

Item 3a	15/00087/FUL
Case Officer	Iain Crossland
Ward	Coppull Ward
Proposal	Conversion of single dwellinghouse into 2 self-contained apartments.
Location	252 Spendmore Lane Coppull Chorley PR7 5DE
Applicant	Ms Hannah Urquhart
Consultation expiry:	27 February 2015
Decision due by:	30 March 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 impact on parking and highway safety

Representations

Coppull Parish Council - No objection
In total 1 representation has been received which is summarised below
Objection
Total No. received: 1
<ul style="list-style-type: none">• If the dwelling is converted into two flats then the increase in cars will only add to the nuisance parking currently suffered• Wheelie bin storage

Assessment

The Site

1. The application site comprises an end terraced dwellinghouse with rear yard occupying a corner position on Spendmore Lane and located within the settlement area of Coppull, outside of the Local Centre. The property is attached to a commercial property to the east side and a residential property to the rear.

2. The area is characterised by a mixture of residential and commercial properties of a variety of types in predominantly terraced units. The application building is a traditional two storey brick building opening immediately onto the highway with a small yard to the rear.

The Proposal

3. The proposed development is for the change of use from a dwellinghouse to 2 No. flats. No external physical changes are proposed at the site other than the addition of an entrance door onto Darlington Street and window in the first floor rear elevation.

Assessment

The main issues are as follows:-

Issue 1 – Impact on neighbour amenity

Issue 2 – Impact on character and appearance of the locality

Issue 3 - Impact on highways/access

Issue 4 – Public Open Space

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 Coppull. 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 currently a three bedroomed dwellinghouse. There are no policy designations covering the site and therefore the principle of the proposed residential development on the site is acceptable, subject to other material planning considerations.

Impact on neighbour amenity / noise

11. The proposed development would be located immediately adjacent to a commercial property at 250 Spendmore Lane, to the east side. The application building is attached to a residential property to the rear at 2 Darlington Street. There would be windows to habitable rooms in the rear elevation of the application property. These would not provide any direct views of any windows or private intimate amenity space to the rear of 2 Darlington Street. The relationship of the windows at the application property reflects the long established relationship of the properties along on the terrace of which the application property forms part.

12. The nearest dwelling to the rear of the application site would be at 1 John Street. The windows to habitable rooms in the rear elevation of the application property would be located approximately 16m from the rear boundary of this property and approximately 21m from the property itself. This meets with the Council's interface standards and as such there would be no unacceptable impact on privacy as a result of the proposed development.

13. There are no dwellings directly opposite the site.

Impact on character and appearance of the locality

14. The proposed development would not include any external physical alterations other than including an entrance door to Darlington Street in the west side elevation and a window in the first floor rear elevation. Neither of these alterations would impact on the character of the building and locality. The site is located on a busy main road consisting of mainly dwellinghouses to the west with commercial premises to the east and examples of other flats in the locality. As such the proposed development would be consistent with the character of the area.

Impact on highways/access

15. No off street car parking would be provided as part of the application. However, the flats would be located on a high frequency bus corridor, with a range of amenities and services available within a short walk at the Local Centre. The application site is therefore considered to be in a highly sustainable and accessible location, and therefore the provision of parking to serve the two flats is not considered essential in this instance.

16. Furthermore, it is noted that the application property is a three bedroomed dwelling, which did not benefit from off street car parking. In this sense the impact on car parking in the local area would be similar to that generated by a three bedroomed dwelling, which this proposal would replace, and therefore the status quo would be retained.

17. It is therefore considered that there would be no severe harm to Highway Safety as a result of the proposed development, and that the site is in an accessible location. On the basis of the above it is not considered that the absence of off street car parking would constitute a reason for refusal.

Public Open Space

18. 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.

19. This development is for a two flats, which would replace a single dwelling and would therefore result in the addition of one new dwelling unit, which has a gross floorspace of less than 1000m².

20. 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.

21. It is noted that even if a contribution towards the off-site provision of public open space were required the applicant has indicated that this would impact on the viability of the proposed development thereby rendering the scheme unviable. As such a case for the non-payment of the public open space contribution would be required to confirm this.

Other matters

21. There is allocated space for the storage of waste bins in the rear yard.

Overall Conclusion

22. There would be no detrimental impact on the amenity of neighbouring occupiers or the appearance and character of the area. In addition the development is located in a sustainable location. On the basis of the above, it is recommended that planning permission be granted.

Planning Policies

23. 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

There is no recent planning history at the property.

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 development shall be carried out in accordance with the following plans: Title Plan Ref. Received On: Location Plan 550/SLC/LP 10 Jan 2015 Existing and Proposed Plans and Elevations 550/SLC/BR 10 Jan 2015 <i>Reason: To define the permission and in the interests of the proper development of the site.</i>