

Item 3k	15/00428/COU
Case Officer	Helen Lowe
Ward	Coppull
Proposal	Conversion of existing house to ground floor offices (A2) and 2no. first floor flats (including external stair case)
Location	161 Spendmore Lane, Coppull
Applicant	Easy House Lets Ltd.
Consultation expiry:	3rd July 2015
Decision due by:	10th July 2015
Recommendation	Approve
Executive Summary	The application proposes that change of use of an existing three bedroom terraced property into two one bedroom flats and an estate agency. The property is located within the Local Centre of Coppull, as defined in the Local Plan. The proposal accords with relevant local plan policies and would not cause any undue harm to highway safety or neighbour amenity. The proposal is accordingly recommended for approval.

Representations

Coppull Parish Council Have stated that they have no objections
No representations regarding the application have been received

Consultees

Consultee	Summary of Comments received
LCC Highways	<ul style="list-style-type: none">• Two parking spaces will be required for the office; and one for each of the flats;• The applicant has met the 4no. car parking spaces required, but within a different curtilage;• No objection to the proposals, however it is essential that the parking spaces always remain for use in association with the current proposal and not as part of any future development within the curtilage where they are located.• It is recommended that a condition is attached.

Assessment

Background

1. The application property is a two bedroom terraced property located within the settlement boundary of Coppull. It is also located within the Local Centre, as defined in the emerging Local Plan. Adjacent properties within the row of terraces comprise a mixture of retail uses, some with flats above and some dwellings. To the rear is a narrow access road, separating the rear yards of the properties from several small parcels of land, which are used as parking and garden areas, some serving the properties on Spendmore Lane, some in separate ownership.
2. The adjoining property to the east, no. 159 Spendmore Lane is also owned by the applicant, presently in use as a letting agency and two one bedroom flats (application reference 08/00435/COU).

Principle of the Development

3. Policy EP7 of the Local Plan states that in district and local centres planning permission will be granted for A1, A2, A3 and A4 uses which support the role and function of District and Local Centres. The policy also goes on to state that the provision of flats on the upper floors of the building will be encouraged.
4. The proposed office use is not to be used as an Estate Agency, falling within Use Class A2. The proposal is therefore considered to be in accordance with the Local Plan.

Neighbour Amenity

5. The proposed external stair case would provide access to the two first floor flats that are proposed. The stairs would provide a degree of overlooking to the rear yard area of the property to the west, no. 163, which is presently in use as an opticians. There does not appear to be any living accommodation within this property. Views into the rear yard area of the adjacent property to the east (no. 159) will be screened by the existing two storey out rigger. It is therefore not considered that the proposed stair case would cause any undue loss of privacy for neighbouring residents.
6. Converting the existing first floor accommodation to two flats will result in different types of living accommodation being located adjacent to neighbouring properties, which may potentially cause additional noise and disturbance to neighbouring properties – for example at present a bedroom is adjacent to the boundary with no. 163, this will become a living room. The upstairs of no. 163 do not appear to be being used as living accommodation, therefore it is not considered that the resulting changes in layout would cause any undue harm to the amenities of adjoining residents, nor would the existing adjoin use have a detrimental impact upon the new occupants.
7. The proposed changes would result in the stair case being removed adjacent to no. 159, and the resulting space forming part of the living room/kitchen area. According to the approved plans for 08/00435/COU this would be adjacent to the dining room and a hallway of the upstairs flat. Additionally, issues of noise insulation are dealt with through the building control process and as such it is not considered necessary to replicate these controls.

Highway Safety

8. Policy ST4 of the Local Plan sets out the Council's parking standards. These state that for A2 uses, one parking space per 30 sq m of floor space is required. The proposed office space would comprise approximately 54 sq m, giving a parking requirement of just under two spaces. The applicant has proposed that four spaces be provided on land to the rear, also owned by themselves. At present there is no off street parking dedicated to the application property, which as a three bedroom dwelling would have an off street parking requirement of two spaces, according to the Council's standards.
9. It is not considered that it is unusual for a terraced property such as this to have off street parking located outside its domestic curtilage and it is recommended that the condition suggested by LCC Highways be imposed.

Overall Conclusion

10. The proposal is in accordance with policy EP7 of the emerging Local Plan. It is not considered that the proposal would give rise to any undue loss of amenity for neighbouring residents or give rise to any harm to highway safety.

Planning Policies

11. 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

Reference	Description	Decision	Date
80/00474/FUL	Change of use of house to house and shop or offices	Approved	9 June 1980

Suggested Conditions

No.	Condition												
1.	<p data-bbox="320 293 1246 353">The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 383 1305 763"><thead><tr><th data-bbox="320 383 911 443">Title</th><th data-bbox="911 383 1305 443">Received date</th></tr></thead><tbody><tr><td data-bbox="320 443 911 510">Location plan</td><td data-bbox="911 443 1305 510">5th May 2015</td></tr><tr><td data-bbox="320 510 911 577">Proposed and existing elevations</td><td data-bbox="911 510 1305 577">13th May 2015</td></tr><tr><td data-bbox="320 577 911 645">Site plan</td><td data-bbox="911 577 1305 645">5th May 2015</td></tr><tr><td data-bbox="320 645 911 712">Existing floor plans</td><td data-bbox="911 645 1305 712">5th May 2015</td></tr><tr><td data-bbox="320 712 911 763">Proposed floor plans</td><td data-bbox="911 712 1305 763">5th May 2015</td></tr></tbody></table> <p data-bbox="320 824 1214 860"><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Title	Received date	Location plan	5 th May 2015	Proposed and existing elevations	13 th May 2015	Site plan	5 th May 2015	Existing floor plans	5 th May 2015	Proposed floor plans	5 th May 2015
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2.	<p data-bbox="320 920 1305 981">The proposed development must be begun not later than three years from the date of this permission.</p> <p data-bbox="320 1010 1273 1068">Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004</p>												