

<b>Item 3j</b>	<b>16/00357/CB3</b>
<b>Case Officer</b>	<b>Ian Heywood</b>
<b>Ward</b>	<b>Chorley South East</b>
<b>Proposal</b>	<b>Erection of single storey extension to west elevation, two storey extension to north east elevation, erection of boundary fence and wall, car park extension and installation of three lighting columns.</b>
<b>Location</b>	<b>Cotswold House, Cotswold Road, Chorley, PR7 3HW</b>
<b>Applicant</b>	<b>Chorley Council</b>
<b>Consultation expiry:</b>	<b>13.05.2016</b>
<b>Decision due by:</b>	<b>11.06.2016</b>

<b>Recommendation</b>	<b>Permit planning permission</b>
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#### **Executive Summary**

**The main issues to consider are whether the proposals accord with the policies contained within the Adopted Local plan. For the reasons set out below it is considered that the proposals are consistent with the aims of the development plan and the Framework and do represent a sustainable form of development within the Parish of Chorley.**

### **Representations**

In total nil representations have been received which are summarised below	
<b>Objection</b>	
Total No. received: nil	
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<b>Support</b>	
Total No. received: nil	

### **Consultees**

Consultee	Summary of Comments received
Chorley Council Environmental Health Officer (Noise emissions)	No objections

### **Description of the site**

1. Cotswold Supported Housing is Chorley Council's specialist accommodation scheme for homeless families and single people. It was transferred from Chorley Community Housing in 2009 and has since undergone a significant transformation in terms of both the quality of accommodation and also the services delivered. In total there are 25 flats.
2. The site was first built in the 1960s as flats for people of retirement age. It is set within quite expansive open areas of grass/lawn and a parking court in an area of residential development on the south eastern side of Chorley. The rear gardens of properties on both Pall Mall and Harrison Road, all of which being 19<sup>th</sup> Century terraced properties, face onto the western and northern elevations of Cotswold House, whilst semi-detached properties on Cotswold Road face the front (eastern) or are side on to the side (southern) elevations.
3. It is a mixture of single and two-storeys, with a single storey linking section at the centre, designed in a style that was typical for the period that utilises a mixture of brick and render with concrete tiled roofs. Boundary treatments to the rear and north are a mixture of brick walls, wire mesh fencing and trees/shrub planting.
4. Ground levels within the site are generally lower than the surrounding housing to the west and north, but on a par with those to the south and east. The current car park adjacent to the front elevation and main entrance accommodates eight cars and is currently unlit.
5. The current application is made in response to a successful grant application made by the Council in 2015 that will allow further modernisation and extension of the current accommodation following on from previous (internal) improvement works.
6. Whilst the application proposes extensions, that at the rear will be no closer to the adjacent properties and that at the side does not include any proposed windows facing the adjacent properties.

### **Assessment**

#### Principle of the Development

7. Pertinent policies are: Adopted Chorley Local Plan 2012 – 2026, policy BNE1.
8. The Adopted Chorley Local Plan 2012 – 2026, policy BNE1 states, *Planning Permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development:*
  - a. *The proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials;*
9. In this case the proposed extensions are small in scale, clearly subservient to the existing building and considered to be sympathetic in style. The proposed lighting is directionally focused and specifically designed to avoid any unwanted light spillage into the gardens of the surrounding residential properties.
10. The proposed extensions will not create additional accommodation units, but will instead provide for better circulation space, a storage area for prams and pushchairs and enhanced staff accommodation.
11. Overall the proposed development is considered to be acceptable and in conformity with the aforementioned policy.

#### Highway Safety and Parking

12. Pertinent Policies are: Adopted Chorley Local Plan 2012 – 2026, Policies BNE1 and ST4.
13. The proposed development will considerably expand the amount of parking available for residents. Currently this lack of provision results in a number of vehicles having to be parked on surrounding residential streets. The proposal is to create 28 parking spaces in total, which will more than meet the requirements of the aforementioned policy.

#### Impact on the amenity of neighbours

14. Pertinent Policies are: Adopted Chorley Local Plan 2012 – 2026, Policy BNE1(b) and (g).

15. Given the sympathetic approach taken to the design of the buildings and the lighting it is considered that the proposed development will have no material impact upon the amenity currently enjoyed by neighbouring residential properties. In fact the increase in parking provision will lead to a reduction in the requirement for on-street parking and a reduction in the associated congestion that this creates and could thus enhance the amenity of neighbours.

#### **Overall Conclusion**

16. The application is recommended for approval.

#### **Planning Policies**

17. 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 proposals has had regard to guidance contained with 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**

<b>Ref:</b>	5/1/02376	<b>Decision:</b>	PERFPP	<b>Decision Date:</b>	8
	November 1965				
<b>Description:</b>	Erection of 24 old peoples flatlets in two storey blocks				
<b>Ref:</b>	89/00787/FUL	<b>Decision:</b>	PERFPP	<b>Decision Date:</b>	7
	November 1989				
<b>Description:</b>	Alterations and conversion of sheltered accommodation to accommodation for the homeless				
<b>Ref:</b>	12/00725/FUL	<b>Decision:</b>	PERFPP	<b>Decision Date:</b>	3
	October 2012				
<b>Description:</b>	Demolition of existing corridor between reception and wardens flat and construction of new reception area and ramp.				
<b>Ref:</b>	13/00463/FUL	<b>Decision:</b>	PERFPP	<b>Decision Date:</b>	10
	July 2013				
<b>Description:</b>	Demolition of existing single storey link between two storey wing and wardens house, construction of new flat roof extension to incorporate new reception and staff room, new ramp to front entrance, garage door to wardens house to be removed and replaced with rendered brickwork and double entrance doors and construction of new pram shelter adjacent to garage.				

**Proposed Conditions**

No.	Condition																		
1.	<p>The proposed development must be begun not later than three years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																		
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table><tr><th>Title</th><th>Drawing Reference</th><th>Received date</th></tr><tr><td>Site Plan Wall &amp; Fence Detail</td><td>A15-02/100</td><td>6 May 2016</td></tr><tr><td>Lighting Plan – Lux Levels</td><td>A15-02/101</td><td>6 May 2016</td></tr><tr><td>Existing/Proposed Plans &amp; Elevations – Rear</td><td>A15-02/102</td><td>6 May 2016</td></tr><tr><td>Existing/Proposed Plans &amp; Elevations - Side</td><td>A15-02/103</td><td>6 May 2016</td></tr><tr><td>Lighting Details</td><td></td><td>4 May 2016</td></tr></table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Title	Drawing Reference	Received date	Site Plan Wall & Fence Detail	A15-02/100	6 May 2016	Lighting Plan – Lux Levels	A15-02/101	6 May 2016	Existing/Proposed Plans & Elevations – Rear	A15-02/102	6 May 2016	Existing/Proposed Plans & Elevations - Side	A15-02/103	6 May 2016	Lighting Details		4 May 2016
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3.	<p>Prior to the commencement of development samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																		