

Case Officer **Mr David Stirzaker**

Ward **Chorley North West**

Proposal **Proposed alterations and extension to existing premises to create 11 No. apartments with associated infrastructure**

Location **21 - 23 Southport Road Chorley PR7 1LB**

Applicant **Ruttle Contracting Ltd**

Proposal This application relates to 21-23 Southport Road, Chorley and proposes the formation of 11 no. apartments. These apartments comprise of a single 3 bed apartment, 7 no. 2 bed apartments and 3 no. 1 bed apartments. To facilitate this, the demolition of an existing single storey rear extension, side conservatory and 2 storey side extension along with what appears to be the original 2 storey rear elements will be undertaken. Following this, a 2 storey extension will be added to each side of the property and a 2½ storey extension will be added to the rear.

Background Members will recall that in 2005 (05/00614/COU), Development Control Committee granted planning permission for the conversion of the property to 13 no. apartments. The resultant form of the apartment building incorporated the same two storey side extensions that are part of the current proposals along with a 2½ and 2 storey rear extension. A total of 13 car parking spaces were to be provided in an underground car park.

As described above, current application proposes conversion to 11 no. apartments with 11 no. external parking spaces thus omitting the basement parking. The 2 storey rear extension has been omitted although the 2½ storey rear extension remains, albeit incorporating a roof, which is 2m higher overall.

The site includes the entire curtilage of 21 and 23 Southport Road and the property forms part of a group of similar traditional villas on this side of Southport Road. The properties are located on elevated ground at the corner of Southport Road and Windsor Road.

The property was originally a pair of tall three storey Edwardian/Victorian villas with two storey elements at the rear and latterly has been used as a single residential care home. The property commands a prominent position on the highest land in the vicinity at a bend on Southport Road although of late it has fallen into a state of disrepair.

Windsor Road is typified by 2 and 2½ storey villas. However, immediately to the rear of the site are two more modern bungalows (1 and 1A Windsor Road) set one behind the other with access to 1A being from a driveway adjacent the side of 1 Windsor Road. The adjacent property on Southport Road (No 19) is of a more similar and tradition design to the application property.

Access is proposed utilising the existing from Windsor Road, from which it is proposed to provide a car park containing 11 spaces. Parking is provided at a ratio of 1 space per apartment. Pedestrian access will also be off Windsor Road to a new door (serving a central communal hall/stairs) on the side elevation. The existing vehicular access directly onto Southport Road will be removed and the area incorporated into the garden with the boundary wall extended to enclose the area.

Planning Policy

The site is located within the urban settlement area of Chorley but outside the defined Town Centre. The site is not allocated for any specific purposes. The proposal will therefore need to comply with Policy 7 (Parking Standards) of the Joint Lancashire Structure Plan and the pertinent policies in the Chorley Borough Local Plan Review which are as follows: -

GN1 - General Settlement Policy
GN5 - Building Design
HS4 - Design & Layout of Residential Developments
HS6 - Housing Windfall Sites
TR4 - Highway Development Control Criteria
Policy 7 - Joint Lancashire Structure Plan

Planning History

There have been four applications in recent years all of which were refused:

03/00814/COU	Change of Use from rest home to residential and demolition of single storey rear extension.
03/00815/COU	Change of Use from rest home to residential.
03/00816/COU	Change of Use from rest home to house in multiple occupation.
03/00817/COU	Change of Use from rest home to offices and surgery for medical and alternative Health Practitioners.

In 2005, the following planning permission was granted for the conversion of the property to 13 apartments. This permission remains extant.

05/00614/COU	Demolish existing two and single storey extensions, form underground car park and construct two and three storey extensions to create 13 apartments with access off Windsor Road.
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In respect of other history, there is nothing of immediate relevance to the current application.

Consultations

The Council's Director of Streetscene, Neighbourhoods and Environment has no objection to the application proposals.

LCC (Highways) raise no objections to the application.

LCC (Strategic Planning) do not make any objections to the application.

Representations

At the time of drafting the report no representations had been received either expressing support or opposition for the proposed

development from local residents. If any are received, they will be reported in the addendum.

Assessment

The main issues in respect of the consideration of the current application are:

1. Planning Policy;
2. Design and the impact of the character of the area;
3. The amenities of adjoining residents;
4. The relationship to trees, and;
5. Highways issues.

