

Item 3p **15/00031/CB3**

Case Officer **James Appleton**

Ward **Chorley South East**

Proposal **Erection of single storey pitched roof garage**

Location **Land north of 61 Chapel Street Chorley**

Applicant **Property Services, Chorley Borough Council**

Consultation expiry: **Fri 27 Feb 2015**

Decision due by: **Fri 20 Mar 2015**

Recommendation **Permit Full Planning Permission**

Executive Summary

The main issues to consider are whether the proposal is acceptable in terms of its impact on the amenities of neighbours, the character and appearance of the locality. For the reasons set out below, it is considered that the proposal is consistent with the aims of the Framework and in accordance with the provisions of the development plan.

Emerging Local Plan

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 21st 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.

Consultees

Consultee	Summary of Comments received
The Coal Authority	Standing Advice
The Woodland Trust	No comments received

The Site

1. The application site comprises a large Service Yard for the Market Walk shopping centre which consists of a loading and unloading area for the Market Walk retail establishments.
2. The site is located within a primary shopping area within the Chorley Town Centre boundary as defined on the Policies Map.
3. The site is bounded by the rear of the market walk shops to the north and west and to the south of the site is the rear of the properties on Chapel St.
4. The garage will be approximately 3m from the highway, however the highway is screened by a high brick wall at a height of approximately 1.8m.

The Proposal

5. The application relates to the erection of a detached garage to accommodate the Mayors vehicle. The garage is currently situated at Bengal Street and will be relocated as part of the proposal.
6. The detached outbuilding will have a dual pitched roof with a ridge and eaves height of approximately 2.6m and 1.8m respectively.
7. The detached garage will have a length and width of approximately 6.1m & 3.8m respectively.
8. Initially the address point was stated as Land North of 61 Clifford St however this was in fact incorrect; however this has been amended to Land North of 61 Chapel St. This notwithstanding the originally submitted plans are correct and shows the proposed garage site in relation to the site and location.

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 – Impact on the conservation area

Impact on character and appearance of locality

9. The application site is located within the settlement of Chorley Town Centre and at a local level, Policy GN1 of the Chorley Local Plan 2012-2026 states that *'Within Chorley in areas excluded from the Green Belt there is a presumption in favour of appropriate development, subject to normal planning considerations and other Policies and Proposals in the 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.*
11. The Householder Design Guidance SPD *requires extensions to be subservient to the existing dwelling. It states that garages should respect the scale, character, and materials of the original property. In addition, it states that the siting of such buildings should respect established building lines and should ideally be set back from the main building line, with space for car parking, and preferably turning, in front of the garage.*
12. The proposal will be very small in scale in relation to the overall plot and location. The development will not be visible within the street scene from Clifford Street due to its location and the proposal will enable safe storage for the Mayor's vehicle.
13. The proposed detached garage will not have a detrimental impact on the character and appearance of the locality given its location.

Impact on neighbours

14. Policy HS5 of the Chorley Local Plan 2012 – 2026 *states that there should be no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight.*
15. The Chorley Borough Council Householder Design Guidance SPD *asserts that outbuildings should not lead to an unacceptable level of overshadowing of neighbouring properties, disturbance or loss of privacy.*
16. The proposed garage will be located approximately 1.4m from the rear of the nearest properties along Chapel St. There will be no windows within the structure facing the neighbouring properties therefore it is not considered the proposal will result in any loss of amenity to neighbouring properties. The proposed garage is only single storey in nature and as such will not appear overbearing to the neighbouring properties.
17. The detached garage will lead to additional vehicular movements into and out of the service yard and as stated, there are residential properties bounding the site. However, given there is already vehicular movement on the site, it is not considered that the addition of a single garage will result in a significant increase in vehicle movements to the detriment of the living conditions of local residents.
18. It is also worth noting that no neighbour objections have been received.
19. Having regard to the above, the proposed development will not have an unacceptable impact upon any neighbouring properties.

Impact on highways/access

20. There is adequate space to allow for turning of vehicles in order to drive out of the site. No additional parking would be created or lost as a result of the proposal. It is considered that the proposed development will not have an unacceptable impact on highway safety.

Impact on Conservation area

21. The proposed garage will overlap into the conservation area boundary of Chapel Street and the Conservation Officer has no objections to the proposed development.
22. It is considered that the development is small in scale and located within an area which in its own right is of no historic interest or significance.
23. The site is located on the northern side of the conservation area boundary, within a service yard area behind the rear boundary walls to the rear of properties on the northern side of Chapel Street. Given the proposed siting of the garage it is considered that the proposed development will sustain both the appearance and the significance of the Listed Buildings and the St George's Street Conservation Area.

Overall Conclusion

24. 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.
25. The 'principle' of the proposal is an acceptable one and it is not considered that this will have a harmful impact on the amenities of local residents.
26. From a design perspective, the proposal is considered to be acceptable with regards to the choice of materials and given the location of the site; it is not considered that the works will have a harmful impact on the character and appearance of the streetscene.
27. Providing the extra space will obviously relieve the pressure for the parking at Bengal Street. No changes are proposed to the existing access so the scheme is considered to be acceptable from a highways perspective.

Planning Policies

28. 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, the emerging Local Plan 2012-2026 and the Householder Design Guidance SPD. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Reference	Description	Decision	Date
93/00231/FUL	Construction of new shops and stores with associated public areas servicing areas and car parking	PERFPP	25/05/93

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>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Location Plan 23rd January 2015 Site Plan 14th January 2015 Proposed Floor and Elevation plans 14th January 2015</p> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>