

Item B. 1 **07/00127/COU** **Permit (Subject to Legal Agreement)**

Case Officer **Caron Taylor**

Ward **Chorley South West**

Proposal **Change of use from former childrens home to residential dwelling,**

Location **22 Derwent Road Chorley PR7 2JR**

Applicant **Lancashire County Council**

Proposal: The application is for a change of use from a former children's home to a residential dwelling.

Background: 22 Derwent Road is an empty detached building surrounded by residential properties. It is currently boarded up. No alterations are proposed to exterior or interior of the building and the existing access and car parking area will remain.

Planning History: 96/00150/LCC: Permitted (by Lancashire County Council), 23 April 1996
Provision of external fire escape for community home.

Planning Policy: GN1: Main Settlement Policy
HS6: Housing Windfall Sites

Consultations: None received

Representations: None received

Applicant's Case: The building was previously a children's home but declared surplus to requirements 3 years ago and has been vacant since. Recently there have been problems with vandalism and anti-social behaviour around the site.

Assessment: Change of Use
Lancashire County Council currently owns the property. It is proposed to return it to a single dwelling, which they intend to sell on the open market.

There is no objection to the principle of a change of use to a dwelling; it is in a residential area, close to local amenities and facilities.

Neighbour Amenity
In terms of neighbour amenity, the use of the property as a dwelling is considered acceptable. Derwent Road is a residential street and the proposed use is considered entirely in keeping with the surrounding uses.

Design and Appearance
The application does not propose any alterations to the interior or exterior of the property.

Highways

The proposals will use the existing access and parking so the change of use will not have a detrimental impact on highway safety.

Commuted Sum

As this is a new dwelling there is a requirement for a financial contribution towards equipped play space of £2321. This can only be secured through a Section 106 agreement.

Conclusion:

The proposal for a change of use to a dwelling is considered acceptable and brings an empty building back into use. The use is in keeping with surrounding properties, which are also residential. The property is in a sustainable location close to local amenities. The application is therefore recommended for approval subject to the signing of a Section 106 agreement for a financial contribution towards equipped play space.

**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.
