

Item B. 2 **07/00038/COU** **Permit (Subject to Legal Agreement)**

Case Officer **Mrs Nicola Hopkins**

Ward **Chorley East**

Proposal **Proposed conversion of existing shop into residential accommodation, comprising of 2 No. two bedroomed apartments**

Location **18 Seymour Street Chorley PR6 0RN**

Applicant **Mr Matthew Pilkington**

Proposal The application relates to the change of use of the existing shop premises into two residential apartments. The premises is currently occupied by a shop at ground floor level with ancillary accommodation at first floor level.

The premises currently has a single storey front extension which is occupied by the shop use. The proposal incorporates removing this element to create a front garden area. Access to the premises will be via a new door in the side elevation. The area of land located to the side of the property is owned by Chorley Borough Council. The proposal also includes a small single storey rear extension to replace a existing outdoor building.

Planning Policy **GN1- Settlement Policy- Main Settlements**
GN5- Building Design and Retaining existing landscape Features and Natural Habitats
HS4- Design and layout of residential developments
HS6- Housing Windfall Sites.

Planning History **9/82/00696- Change of use of premises to hot food takeaway- Refused November 1982**

Representations None received

Consultations **The Director of Streetscene, Neighbourhoods and the Environment (Environmental Services)** have no objections to the proposed scheme but have incorporated the following recommendations:

- Incorporate hard wired and interlinked fire alarms and heat detectors
- Fire doors are required throughout the property
- Adequate ventilation is required in the bathrooms
- The floor areas of the bedrooms are only suitable for one person per room.

Assessment The application relates to the change of use of an existing two storey end terraced property located within a row of predominantly residential properties. The premises is currently occupied by a retail use at ground floor level with ancillary accommodation at first floor level.

The proposal incorporates changing the use of the premises into

two residential flats. The property has a single storey front element which is currently occupied by the retail unit and the intention is to remove this extension to provide a front garden similar to the other properties in the street scene. The flats will be accessed via a new doorway located on the side elevation of the property. Access to this doorway will be via a new pathway located on the existing grass verge to the side of the property. This area of land is owned by Chorley Borough Council.

It is considered that the introduction of two residential flats in this location will not adversely impact on the neighbours amenities as the area is predominantly residential in character. There is no parking proposed with the conversion scheme however there is a parking area located to the side of the property. additionally, the site is located close to Chorley town centre and is accessible to local services and by a number of modes of transport. As such the proposal complies with Policy HS6

In design and appearance terms the removal of the single storey front element will improve the character of the property and the area as a whole and as such the proposal is considered to be acceptable in terms of Policy GN5. The scheme also includes a small single storey rear extension to replace an existing small toilet and storage building. The introduction of a single storey extension in this location will not adversely impact on the neighbours amenities. There are no new windows proposed which will adversely impact on the neighbours amenities. As such the proposal is considered to be acceptable in terms of Policy HS6.

In June 2003 the Council resolved to amend its policy on the planning and provision of equipped play areas associated with new housing developments. This is an interim change pending the production of Supplementary Planning Guidance which is intended to form a more substantial review. Therefore a financial contribution towards equipped play space is required in respect of the scheme and the proposal is subject to a Section 106 Agreement.

Conclusion

The introduction of two residential flats in this location is considered to be acceptable and will not adversely impact on the neighbours amenities. As such the application is recommended for approval.

Recommendation: Permit (Subject to Legal Agreement) 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. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
Pilkington/02	14 th February 2007	Site Location Plan Proposed Plans and Elevations
Pilkington/01	5 th February 2007	Existing Plans and Elevations

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

3. 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 of the Adopted Chorley Borough Local Plan Review.
