendation: Refuse Full Planning Permission**

**Reasons**

1. The land to which this application relates lies within the Green Belt as defined by the Joint Lancashire Structure Plan (2001-2016) and the adopted Chorley Borough Local Plan Review 2003. Within this area it is intended that no new development shall be permitted except in connection with agriculture or forestry or other appropriate uses such as outdoor sport and recreation. The change of use of such land to the residential curtilage associated with a dwelling house is clearly contrary to the provisions and objectives of Policy No. DC1, which is contained within the aforementioned Local Plan, Policy No. 6 contained within the aforementioned Structure Plan and the advice at national level within Planning Policy Guidance Note 2 (PPG2) 'Green Belts'. Accordingly, the proposal represents inappropriate development, which is by definition harmful to the open and rural character of the Green Belt, which the policies referred to above aim to preserve thus contrary to the purposes of including the land within it. The applicant has not demonstrated that there are any special circumstances that are so special so as to outweigh the Green Belt policies, the harm to the openness of the Green belt and the reasons for including the land within it.

---