

Item 3j **15/00494/FUL**

Case Officer **Iain Crossland**

Ward **Eccleston And Mawdesley Ward**

Proposal **Erection of two storey side extension to dwelling and erection of detached single storey office**

Location **30 New Street
Eccleston
Chorley
PR7 5TW**

Applicant **Mr & Mrs P Kirby**

Consultation expiry: **02 July 2015**

Decision due by: **15 July 2015**

Recommendation

It is recommended that this application is approved subject to conditions

Executive Summary

The main issues to consider are the impact on the on neighbour amenity, the character and appearance of the surrounding area, the highway impact and the principle of development.

Representations

Eccleston Parish Council – No comments received
In total 1 representation has been received which is summarised below
Objection
Total No. received: 1
<ul style="list-style-type: none">• Lack of parking• Increase in visitor numbers and associated disturbance• Imposing nature of extensions

Consultees

Consultee	Summary of Comments received
LCC Highways	<p>The proposed side extension will result in the property becoming a 4-bedroomed dwelling. It is a policy of Chorley Council, that development proposals should make provision for parking in accordance with a set standard. According to the standard, 3no car parking should be provided in respect of a 4-bedroomed dwelling.</p> <p>The proposed plan submitted as part of the planning application shows that only 2no parking spaces are proposed, but as the layout shows even the 2no spaces cannot be easily and safely accommodated within curtilage as the outline of the parking spaces are touching each other. This means that the curtilage is only large enough for parking of a single car.</p> <p>It is apparent that the applicant has not met the required parking standard and if permitted, will cause parking to be displaced onto the residential street leading to obstruction of resident's driveways and general unsatisfactory on-street parking conditions in the area.</p> <p>As such, I strongly recommend that you resist approval of the application.</p>

Assessment

The Site

1. The application site is a dwellinghouse located on a residential housing estate in the settlement area of Ecclestone. The property is a semi-detached dwelling of traditional design that is faced in red brick with a roof laid in ridged concrete roof tiles. The property has been extended in the past with a conservatory and two storey rear extension with a flat roof.
2. There is car parking to the front and a large garden to the rear that incorporates two existing outbuildings, one of which is used as a home office. The outbuildings are located on the boundary with 28 New Street.
3. The property occupies a corner plot on a cul-de-sac in an area characterised by residential development and a mix of uses nearby along The Green.

The Proposal

4. The proposed development is for the erection of a two storey side extension to the existing dwelling and erection of detached single storey office. The extension would project approximately 2.4m with a depth of 1.9m and 3.4m with a depth of 5.4m to form a stepped appearance. There would be a dual pitched roof and rear gable that would cover the existing flat roofed extension. The eaves height would match that of the existing building and the ridge height would be 0.75m lower than the existing ridge.
5. The office building would measure approximately 4.85m by 3.6m and would have an internal floor space of approximately 15m.sq. There would be a dual pitched roof with a ridge and eaves height of 3.1m and 2.4m respectively. The building would be faced in timber with a felt roof.

Assessment

The main issues are as follows:-

Issue 1 – Principle of development

Issue 2 – Impact on neighbour amenity

Issue 3 – Impact on character and appearance of the locality

Issue 4 – Impact on highways/access

Principle of the Development

6. The National Planning Policy Framework (The Framework) is strongly in support of proposals that sustain and enhance economic growth. It states in paragraph 19 that significant weight should be placed on the need to support economic growth through the planning system.
7. Within the Framework paragraph 24 states that *local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan. They should require applications for main town centre uses to be located in town centres, then in edge of centre locations and only if suitable sites are not available should out of centre sites be considered.*
8. The proposed office is, however, of a very small scale and Policy EP4 of the Chorley Council Local Plan 2012 – 2026 is supportive of employment uses for small businesses or the self-employed in residential areas.
9. The Local Plan 2012-2026 policy EP4 provides further detail and states that: *New small scale employment development (Use Classes B1, B2, B8, A1, A2), will be permitted in areas where housing is the principal land use provided there would be no detriment to the amenity of the area in terms of scale, character, noise, nuisance, disturbance, environment and car parking.*
10. The office development would accommodate the equivalent of one full time member of staff, made up of two part time employees that walk to the site from the local area. As such is very small scale and of very low impact through noise, nuisance, and disturbance. It is recognised that car parking is limited on the site and this is assessed later in the report.

