

APPLICATION REPORT – 17/00083/FULHH

Validation Date: 25 January 2017

Ward: Heath Charnock And Rivington

Type of Application: Householder Application

Proposal: Retrospective application for retaining walls with associated ramp and steps to rear garden area. Proposal for a detached garage.

Location: 124 Rawlinson Lane Heath Charnock Chorley PR7 4DF

Applicant: Mr Mike Lambert

Agent: Mr Waseem Azam

Report Update following Development Control Committee Meeting held on the 4th April 2017

Members will recall this application was deferred at the meeting on 4th April to allow Members of the Development Control Committee the opportunity to visit the site.

Since the application was heard on 4th April revised plans have been submitted reducing the height of the proposed garage to 4.1m. This is in line with outbuildings at neighbouring properties.

The Householder Design Guidance recommends that garage doors should be the width of a single car to minimise their visual impact upon their surrounding and that within a double garage this can be achieved by using two doors with a pillar between them.

The proposed garage does not have a pillar between the doors as this would necessitate and increase in the overall footprint of the garage. It is considered that the omission of the pillar in this instance would be acceptable rather than increase the overall size of the garage. In addition the garage is set significantly back from the road frontage so will not be highly visible in the street scene.

New notification letters were sent to Heath Charnock Parish Council, the neighbours and those who had made representations on the 10th April 2017 with a response date of the 17th April 2017. To date no representations have been received. Any received prior to committee will be report on the Addendum.

RECOMMENDATION

Permit full planning permission (PERFPP)

SITE DESCRIPTION

The application site is located on Rawlinson Lane, Heath Charnock which designated as Green Belt. The application property was a former barn which was granted planning permission to convert to a dwelling house. (12/00845/FUL)

DESCRIPTION OF PROPOSED DEVELOPMENT

This application seeks retrospective planning permission for a retaining wall with associated ramp and steps to the rear garden area and planning permission for a detached garage.

RELEVANT HISTORY OF THE SITE

Ref: 12/00083/FUL **Decision:** WDN **Decision Date:** 22 March 2012
Description: Conversion of barn to dwelling, including single storey extension to rear, pitched roof to existing single storey side element and detached double garage (including extension to existing banking to rear to site garage and addition of 400mm to the eaves and ridge height of the barn)

Ref: 12/00845/FUL **Decision:** PERFPP **Decision Date:** 18 October 2012
Description: Conversion of barn to dwelling, including single storey extension to rear and pitched roof to existing single storey side element (including earthworks to provide car parking and turning facilities to rear). Resubmission of withdrawn application ref: 12/00083/FUL

Ref: 15/00680/DIS **Decision:** PEDISZ **Decision Date:** 7 August 2015
Description: Application to discharge conditions 8 (building recording and analysis), 11 (ecology), 15 (windows and doors) and 16 (site investigation in relation to coal mining) of planning permission ref: 12/00845/FUL (which was for conversion of barn to dwelling).

Ref: 89/01142/COU **Decision:** REFFPP **Decision Date:** 20 February 1990
Description: Change of use of barn to residential

Ref: 89/00257/COU **Decision:** WDN **Decision Date:** 13 June 1989
Description: Change of use of vacant barn to dwelling

REPRESENTATIONS

One neighbour objection received, the objections are summarised below;

Issue or concern	Comments Summary
Previous Planning Permission 12/00845/FUL and conditions attached	Concern that a previous planning permission has not been fully implemented. Previous permission allowed for turning circle – vehicles will have to reverse onto Rawlinson Lane.
Scale and Massing of proposals	The gates and walls which front Rawlinson Lane are higher than the recommended 1m and not in keeping with the area and obstructing the light onto Rawlinson Lane. Proposed building appears to be larger/higher than a standard double garage. Will block light and view.
No prior approval	No prior approval for groundworks and earthworks
Access and ingress	Entrance could benefit from a drop kerb – damaging footpath and concern regarding number of access points on to the lane.
Typography	Change in typography of land and potential to set precedence for change from semi-rural, green area to infilled 'city street'

PLANNING CONSIDERATIONS

It is considered that the main issues for consideration in this application are as follows;

1. Impact on the character and openness of the green belt
2. Design and impact on the dwelling and street scene
3. Impact on the amenity of neighbours

4. Highway safety

Impact on the Character and Openness of the Green Belt

The National Planning Policy Framework (The Framework) states a local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building.

The Householder Design SPD states that any proposed outbuildings (e.g. detached garages, stables, summerhouses etc.) should be carefully designed Out buildings should be subordinate and be commensurate in scale and function to the original house.

In rural areas outbuildings should normally be sited close to the house; otherwise they may intrude into the open/ rural character of the area to which gardens can make an important contribution, the siting and design of outbuildings needs particular care in rural areas, where they can be particularly prominent and that permission is unlikely to be forthcoming for more than equivalent of a double garage, a small shed, and a small greenhouse on a single dwelling in the countryside.

The proposed garage, retaining walls, patio, ramp and associated groundworks would be located within the curtilage of the dwelling house and as such it is considered that the groundworks and proposed garage would not result in a disproportionate addition over and above the dwelling house and is commensurate to the original building and would therefore not have a negative impact on the character and openness of the Green Belt..

Design and Impact on the Street Scene

Policy BNE1 of the Chorley Local Plan 2012 – 2026 outlines the design criteria for new development, stating that a proposal should not have a significant detrimental impact on the surrounding area by virtue of its density, siting, layout, building plot ratio, height, scale and massing, design, orientation and use of materials.

The application seeks permission to construct a detached double garage within the garden curtilage of an existing dwelling house and for retrospective permission for the construction of a walled entrance which replaced a 2m closed boarded fence.

