

**Item B. 4**                      **07/00854/FUL**                      **Permit Full Planning Permission**

**Case Officer**                      **Mrs Nicola Hopkins**

**Ward**                                      **Wheelton And Withnell**

**Proposal**                              **Internal alterations - provision of accessible lift and toilet/shower**

**Location**                              **Brinscall Public Baths Lodge Bank Brinscall Chorley PR6 8QU**

**Applicant**                              **Chorley Borough Council**

**Proposal**                              The proposal relates to internal alterations to Brinscall Public Baths to accommodate a lift for disabled access and toilet/ shower accommodation. In addition to the proposed internal alterations are proposed alterations to the main access door into the building with the inclusion of roller shutter doors.

Currently the main reception areas of the public baths are accessed via stone steps. Part of these steps will be removed as part of the application to accommodate the disabled access lift.

**Planning Policy**                      **GN4-** Settlement Policy- Other Rural Settlements  
**GN5-** Building Design and Retaining Existing Landscape Features and Natural Habitats

**Planning History**                      There is no recent planning history relating to the property.

**Applicant's Case**                      The modifications are concerned with accessibility and welfare and include removal of the entrance doors and steps in part with the addition of a platform lift and the formation of an accessible reception counter with a shower and changing room.

**Representations**                      None received

**Consultations**                              None received

**Assessment**                              Brinscall Public Baths is owned by Chorley Borough Council and the Council are the applicants in respect of the alterations to the premises which is why the application is required to be determined at Development Control Committee.

The majority of the works proposed incorporate internal alterations to enable disabled access into the premises. Access into the premises is currently very restricted as it is via stone steps. In order to comply with the Disability Discrimination Act and enable disabled access into the premises it is proposed to replace part of the stone steps with a lift. In addition to this an accessible toilet and shower is proposed.

The proposed internal alterations will not impact on the character or appearance of the premises and will enable disabled access into the building. As such the proposed alterations are considered to be acceptable.

Part of the proposal incorporates alterations to the main access

door. The plans originally submitted with the application only included existing and proposed floor plans which detail electrically operated roller shutters to the main access. However elevation plans were not submitted detailing the proposed alterations. Further plans have been requested from the agent for the application.

Solid roller shutters doors, however, are not usually considered acceptable as they can create a very oppressive appearance to the detriment of the character of the property and the area as a whole. The agent for the application has been made aware of this and alternative security measures have been suggested.

It is considered that the introduction of solid roller shutters to the main entrance of this building will be visually unacceptable. The agent for the application has confirmed that this treatment was selected due to the restricted nature of the entrance which will be further reduced by the introduction of the lift. Alternative solutions are being investigated. Details of the proposed door treatment will be reported on the addendum.

### **Conclusion**

The proposed internal alterations are considered to be appropriate as they will enable disabled access. It is also considered that appropriate measures can be incorporated to the main access doors. 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 51 of the Planning and Compulsory Purchase Act 2004.*

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