Impact on neighbour amenity

11. The proposed extension would be located to the west side of the dwelling and would incorporate a previous rear extension. It would be located approximately 1.2m from the boundary with 28 New Street to the west and approximately 2.8m from the property at its nearest point. It is noted that there are no windows to habitable rooms in the south east facing side elevation of 28 New Street. As such the proposed development would not be visible from this neighbouring property.
12. Although the proposed extension would be located to the south east of 28 New Street and would be two storey in scale the relative positioning (at an angle) and degree of separation are such that the impact on light in relation to habitable rooms would be limited.
13. There is currently a two storey rear extension at the application property with a window in the first floor side elevation, overlooking the rear garden at 28 New Street. This would be removed as a result of the proposed extension and the impact on privacy thereby improved. There would be windows to habitable rooms in the rear elevation of the proposed extension, however, these would not provide any views of the private intimate amenity space at 28 New Street.
14. It is noted that there would be high level windows in the ground floor side elevation of the extension serving a kitchen. These would replace an existing kitchen window in a similar position and would not result in any adverse impact on privacy due to their high level positioning and a 1.8m high fence on the boundary.
15. There are no residential properties to the rear of the site and the proposed extension would not impact on the neighbouring property at 32 New Street due to its positioning.
16. The proposed business use would effectively allow for the equivalent of an additional employee, who does not live at the associated residential dwelling to work from the unit on a permanent basis. The business is largely concerned with administrative processes typical of a B1 office use operating through telecommunications technology. As such the intensity of the operations would be of a low level.
17. The proposed office would have no windows facing the neighbouring residential property at 28 New Street. It would have windows facing 32 New Street but any views would be screened by a 1.8m high fence on the boundary. The outbuilding would be of a small scale, largely screened from neighbouring properties by the boundary fencing. Its scale and positioning would be such that it would not have any unacceptable impact on light or outlook in relation to the neighbouring properties.
18. Any pedestrian movements to and from the building would be very limited and would be largely hidden from view. As a result this low level use would not result in any unacceptable harm to the amenity of neighbouring residents.
19. Although it is recognised that any overspill in car parking onto the street can result in nuisance it is acknowledged that due to the location of the office and nature of a small local business there is a realistic prospect that employees will travel to work on foot or by a means other than the car. Also any car parking for the office is likely to take place at a time of day when other residents have left for work themselves leaving the street relatively clear for the parking of cars, as noted on the officers site visit. It is recommended that this is controlled through an hours condition.

Impact on character and appearance of the locality

20. The proposed side extension would be set back from the front elevation of the dwelling and would be subservient in scale. There would be a dual pitched roof that would match the pitch of the existing roof. The extension would be faced in matching materials and the design would be compatible with the existing dwelling with the benefit that the roof would extend across an existing flat roofed extension. It is noted that the proposed extension would have a similar appearance to that of a previous extension at 28 New Street.
21. The extension would be visible in the street scene, however, it would not be out of character and there would be no terracing effect by virtue of the set back and relative positioning to the neighbouring property.

22. The proposed office building would resemble a domestic outbuilding and would be of a small scale commensurate with the scale of the dwelling and curtilage. It would not be visible from public land.
23. The business that would be based at the property is a low intensity office and would not result in a tangible impact on the character of the area by virtue of its low intensity.

