

Item B.14 **07/00725/FUL** **Permit Full Planning Permission**

Case Officer **Mrs Nicola Hopkins**

Ward **Wheelton And Withnell**

Proposal **Erection of single storey side and rear extensions**

Location **1 Victoria Terrace Victoria Street Wheelton ChorleyPR6 8HE**

Applicant **R Gilmore**

Proposal The application proposes the erection of a single storey side and rear extensions to replace an existing single storey conservatory and garage. The proposed extensions include a garage and sun room. The proposal also includes demolishing the existing single storey store and kitchen attached to the rear of the property and constructing a similar sized extension which will accommodate a utility room.

The proposed garage measures 5.5 metres by 4.5 metres and will be accessed at the rear of the property. The proposed sun room measures 8.5 metres by 2.1 metres and the proposed rear utility room measures 3.65 metres by 2.9 metres. The proposed also incorporates the erection of a small single storey front porch which measures 2.4 metres by 1 metre.

Planning Policy GN4- Settlement Policy- Other Rural Settlements
GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats
HT3- The Setting of Listed Buildings
HS9- Residential Extensions in Settlements Excluded from the Green Belt
LT10- Public Rights of Way
House Extension Design Guidelines

Planning History **06/00689/FUL-** Demolition of existing garage and conservatory, and erection of single storey front, side and rear extensions (inclusive of replacement garage and conservatory). Approved at Development Control Committee September 2006.

Representations None received

Consultations None received

Assessment Committee Members may recall that a similar application was determined at Development Control Committee in September 2006. Construction of the extensions has commenced at the property however the extensions being constructed differ to the scheme which was granted planning permission. As such an amended planning application was required.

The main issues to consider are the impact of the proposed extensions on the character and appearance of the street scene, the impact on highway safety and the impact on the neighbours' amenities.

The property is a two storey end terraced dwellinghouse. The adjoining terraced properties are similarly designed properties with bay window frontages and two storey rear outriggers. The property originally had a single storey conservatory and attached garage located at the side of the property, these structures have recently been demolished. There is no planning history in respect of these extensions but it is clear they were built a number of years ago.

The proposal incorporates replacing these existing structures with a single storey sun room and garage. The garage will be located to the rear of the property and will be accessed via a private access road which is located at the side of the property. The proposal also incorporates removing the existing single storey outrigger attached to the two storey outrigger at the rear of the property and replacing it with a similar single storey extension to accommodate a utility room.

In terms of impact on the neighbours the proposal will replace existing structures although the replacements will be larger and located in closer proximity to the boundary. The adjacent neighbour, Hill House, is located on the opposite side of the access road approximately 5 metres away from the proposal garage. It is not considered that the introduction of a garage in this location will impact on the neighbours amenities through loss of privacy. The element of Hill House close to the sun room is set back from the boundary line and is located approximately 8 metres away from the extension. It is considered that due to this distance, the fact that the conservatory will face a porch at Hill House and the existing boundary wall will partly screen the proposal the proposed extension will not adversely impact on the neighbour amenities.

Due to the existence of the access road the extension will be located away from the adjacent neighbour, Hill House, and therefore will not lead to loss of outlook or loss of light.

The majority of the extension will be located at the side of the property away from the attached terraced properties and therefore will not impact on the amenities of these neighbours. However the proposed utility room extension will be located at the rear of the property close to the boundary with 2 Victoria Terrace. This extension incorporates replacing an existing single storey outrigger with a similarly sized extension. The extension has patio doors and two windows in the side which will face the outrigger on the rear of number 2. Due to the existence of this outrigger the proposed extension will not lead to any loss of amenity to the detriment of the neighbours in terms of loss of privacy.

There is a public right of way which runs close to the site. There is some confusion in respect of the precise location of the route of this footpath. It is possible that the footpath runs through the garden area of the property subject to this planning application and subsequently the proposed garage extension will obstruct the right of way. However it is likely that actual route of the footpath is

along the side boundary of the site and therefore the proposed extensions will not obstruct this right of way.

Hill House the adjacent neighbour is a Grade II Listed Building and due to the proximity of the property to the Listed Building the proposed extensions will have some impact on the setting of the Listed Building. The proposed extensions are very similar to those originally approved in 2006 however the amended extensions incorporates more simple design features than the original proposal and it is considered that in design terms the amended proposal compliments the character of the existing property. It is not considered that the proposal will adversely impact on the setting of the Listed Building and as such the proposal complies with Policy HT3

The proposal incorporates garage accommodation which will enable a vehicle to park off the highway. The proposed extensions therefore will not create any highway safety implications through on street parking.

Conclusion

The amended proposal is very similar to the previously approved scheme and the design of the proposal is considered to be acceptable in terms of character and appearance. It is not considered that the proposal will adversely impact on the neighbours amenities and as such the proposal is considered to be acceptable.

Recommendation: Permit Full Planning Permission 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. All external facing materials shall match in colour, form and texture those on the existing building.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular and in accordance with Policy Nos. GN5 and HS9 of the Adopted Chorley Borough Local Plan Review.
