

Representations

Whittle-le-Woods Parish Council have made the following comments :

- The structure should have been created in brick (or cladded in brick), as original permission stated brick.
- Potential fire risk of the plastic material used.
- The material used is not in keeping with the house, or with the area the house is situated in.
- Parish Councillors have received a large number of complaints about this structure.

Request from Cllr Bell that the application be determined by the Development Control Committee.

In total 4 representations have been received which are summarised below:

Objection

- The garage is not in keeping with the building or surrounding area
- The materials are not in keeping with the surrounding properties
- Not in proportion to the dwelling
- Eyesore
- Neighbours only notified after erection of the garage
- Too big and too high
- Close to the boundary
- Not constructed in accordance with the approved permission

Consultees

Consultee	Summary of Comments received
The Coal Authority	Standing Advice

Assessment

The Site

1. The application property is a detached bungalow of traditional design and character located within Whittle-le-woods off Chorley Old Road. It is faced with red brick and has a brown slate roof and white UPVC window frames. There is a detached garage to the front of the property with an area of hard standing.
2. The area is characterised by residential properties of varying design and style.

The Proposal

3. This application seeks retrospective planning consent for the erection of a detached double garage constructed in grey UPVC cladding.
4. The proposed detached garage will measure approximately 6m wide and have a length of approximately 6.6m. It will have a dual pitched roof with a ridge and eaves height of approximately 3.6m and 2.2m respectively.
5. The detached garage will be built with grey UPVC cladding with a brown tiled roof.

Background Information

6. The original planning approval (ref : 14/00617/FUL) at this site related to the a erection of a detached double garage constructed out of red brick and concrete tiled roof. This was approved in March 2015. However following an enforcement enquiry it was identified that the garage had been constructed out of grey UPVC clad structure with a pitched roof and a window inserted in the rear elevation. This was not in accordance with the approved plans and this application seeks to regularise the situation at the site.

Principle of the Development

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

Impact on character and appearance of locality

7. *Policy BNE1 of the Adopted Chorley Local Plan 2012-2026 states that the proposal must not have a significantly detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, materials, orientation, use of materials.*
8. *The Householder Design Guidance SPD also states that outbuildings should appear subordinate and be commensurate in scale and function to the original house. Outbuildings should normally be sited close to the house. In addition, the size of any outbuilding should be commensurate with the scale of any replaced or extended property.*
9. The applicant obtained planning approval last year to a build a detached garage, however this was for a detached garage with a pitched roof and for the exterior materials to match the existing dwelling. The applicant has constructed the garage in grey clad UPVC materials with a dual pitched roof.
10. The site is located in a residential area characterised by a diverse range of architectural styles and property types such as a mixture of red brick detached and semi- detached bungalows, two storey detached red brick houses. The area includes a modern residential development and stone built cottage style houses with stone built semi-detached bungalows with white render features, there is no strong prevailing character or specific local distinctiveness. In addition to this the site is not located in a conservation area or covered by an article 4 direction.

11. Although prominent in the street scene, it is considered that there is no distinctive building line within the street scene due to the layout of the properties and layout of the road which ensures that the garage would not dominate the arrangement of buildings in the immediate area. It is noted that the approved permission in 2014 included a ridge height at approximately 3.9m high and the garage as constructed has an approximate ridge height of 3.6m, lower than the approved garage on this site, and as such the size and scale is therefore deemed acceptable.
12. There is no other available provisional space to construct a double garage within the residential curtilage of the property, due to alignment of the properties, land levels and the recent residential development to the east of the property comprising of Jubilee Close.
13. Whilst the materials used do not match the existing dwelling, the substitute materials are deemed appropriate for the plot and location as the materials used on the exterior provides a less prominent feature than if the garage was built with red brick.
14. Given the above it is considered that the detached garage would not be so harmful in terms of its impact on the street scene, furthermore there is an example of an existing detached garage of similar size nearby.
15. The proposed detached garage will not have a detrimental impact on the character and appearance of the locality given its location.

