

Item B.13 **07/00657/FUL** **Permit (Subject to Legal Agreement)**

Case Officer **Mrs Nicola Hopkins**

Ward **Wheelton And Withnell**

Proposal **Proposed conversion of dwelling into three dwellings with two storey rear extensions**

Location **119 School Lane Brinscall Lancashire PR6 8PS**

Applicant **Mr And Mrs Huddart**

Proposal The application proposes the conversion of an existing dwellinghouse into three separate dwellinghouses. According to the Design and Access Statement the property was originally three separate dwellinghouses which have been converted into one dwellinghouse.

The proposal also incorporates the erection of a two storey rear extension to provide additional living accommodation for the three new properties. To the front of the properties the proposal incorporates two new dropped kerbs and retaining the existing dropped kerb which will serve driveway areas at the front of the properties.

Planning Policy GN4- Settlement Policy- Other Rural Settlements
GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats
HS4- Design and Layout of Residential Developments
HS9- Residential Extensions in Settlements Excluded from the Green Belt
TR4- Highway Development Control Criteria

Policy 7- Parking (Joint Lancashire Structure Plan)

Planning History **9/76/00435-** Vehicular Access 123 School Lane. Approved July 1976.

Applicant's Case The following points have been included within the submission as part of the Design and Access Statement:

- The existing property was formally three separate dwellings which was converted into one
- The proposed extensions to the rear of the property result in a total 51% increase in the floor area of the property. The eaves height will match that of the existing property whilst the ridge height will be approximately 0.5 metres lower than the existing ridge line.
- The proposal incorporates creating three separate garden areas to the front of the property each with its own driveway and turning space
- The rear garden will also be split into three with access gates at the rear
- The alterations to the front elevation of the property incorporates the inclusion of two new doors which will

replace existing windows. The three existing first floor windows will be replaced with 6 windows to serve the bedrooms

- The rear extension will be rendered to match the existing wall.

Representations
application

1 letter has been received from a neighbour in support of the

points:

3 letters of objection have been received raising the following

- The developer proposes to use the rear access when construction works commence which would impact dramatically on the safety of the young families living in the adjacent properties
- The access track could not accommodate heavy vehicles as it is in poor condition
- The proprietor intends to extend the garden areas to the back and provide access to these areas further impacting on safety.
- Parking in the area is a problem and the area of highway in front of the property serves other residents in the street. The development would result in loss of available on street parking and further properties would exacerbate the parking problems in the area.

Consultations

None received

Assessment

The main issues to consider are whether the conversion is appropriate, the impact of the development on the neighbours amenities and the impact of the proposal on the character and appearance of the area.

The supporting information submitted with the application states that the property was originally three dwellings which have been converted into one dwellinghouse. The existing internal layout also indicates that the premises were originally three cottages. The proposal incorporates reinstating three dwelling units at the site whilst incorporating a rear extension to accommodate additional living accommodation.

In respect of the conversion it is considered that the premises can be split into three without many external alterations. The proposal will incorporate replacing the existing first floor windows with two first floor windows to serve each property. In design and appearance terms, however, it is not considered that this alteration will have an adverse impact on the character or appearance of the property of the area as a whole.

Brinscall is a rural settlement surrounded by Green Belt. School Lane is the main road through the village and is characterised by two storey terraced dwellinghouses. As is typical with terraced properties off street parking is minimal within the area, as such parking can be a problem within the immediate area. This issue has been raised by the neighbours in respect of additional properties adding to the parking problems. The scheme however incorporates driveways and turning facilities for each of the properties.

Planning permission was granted in 1976 (9/76/00435) for a dropped kerb and vehicular access to the site. The proposal incorporates creating two new dropped kerbs. The Highway Engineer at Lancashire County Council has been consulted on the scheme to ensure that the dropped kerbs and parking facilities are acceptable however at the time of writing this report no response had been received. Any comments received will be reported on the addendum.

The proposal also incorporates erecting a two storey rear extension to provide additional living accommodation for all three properties. The proposal projects 3.3 metres into the rear garden area and will be 13.2 metres wide. The additional accommodation will provide a dining room at ground floor level and a bedroom at first floor level.

The immediate neighbours to the properties are 125 School Lane, the cottage which is attached to 119 School Lane, and 117 School Lane. 117 School Lane is an end terraced property with a two storey rear outrigger. The property is set further forward than number 119. The proposed two storey extension will be set away from the boundary with 117 by approximately half a metre and complies with the 45 degree rule set out in the House Extension Design Guidelines. As such the proposal will not lead to loss of outlook or loss of light to the detriment of the neighbours amenities. There are no windows proposed in the side elevation of the extension and as such the proposal will not create loss of privacy to the detriment of the neighbours amenities.

The attached cottage has a two storey rear extension with attached balcony set away from the boundary with number 119. The property has a single storey conservatory/utility room and first floor obscure window close to the boundary with 119. The proposal complies with the 45 degree rule set out in the House Extension Design Guidelines and will not result in loss of outlook or loss of privacy to the detriment of the neighbours amenities.

The proposed extensions incorporates patio doors at first floor level with Juliet balconies. The balcony areas will only consist of railings and will not enable the future residents to overlook the neighbours' private garden areas. As such this feature is considered to be acceptable.

Conclusion

The principle of converting the premises into three dwellinghouses is considered to be acceptable and it is not considered that the proposed extensions will adversely impact on the neighbours amenities. As such the proposal is considered to be acceptable

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.

2. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details shown on

previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. No dwelling hereby permitted shall be occupied until the driveways and dropped kerbs which provide access to the site from the public highway has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.
