

16/00942/FULHH

**Case Officer** Thomas O’Kane  
**Ward** Chorley South East  
**Proposal** Erection of two storey side and part two storey part single storey rear extension  
**Location** 16 St Hildas Close Chorley PR7 3NU  
**Applicant** Mrs L Saunt  
**Authorising Officer:** CT  
  
**Consultation expiry:** 13th December 2016  
**Decision due by:** 13<sup>th</sup> January 2016

**Recommendation**  
**Permit Full Planning Permission (PERFPP)**

**Executive Summary -**

The main issues to consider are whether the use of render on the side elevation is considered to have an unacceptable impact upon the streetscene and on the setting of St Gregory’s Church to the rear, which is Grade II Listed.

**Representations**

<b>Objection</b>
Total No. received: 5 (from 4 separate households)
<ul style="list-style-type: none"><li>• The concerns solely related to the rendering of the extension as opposed to the use of brick and the impact that would have on the streetscene and the impact of this render on the setting of a Grade II Listed Building.</li></ul>

**Consultees**

**None**

**The Site**

1. The application property is located on a residential development in the settlement area of Chorley.
2. The property is semi-detached and faced with red brick, white UPVC windows and grey slate roof tiles.
3. The rear of the application site adjoins with the cemetery located in the grounds of the Grade II listed building St Gregory’s Roman Catholic Church. The rear boundary formed by an approximately 1.8m high fence and 2m hedge prevents views to and from the adjoining cemetery and Church. The boundary with the neighbouring property to the north is formed by an approximately 1.6m timber fence and the boundary to the neighbouring property to the south is formed by an approximately 1.8m high fence.

**The Proposal**

4. Planning permission is sought for the erection of a two storey side extension and part two part single storey rear extension. The two storey side extension would have a depth of approximately 7.8m and a ridge and eaves height of approximately 6.3m and 5.1m respectively. There would be a width of approximately 2.9m and it would project beyond the rear elevation of the original dwelling by approximately 2.57m. The rear extension would have a flat roof and would project by approximately 5.5m from the rear elevation of the original dwelling and would have an eaves height of approximately 3m. The extension would have a built with brick.
5. The application is a resubmission of a previous application which was permitted on 12<sup>th</sup> September 2016 (application ref: 16/00610/FULHH). There are two differences between the previous application and this one. The study is now a garage and the external walls to the front, side and rear (except for the south elevation facing No. 14) being entirely rendered in white.
6. Local residents have raised concerns regarding the impact of the render on the streetscene. It should be noted that the applicant has amended the scheme which now shows the street facing (front) elevation altered so that the external facing materials would be brick with the side and rear elevations remaining rendered.

## **Assessment**

### Principle of the development

The main issues are as follows:

Issue 1 – Impact on character and appearance of the locality

Issue 2 – Impact on neighbour amenity

Issue 3 – Impact on highways/access

Issue 4 – Other Matters

### Impact on character and appearance of locality

7. *Policy HS5 of the Chorley Local Plan 2012 – 2026 stipulates that the proposed extension respects the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled.*
8. *Policy BNE1 of the Adopted Chorley Local Plan 2012-2026 states that the proposal must not have a significantly detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, materials, orientation, use of materials.*
9. *The National Planning Policy Framework (The Framework) states that Local planning authorities should identify and assess the particular significance of any heritage asset that may be affected by a proposal (including by development affecting the setting of a heritage asset) taking account of the available evidence and any necessary expertise. They should take this assessment into account when considering the impact of a proposal on a heritage asset, to avoid or minimise conflict between the heritage asset's conservation and any aspect of the proposal.*
10. The proposed extension would be a sympathetic and subservient addition to the original dwelling. The side extension would be setback from the principal elevation of the original dwelling by approximately 3m and the ridge height would be set down from the main ridge height. The amended facing materials on the front elevation (brick) would match those of the original dwelling and it is considered that this would complement the original dwelling.
11. The relationship between the application and No. 18 is considered acceptable as the potential for any terracing effect is mitigated by the proposed setback of approximately 3m from the principal elevation of the original dwelling and 1 metre setback from the common boundary.

12. The single storey element of the extension would be contained to the rear of the property and would have no unacceptable adverse impact on the streetscene.
13. The Grade II Listed Building (St Gregory's Church), would be located approximately 85m to the north-east of the proposed extension. Given the distance between the listed building and the proposal it is considered it will not have any impact on the setting of the Listed Building.
14. The front (street-facing) elevation has been amended to be faced in brick and it is considered this is acceptable in the street scene. Although the side and rear elevations remain rendered it is not considered, given the limited views of them in the street that the Council could sustain a refusal of the application on these grounds. The use of render on the side and rear elevations would not be highly visible when viewed in the context of the setting of the Grade II Church or the wider streetscene.
15. Therefore in regards to impact on character and appearance of the streetscene and setting of the Grade II Listed Building, the amendments to the scheme are considered acceptable.

