

Item B. 1 **07/01057/FUL** **Permit Full Planning Permission**

Case Officer **Mr Andy Wiggett**

Ward **Wheelton And Withnell**

Proposal **Detached garage**

Location **Stable Logwood Mill Farm Brinscall Mill Road Wheelton
Chorley**

Applicant **Alison M Wilcock**

**Recommendation:
Conditions** **Permit Full Planning Permission**

Proposal The application is the resubmission of an amended scheme for a large double garage and store next to converted stables amongst the group of houses around Brinscall Mill. The building would be of natural stone with a blue slate roof and timber garage doors.

Background A previous application for a garage and hayloft was withdrawn. The first application was submitted to regularise the partly completed unauthorised structure and the current application proposes to reduce the height of the building so that it will have less visual impact. The stables were granted planning permission for conversion to a dwelling in 2000 and the permission included a detached double garage about 10m away from the conversion.

Policy PPG2: Green Belts
DC1: Development in the Green Belt
SPD – Householder Design Guidance

Planning History

Ref: 00/00582/COU
Decision: PERFPP
Decision Date: 19 September 2000
Description: Conversion of stable to detached dwelling and erection of detached double garage,

Ref: 02/00717/FUL
Decision: WDN
Decision Date: 16 September 2002
Description: Barn Conversion to a two storey dwelling,

Ref: 06/00840/FUL
Decision: WDN
Decision Date: 7 November 2006

Consultations **County Highways Authority** have no objections but want an informative attached about rights of way.

Coal Authority have made their standard comments.

Representations

One letter objecting to the proposal has been received from the occupants of neighbouring property on the following grounds:

- The drawings are not accurate
- No dimensions on the plans
- Request that the building is taken down and re-built as a single storey detached double garage in an area that is a reasonable distance from our boundaries.

Applicant's Case

- Needed for secure garaging of cars
- Reduced in height following discussions with the Planning Department.

Assessment

The main issues to consider, therefore, are: impact on the Green Belt, scale, design and appearance and neighbour amenity. Each is dealt with in turn:

Impact on the Green Belt

The site lies within the Green Belt as defined by policy DC1 of the Adopted Chorley Borough Local Plan Review. Planning Policy Guidance Note 2 'Green Belts' states that development must maintain the openness of the Green Belt and that there is a presumption against inappropriate development. Overlarge and poorly designed outbuildings can diminish the openness and attractiveness of the Green Belt.

When viewed from the access drive to the stable conversion, the structure extends the built group of buildings further up the hillside and contrasts with the large wooden poultry sheds beyond. To that extent the building as currently erected changes the character of the Green Belt at this point from agriculture to a domestic residential environment. The new submitted plans reduce the height and bulk of the garage and as a result it is not considered to have an adverse impact on the openness of the Green Belt.

Scale, Design and Appearance

The building originally utilised the slope to create a two storey structure with the ridge height in line with that of the adjacent stable conversion. The amended plans propose lowering the ridge height by a metre and the building would also no longer have any door in the northwest end elevation as the hayloft is not part of the scheme. The style of the building mirrors that of the stable conversion with coursed stone walls slate roof and stone heads and cills for the window into the store and a stone head over the door into it. The building has double wooden doors to the garage portion.

The building has been constructed with a substantial roof overhang on the boundary with the adjoining property Logwood

Mill Farm. The current application deletes this feature and the garage now has an appearance commensurate with its description as a double garage and store such as would be acceptable in the Green belt following the guidance in the SPD.

The submitted site layout plan shows the garage in the wrong position in relation to the Stables and the boundary wall. This drawing should be conditioned out as it is inaccurate. The plans and elevations of the building are correct and show the building to be as measured on site.

Impact on neighbour amenity

The roof of the building currently is almost on top of the boundary wall with the adjoining farmhouse, Logwood Mill Farm and due to its location did not satisfy the 45 degree rule for house extensions. The height of the structure resulted in an overbearing impact on the farmhouse compounded by it being immediately adjacent to the boundary wall to the farmhouse garden.

The amended scheme would remove the roof overhang and the garage would then be 2.2m from the boundary wall at the front, reducing to 1.3m at the rear. This is considered an acceptable distance from the boundary. In terms of visual impact, because the overall height of the garage will be reduced by a metre, the roof of the garage would only protrude by 0.6m above the wall and this is not considered to have any unacceptable impact on amenity.

Conclusion

In its revised form the building is acceptable having been reduced in height and bulk. It now does not have an adverse impact on the adjoining farmhouse or its Green Belt setting. It is essential, however, that the works needed to reduce the size of the existing building are carried out as soon as possible. To that effect, a condition should be attached requiring that the necessary works are carried out within three months. If the works are not carried out, then the Council can serve a Breach of Condition Notice against which there is no right of appeal.

1. The proposed development must be begun not later than three months from the date of this permission.

Reason: The application is in retrospect and the building at present represents unacceptable development in the Green Belt contrary to Policy DC8A of the Adopted Chorley Borough Local Plan Review.

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 DC8A of the Adopted Chorley Borough Local Plan Review.