Impact on neighbours

16. *Policy BNE1 of the Adopted Chorley Local Plan 2012-2026 states that developments must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or overbearing.*
17. *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.*
18. The proposed garage is located approximately 12.5m from no.3 Chorley Old Road. It is accepted that the proposed garage will be visible from 3 Chorley Old Road however there is a red brick wall at an approximate height of 2m which screens part of the garage facing 3 Chorley Old Road and the garage is located to the north of 3 Chorley Old Road. In addition to this the land levels at the application site are approximately 2m higher than the land levels of 3 Chorley Old Road and is approximately 1m higher from the road. This results in a garage which is elevated when viewed from 3 Chorley Old Road however given the screening, siting of the proposed garage and the fact that a higher garage has consent on this site it is not considered that the proposed garage will have an unacceptable impact on the neighbours amenities which would warrant refusal.
19. There is one window proposed in the rear elevation of the garage facing 3 Chorley Old Road however this will serve a garage which is not a habitable room ensuring there will be no loss of amenity as a result of this window. Additionally this window is obscurely glazed.
20. The proposed garage is located approximately 18.5m from the properties at no's 4 and 6 Chorley Old road to the west and it is considered that the resultant relationship will be acceptable.
21. Having regard to the above, the proposed development will not have an unacceptable impact upon any neighbouring properties.

Impact on highways/access

22. *Policy HS5 of the Adopted Chorley Local Plan 2012 – 2026 states that house extensions will be permitted provided that the proposal does not have an unacceptable adverse effect on highway safety.*

23. *The Householder Design Guidance SPD states that off-street parking should generally be provided at a ratio of 1 space for a single bed dwelling, 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property, including garages. It also states that car parking spaces occupy a space of 2.5m by 5.5 m and spaces in front of a garage should be 2.5m by 6m. Relaxation of the parking standards may be accepted in highly accessible locations.*
24. No additional bedrooms will be created as part of the development and the application property will have a driveway and garage of sufficient size to provide at least three off-street parking spaces, in addition it is not considered that the addition of the garage will result in a significant increase in vehicle movements to the detriment of the living conditions of local residents.
25. As a result the proposal would not cause any significant harm to highway safety.

Other matters

26. Adjoining neighbours were consulted on the original permission and a site notice was displayed. The same neighbours were consulted about the amended application and a site notice was displayed on Jubilee Close.
27. The fire risk of a building is taken into account when a building regulation application is submitted. This garage already has building regulations approval.

Overall Conclusion

28. It is considered that the proposal accords with National Planning Policy and the provisions of the Adopted Chorley Local Plan. It is therefore recommended that the application is approved.
29. 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.
30. 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.

Planning Policies

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 proposal has had regard to guidance contained within 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
14/00617/FUL	Erection of detached garage to front of dwelling	Approved	6 August 2014
11/00327/FUL	Demolition of 7 Chorley Old Road together with associated outbuildings and construction of 8 No. residential dwellings (some with detached garages) and associated works including amendments to the access to 5 Chorley Old Road and erection of single detached garage to serve this property	Approved	29 June 2011
10/00238/FUL	Demolition of No. 7 Chorley Old Road together with associated outbuildings. Construction of 9 No. residential dwellings and	Refused	2 July 2010

	associated works and amendments to the access into No. 5 Chorley Old Road with new garage provision/location.		
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Suggested Conditions

No.	Condition						
1.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 562 1289 689"> <thead> <tr> <th data-bbox="320 562 639 591">Title</th> <th data-bbox="639 562 970 591">Drawing Reference</th> <th data-bbox="970 562 1289 591">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 591 639 689">Location plan, site plan, proposed floor and elevation plans</td> <td data-bbox="639 591 970 689">100/COR/PL</td> <td data-bbox="970 591 1289 689">4th August 2015</td> </tr> </tbody> </table> <p>Reason: For the avoidance of doubt and in the interests of proper planning</p>	Title	Drawing Reference	Received date	Location plan, site plan, proposed floor and elevation plans	100/COR/PL	4th August 2015
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Location plan, site plan, proposed floor and elevation plans	100/COR/PL	4th August 2015					
2.	<p>The external facing materials, detailed on the approved plans, shall be used and no others substituted.</p> <p>Reason: To ensure that the materials used are visually appropriate to the locality.</p>						