Planning Policy

The site lies within the main Chorley settlement area and is not allocated for any particular use in the Local Plan hence it constitutes a Windfall Site. The previous permission did not include a S106 agreement requiring a contribution (per unit) towards the provision of offsite playspace provision and the 2005 permission (05/00614/COU) remains extant hence it would therefore be unreasonable to pursue such an agreement in this instance when the applicant could readily implement the 2005 permission and convert the building to 13 apartments. This also means that the principle of the conversion of the property to apartments is established hence the proposal does not raise any planning policy issues.

Design and the Character of the Area

In respect of design, the proposal removes the existing extensions that are clearly out of character with both the original dwelling and the wider locality. This is a positive factor that weighs in favour of the proposed development. In particular the existing two storey side extension is very prominent in the streetscene and its design and form is totally out of keeping with the parent property. Its loss and replacement with a more sympathetic form of extension will significantly improve the appearance of the dwelling and the character of the area.

The resultant apartment building retains the existing building which forms a prominent and attractive part of the character of the area and all of the extensions have been designed to reflect the traditional detailing and proportions of the property.

In conclusion it is considered that the design and scale of the extensions are entirely appropriate and that the retention of the existing dwelling in the resultant form proposed will protect and enhance the character of the area.

Amenities

The proposals have been reduced in scale from those originally permitted in 2005 by virtue of the omission of the two storey element at the rear. However, the overall height of the roof over the retained 2½ storey element is approx. 2m higher than that originally approved although the window distribution is the same.

Only 2 windows are proposed in the rear facing elevation and these are in the first floor. One of these windows is to a bathroom (non habitable room) and the other is to a kitchen. The kitchen

window will be approx. 9m from the site boundary and approx. 18m from the side elevation of 1 Windsor Road. The 9m distance is considered to be sufficient to protect the amenities of the occupiers of this property given that the driveway the kitchen window looks onto serves 1A Windsor Road and is not used as a garden. The 18m distance between the kitchen window and the side of 1 Windsor Road, which contains a window, is also considered to be sufficient to again safeguard against any detrimental loss of amenity for the occupier of this property.

The other property that adjoins the site is no. 19 Southport Road. There is a single window proposed to a habitable room on the ground floor that looks towards this property but due to the boundary wall, will not result in any overlooking of the property. At first floor there are 3 windows. These windows serve an en-suite bathroom, communal hall and a breakfast/kitchen room. At second floor level there are a further 2 windows in the rear extension that serve a communal hallway and a breakfast/kitchen room. Given several of the windows in this elevation are to habitable rooms, they are to be fitted with non opening obscure glazed windows. The other windows to communal areas will also be fitted with the same thus mitigating any overlooking for the occupants of no. 19 Southport Road.

Being a semidetached property, no. 19 relies on windows in its side elevation for light to a number of rooms. The proposed rear extension will result in some loss of light to this property, particularly in the evening when the sun is low on the horizon. The side extension on the left hand side is the same as approved in 2005 and will also be visible from these windows and be closer to them although given outlook already encompasses the bulk of the application property, it is not considered that this element of the proposals will cause detrimental harm to outlook.

The rear of no. 19 Southport Road contains a single storey extension containing habitable accommodation and a 2 storey extension. A single window in the two storey rear extension faces the proposed 2½ extension but the separation distance of 13m between the two is considered to be sufficient to safeguard against harm to amenity. The windows in the single storey extension face onto the proposed 2½ rear extension and will be at the nearest point 12m away. The extension is angled away from these windows hence this distance increases to a maximum of 14m. These distances are considered to be acceptable in relation to outlook, especially given that the further 2 storey extension is not now being proposed.

With regards to the roof changes, whilst the overall height of the 2½ storey rear extension to the roof ridge has increased by 2m (11.35m as opposed to 9.35m), the height to eaves remains the same and as referred to above, the omission of the two storey element which projected a further 6.8m, will actually reduce the impact on the occupiers of no. 19 overall. The addition of the said 2m to the roof height, given its extensive height already at 9.3m, will not cause additional detrimental harm to the occupiers of this property by way of loss of light or overbearing impact.

Trees

All the trees of any substance are shown for retention on the approved plans. Conditions are recommended to be imposed to secure the protection of these trees during the course of construction. In this respect it will be necessary for protective fencing to be erected.