#### Impact on neighbours

16. *HS5 of the Chorley Local Plan 2012 – 2026 states that there should be no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight.*
17. *The Householder Design Guidance SPD asserts that extensions should be located, and windows orientated, to prevent direct overlooking of habitable rooms or private amenity space that belongs to nearby properties. The guidance also states that windows to habitable rooms at first floor level, which overlook a neighbouring garden, should be a minimum of 10m from the boundary they face. There should be a distance of at least 12 metres between the windows of habitable rooms in neighbouring houses and any two storey blank gable to maintain amenity. There should also be a distance of 21 metres between any facing first floor windows.*
18. *The Householder Design Guidance SPD asserts that extensions should not result in unacceptable harm to the amenity of neighbouring occupiers. In addition it states that rear extensions should not project more than 3m beyond a 45 degree line drawn from the near edge of any ground floor rear facing window to a habitable room in a neighbouring house.*
19. *In addition it states that two storey rear extensions do not project more than a 45 degree line drawn from the near edge of any ground floor rear facing window to a habitable room in a neighbouring house. Furthermore, it asserts that extensions should be located, and windows orientated, to prevent direct overlooking of habitable rooms or private amenity space that belongs to nearby properties.*
20. There would be no unacceptable adverse effect on the amenity of the neighbouring occupiers to the north at 18 St Hilda's Close. The side extension would have 2 ground floor windows; however, these would serve non-habitable rooms in the form of a utility and shower room.
21. The rear extension would project by approximately 5.5m from the rear elevation of the original dwelling and would be approximately 17m from the rear boundary of the application property. To the south the neighbouring property 14 St Hilda's Close contains an existing rear extension and therefore the proposed extension would only project by approximately 3m from the rear elevation of this neighbouring property.
22. The single storey rear extension would not project more than 3m beyond a 45 degree line drawn from the near edge of any ground floor rear facing windows of neighbouring properties. In addition, the two storey rear extension would not project beyond a 45

degree line drawn from the near edge of any ground floor rear facing window of neighbouring properties. As such the relationship between the application property and neighbouring properties would be considered acceptable.

23. Therefore in regards to amenity, the proposals are acceptable.

Impact on parking Provision highway safety

24. *Policy HS5 of the adopted Chorley Local Plan 2012 – 2026 states that permission will be granted provided that the proposal does not have an unacceptable adverse effect on highway safety. In addition, the Householder Design Guidance SPD states that off-street parking should generally be provided at a ratio of 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property, including garages. It also states that car parking spaces occupy a space of 2.5 metres by 5.5 metres and spaces in front of a garage should be 2.5 metres by 6 metres.*

25. The proposed garage is not large enough to accommodate a car space. The resultant dwelling would not result in an increase in the number of bedrooms; however the applicant has agreed to increase the parking at the front of the property to accommodate two off-street spaces.

**Overall Conclusion**

26. The proposed development would not result in any significant harm to the character and appearance of the existing dwelling or the surrounding area, nor would it cause any significant harm to the amenity of neighbouring residents. The proposed development would therefore be in accordance with Policies BNE1 and HS5 of the Chorley Local Plan 2012-2026 and the Householder Design Guidance SPD. Consequently, it is recommended that the application be approved.

**Planning Policies**

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 proposal has had regard to guidance contained within 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**

Reference	Description	Decision	Date
16/00610/FULHH	Erection of a two-storey side extension and rear single storey extension	PERFPP	12 <sup>th</sup> September 2016
16/00317/FULHH	Erection of two storey side extension and single storey rear extension	PERFPP	24 <sup>th</sup> June 2016

**Suggested 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>External facing materials not detailed and referred to on the approved plans shall match in colour, form and texture to those on the approved plans.</p> <p><i>Reason: In the interests of the visual amenity of the area in general and the existing building in particular</i></p>												
3.	<p>3. The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="316 689 1230 898"> <thead> <tr> <th data-bbox="316 689 683 723">Title</th> <th data-bbox="683 689 1050 723">Drawing Reference</th> <th data-bbox="1050 689 1230 723">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="316 752 683 786">Location Plan</td> <td data-bbox="683 752 1050 786">N/A</td> <td data-bbox="1050 752 1230 786">10/10/2016</td> </tr> <tr> <td data-bbox="316 786 683 857">Proposed Elevations and Floorplans</td> <td data-bbox="683 786 1050 857">SL/16/04E</td> <td data-bbox="1050 786 1230 857">23/12/2016</td> </tr> <tr> <td data-bbox="316 857 683 891">Proposed Drive plan</td> <td data-bbox="683 857 1050 891">N/A</td> <td data-bbox="1050 857 1230 891">10/10/2016</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Title	Drawing Reference	Received date	Location Plan	N/A	10/10/2016	Proposed Elevations and Floorplans	SL/16/04E	23/12/2016	Proposed Drive plan	N/A	10/10/2016
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Proposed Drive plan	N/A	10/10/2016											
4.	<p>Prior to first occupation of the proposed extension, the proposed parking arrangements should be implemented in accordance with the approved 'Proposed drive plan' (received 10<sup>th</sup> October 2016). These parking arrangements shall be retained at all times thereafter.</p> <p><i>Reason: In interests of highway safety and reducing on street parking</i></p>												