Impact on highways/access

24. The site currently has some off street car parking to the front of the dwelling capable of accommodating two cars, although the applicant has submitted evidence that three vehicles are regularly parked on the site.
25. The LCC Highways officer suggests that due to the arrangement of the parking area at the site it would only accommodate off street parking for one vehicle. However, it is accepted that there are many instances of such historic residential car parking areas that are not ideal in highway terms but can be used to demonstrate accommodation of more than one vehicle. This is because although one or more of the cars may be blocked from entering or existing the site members of the same household generally co-operate to enable off street car parking to take place harmoniously.
26. The proposed development would result in there being four bedrooms at the property. A dwelling of four or more bedrooms should generally have access to three off street parking spaces. The office would have a floor space of approximately 15m sq and would normally require one car parking space. This would result in a total requirement of four off street car parking spaces.
27. Although the ideal number of car parking spaces would not be met in this case it is noted that Policy ST4 of the Local Plan 2012 – 2026 allows for lower levels of provision to be considered in locations that are considered to be more sustainable and well served by public transport. The application site is located within the settlement area of Ecclestone, within walking distance (approximately 220m) of the high street and Local Centre at The Green, which supports a variety of local amenities. There is also a bus service available from The Green. As such the site is in a sustainable location, and indeed one reason for the office being located at the property is to maintain accessibility for the two members of staff who, the applicant states, walk to the site presently to in order to work. In addition to this home working can be more sustainable than travelling to a separate site for employment, as it reduces the need to travel.
28. It is therefore considered that under the circumstances a reduced level of car parking would be acceptable, due to the sustainable nature of the location and small scale nature of the office development proposed. Also, that the office would be in use during the day when there is generally more availability of on street parking. In order to avoid the expansion of the business on this site and prevent any subsequent nuisance from a proliferation of on street car parking it is recommended that a condition is attached to any planning approval limiting the use of the office to one employee who is not a resident of the associated residential dwelling house to work at the office at any one time. Also that the working hours of the office are limited to 09:30am and 05:00pm Monday to Friday to reduce potential parking conflict.
29. Although the comments of the Lancashire County Council Highways Officer are noted it is not considered that the lack of available parking would present a severe harm to highway safety. On this basis it is not considered that a refusal of planning permission could be upheld on highways grounds in line with The Framework.

Overall Conclusion

30. The proposed extensions and office building would not impact unacceptably on the amenity of neighbouring occupiers or the character of the local area. In addition there would be no unacceptable impact on highway safety. On the basis of the above, it is recommended that planning permission be granted.

Planning Policies

31. 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 Local Plan 2012-2026 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) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Planning history

03/00310/FUL: Conservatory to rear. Decision Date: 11 June 2003

84/00031/FUL: Erection of prefabricated timber stables. Decision Date: 17 April 1984

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>No more than one employee who is not a resident of the associated residential dwelling house shall work at the office unit hereby permitted at any one time.</p> <p><i>Reason: The application states that 1no.full time member of staff would be based at the office and the application has been assessed on this basis. Any increase in the number of employees not resident at the dwelling would lead to an increase in unsustainable transport modes and additional vehicle movements that would impact on neighbour amenity.</i></p>												
3.	<p>All external facing materials shall match in colour, form and texture those stated on the plans and application form.</p> <p><i>Reason: In the interests of the visual amenity of the area in general and the existing building.</i></p>												
4.	<p>The use of the office building hereby permitted by an employee who is not a resident of the associated residential dwelling house shall be restricted to the hours 09:30am and 05:00pm Monday to Friday and at no time on Saturdays, Sundays and Bank Holidays.</p> <p><i>Reason: To define the permission and in the interest of proper development of the site.</i></p>												
5.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table data-bbox="320 1115 1294 1240"> <thead> <tr> <th data-bbox="320 1115 799 1149">Title</th> <th data-bbox="799 1115 1082 1149">Plan Ref.</th> <th data-bbox="1082 1115 1294 1149">Received On:</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 1149 799 1182">Location Plan</td> <td data-bbox="799 1149 1082 1182"></td> <td data-bbox="1082 1149 1294 1182">20 May 2015</td> </tr> <tr> <td data-bbox="320 1182 799 1216">Proposed Site Plan</td> <td data-bbox="799 1182 1082 1216"></td> <td data-bbox="1082 1182 1294 1216">20 May 2015</td> </tr> <tr> <td data-bbox="320 1216 799 1240">Proposed and existing plans and elevations</td> <td data-bbox="799 1216 1082 1240"></td> <td data-bbox="1082 1216 1294 1240">20 May 2015</td> </tr> </tbody> </table> <p><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>	Title	Plan Ref.	Received On:	Location Plan		20 May 2015	Proposed Site Plan		20 May 2015	Proposed and existing plans and elevations		20 May 2015
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6.	<p>The office building hereby permitted shall be used only for the business of the occupiers of the existing dwellinghouse (30 New Street, Ecclestone, PR7 5TW) and shall not be occupied by a separate business nor severed from the planning unit, which includes the dwellinghouse.</p> <p><i>Reason: In order to safeguard the residential amenity and character of the area, and to ensure that the office use hereby approved does not increase unsustainable transport modes. This small scale office use at this site has been based on the site specific considerations.</i></p>												