The proposed garage development for which planning permission is being sought would be located to the north of the application dwelling and would be sited in front of the retaining wall (for which retrospective planning permission is sought). The material to be used would match those of the existing dwelling house. It is noted that permitted development rights were removed under a previous permission (12/00845/FUL) but this refers to any garage, shed or other outbuildings only; the site layout plans for the previous planning permission (12/00845/FUL) shows provision for a proposed garage opposite the converted barn which could be considered as an indication that permission would be sought for a garage to be added sometime in the future. However the positioning of a garage on the site was not agreed when the previous application was approved.

The entrance wall is sited at a slightly different position than the fence it has replaced to allow for a greater visibility splay onto the main highway. The wall is a more substantial construction to that of the fence it has replaced and is therefore more robust and more sustainable. It is noted that there are similar but less decoratively designed entrance columns to No 123 Rawlinson Lane.

It is therefore considered that the proposed development would be in accordance with Policy BNE1 of the Chorley Local Plan 2012-2026.

Impact on the Amenity of Neighbouring Occupiers

Policy BNE1 of the Chorley Local Plan 2012-2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, the development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or overbearing.

The Householder Design Guidance SPD asserts that garage and outbuilding proposals should respect the design, materials and form of the original building, its setting and the residential amenities of neighbours. It also states that in the past, garages have been developed with 'storage' space above which has later been converted to habitable rooms. In many cases, this scale of building will require planning permission and is unlikely to be acceptable. Any space above ground floor will be restricted to storage use and should not be capable of later conversion to residential use.

Work to the associated retaining walls, steps and patio have already been undertaken and have been constructed from red brick which appears to match that of the closest neighbouring dwelling house of No 122 Rawlinson Lane (who it is noted has not raised any objection to the proposals) and appears in keeping with the neighbouring dwelling house of No 136 Rawlinson Lane. The wall and patio area are topped with stone paving slabs, it is considered that the construction has been undertaken to a high standard and enhances the garden area.

The proposed garage would measure a width of approximately 5.62m; have a depth of 6.1m and an eaves and ridge height of approximately 2.3m and 5.1m respectively. Whilst the proposed ridge height appears to be higher than that of a garage which is generally 4m, the proposed pitch of the roof would match that of the existing dwelling house giving uniformity to the building lines. The garden curtilage of the application site is over 127m², there is also a plot of land which is owned by the applicant but does not form part of the garden curtilage with measure 57.8m². It is also noted that the proposed garage would be set lower than the ground level of the garden immediately behind it by 1.1m. It is considered that due to the extensive curtilage and the variation in ground levels the proposed garage would not look out of scale.

There is a separation distance of approximately 12.6m from the boundary wall of the application property and a separation distance of approximately 35m from the siting of the proposed garage from the opposite neighbouring property of Cardwell House, Rawlinson Lane who have objected to the proposals. It is considered that whilst the proposals may affect the view from Cardwell House who may have enjoyed the open outlook prior to planning permission for the conversion of the barn to a dwelling house, it is considered that the separation distance is acceptable and that the proposed development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or overbearing and as such would not impact on neighbouring amenity. It is therefore considered in accordance with Policy BNE1 of the Chorley Local Plan 2012-2026 and the Householder Design Guidance SPD.

Highway Safety and Parking Provision

Policy BNE1 of the Chorley Local Plan 2012-2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, where relevant to the development the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy - Parking Standards unless there are other material considerations which justify the reduction.

The Householder Design Guidance SPD states that car parking spaces in front of a garage should be 2.5 metres by 6 metres to allow for opening/closing doors. Relaxation of the parking standards may be accepted in highly accessible locations.

The proposed development for which permission is sought would not result in the addition of any additional bedrooms and as such would not increase the demand for on-site parking provision. The proposed double garage would provide two car parking spaces and there is ample off road parking contained within the garden curtilage, there is also the provision for cars to turn within the 10m x 18m driveway which would negate the necessity for vehicles to have to reverse from the

driveway. The boundary wall is set back 1m from the front garden curtilage and approximately 4.5m from the main highway. The gated entrance would be set back from the garden curtilage at a distance of 5m with the distance from the main highway of approximately 6.5m. The gated driveway would extend a width of approximately 4m which would provide better visibility on to the highway than the previous boundary fence. It is therefore considered that the proposals are in accordance with the relevant policies.

CIL

Not CIL liable as the proposed development is under 100m².

CONCLUSION

The proposed garden works and garage would not cause any unacceptable level of harm to the character and openness of the Green Belt. The design of the proposed development is considered acceptable and it would be subservient to the original dwelling. No unacceptable adverse effect on the amenity of neighbouring occupiers would occur. The proposed development would therefore be in accordance with The Householder Design SPD, Policy BNE1 of the Chorley Local Plan 2012 – 2026 and the National Planning Policy Framework. Consequently, it is recommended that the application be approved.

RELEVANT 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.

Suggested 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.

2. All external facing materials of the development hereby permitted shall match in colour, form and texture those on the existing building, unless alternatives are submitted to an agreed in writing by the Local Planning Authority.

Reason: In the interests of the visual amenity of the area in general and the existing building in particular.

3. The development hereby permitted shall be carried out in accordance with the approved plans below:

Reason: For the avoidance of doubt and in the interests of proper planning

Title	Plan Ref	Received On
Location Plan	10/032/L02 Dated 23.01.2017	24.01.2017
Proposed Site Plan for Garage	10/032/P03 Dated 23.01.2017	06.04.2017
Proposed Layout and Elevation Plan for Detached Garage	10/032/P04 Revision A Dated 23.01.2017	06.04.2017