Highways

The extant permission for 13 apartments includes 13 parking spaces in an underground car park. The number of parking spaces proposed in relation to the current proposals is at a ratio of 1 per apartment (i.e. 1 space per apartment). The site is considered to be in a highly accessible location being close to Chorley town centre, the bus station and the train station along with various shops and services. LCC Parking Standards are now expressed as a maximum and the previous and extant permission also incorporated the same ratio and the apartments now proposed (05/00614/COU) and the 13 apartments under that permission were of a similar floor area. It is therefore considered that the level of parking provision is acceptable and in line with adopted Parking Standards. It should be noted that LCC (Highways) do not raise any objections to the proposals.

Conclusion The application is therefore recommended for approval subject to the following conditions.

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. Plans and particulars showing the alignment height and materials of all walls and fences and other means of enclosure, shall be submitted to, and approved in writing by, the Local Planning Authority, and development shall not be commenced before these details have been approved. Such details as may be agreed shall be implemented in their entirety prior to the first occupation of the building to which these elements relate, maintained for a period of five years and any structural or decorative defect appearing during this period shall be rectified and the enclosure shall thereafter be retained.

Reason: In order that the Council may be satisfied with the enclosure details of the proposal and its implementation and retention in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.

3. Prior to the commencement of development details of works to the existing boundary retaining wall to Southport and Windsor Roads shall have been submitted to and approved in writing by the Local Planning Authority. All works undertaken on site shall be undertaken strictly in accordance with those details unless first agreed in writing with the Local Planning Authority.

Reason: In order that the Council may be satisfied with the enclosure details of the proposal and its implementation and retention in a position adjacent to the highway in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.

4. The materials and finishes to be employed on the external faces of the development, hereby permitted, shall be identical in every respect to those of the existing building unless otherwise first agreed in writing by the Local Planning Authority.

Reason: To ensure satisfactory visual relationship of the new development to the existing in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.

5. Prior to the first occupation of the apartments, the residents car park shall be hard surfaced in accordance with surfacing details which shall first be submitted to and approved in writing by the Local Planning Authority and the parking spaces shown on the approved site plan shall be fully marked out and made available for use. The parking facilities shall thereafter be permanently retained at all times for the purposes of residents parking.

Reason: To ensure provision of adequate off-street parking facilities within the site in accordance with policy TR4 of the Chorley Borough Local Plan Review 2003.

6. Both in the first instance and upon all subsequent occasions all windows in the first and second floors of the east facing elevation (such expression to include the roof) shall be non-opening and glazed with obscure glass. Furthermore, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, or any subsequent re-enactment, no further fenestration or door shall be installed in the said elevation without express planning permission.

Reason: To preserve the amenity and privacy of the adjoining property in accordance with policy GN5 and HS7 of the Chorley Borough Local Plan Review 2003.

7. No ground clearance, demolition or construction work shall commence until a chestnut pale or similar form of protective fencing, at least 1.25m high, and supported and braced with scaffolding, as outlined in figure 4 and 5 of BS5837: 1991 'Trees in Relation to Construction'. Within the areas so fenced the existing ground level shall be neither raised nor lowered and there shall be no development or development-related activity of any description including the deposit of spoil or the storage of materials.

Reason: To prevent trees on site from being damaged in accordance with policy GN5 and EP9 of the Chorley Borough Local Plan Review 2003.

8. Before the development is commenced, proposals for the landscaping of the site, to include provision for the retention and protection of existing trees and shrubs, if any, thereon, together with any means of enclosure proposed or existing within or along the curtilage of the site shall be submitted to and approved by the District Planning Authority by means of a large scale plan and a written brief. All proposed and existing trees and shrubs shall be correctly described and their positions accurately shown. Upon approval such new planting shall be carried out during the planting season October/March inclusive, in accordance with the appropriate British Standards for ground preparation, staking, etc., in BS4428:1989 (1979), immediately following commencement of the development. The landscaping shall thereafter be maintained for five years during which time any specimens, which are damaged, dead or dying shall be replaced and hence the whole scheme shall thereafter be retained.

Reason: Pursuant to Section 197 of the Town and Country Planning Act 1990 and to protect and enhance the appearance and character of the site and the locality in accordance with policy GN5 of the Chorley Borough Local Plan Review 2003.

9. Prior to the commencement of development, the existing vehicular access onto Southport Road shall be permanently closed in accordance with a scheme of closure, which shall first be submitted to and approved in writing by the Local Planning Authority.

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