

Item B. 2                      08/00430/FUL                      Permit Full Planning Permission

Case Officer                      Mr David Stirzaker

Ward                                      Chorley East

Proposal                              Conversion of garage to study and provision of additional hard surfaced car parking space to front of property,

Location                              8 Bracken Close Chorley PR6 0EJ

Applicant                              Mr M Perks

Proposal                              This application relates to 8 Bracken Close, Chorley, a modern detached property. Planning permission is being sought for the conversion of an existing integral garage to habitable living accommodation (to provide a study). A new hardstanding area is also proposed at the front of the property to mitigate the loss of the car parking space currently provided by the garage. Such works would normally constitute permitted development. However, on the original permission for the development, a restrictive condition means planning permission is required hence the issue is brought within the control of the Council.

An amended site plan is to be submitted detailing more clearly the parking area at the front of the property as whilst the space can clearly accommodate 2 no. vehicles, the submitted site plan makes it appear that 2 hardstanding areas of 4.2m by 2m are to be provided which is not the actual case. Details will be reported to Members in the addendum.

Background                              Members should note that the reason for this householder planning application being reported to Development Control Committee is because the applicant, Mark Perks, is a Councillor.

Planning Policy                      GN1 - Settlement Policy – Main Settlements  
GN5 - Building Design  
HS9 - Residential Extensions (houses not in the Green Belt)  
TR4 - Highway Development Control Criteria  
SPD - Householder Design Guidance

Planning History                      Conversion of garage to study and provision of additional hard surfaced car parking space to front of property (Ref No. 08/00258/FUL). Application withdrawn.

Consultations                      British Coal – Standing Advice

No comments received to date from **LCC (Core Area Highways)** and the **Director of Streetscene, Neighbourhoods and Environment**. If any are received, they will be reported to Members in the addendum.

Representations                      No representations have been received to date. If any are received, they will be reported to Members in the addendum.

Assessment                              The main issues are the impact of the development on the character

and appearance of the streetscene/applicants property, neighbour amenity and highway safety.

The conversion of the garage will be facilitated by the removal of the garage door and the infilling of the opening with a brick wall and window to match the house. This will have a negligible impact on the character and appearance of the streetscene and applicants property hence there are no objections on these grounds. The additional parking space at the front of the property will obviously result in the loss of some of the shrubbery at the front of the property although a substantial amount will be retained hence the hard standing will not come to dominate the front garden. The proposal therefore accords with Policy Nos. GN5 and HS9 of the Chorley Borough Local Plan Review.

In terms of neighbour amenity, the alterations will not impact on the amenities of the adjacent neighbours as the development is limited to the infilling of the garage opening and the provision of an additional parking space to the front of the property. The proposal therefore accords with Policy No. HS9 of the Chorley Borough Local Plan Review.

With regards to highways matters, the conversion of the garage will obviously result in a loss of the parking space provided by the garage. However, this is offset by virtue of the new hardstanding provided in the front garden area. Due to this, there are no highways objections to the development proposed which therefore accords with Policy No. TR4 of the Chorley Borough Local Plan and Policy No. 7 of the Joint Lancashire Structure Plan.

**Conclusion**                      On the basis of the above, it is recommended that planning permission be granted.

**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.*
  2. Prior to the commencement of the garage conversion works hereby permitted, the additional hardstanding area detailed on the approved site plan shall have been hard surfaced in block pavements to match the existing driveway and made available for use, unless the details of an alternative hard ground surfacing material have first been submitted to and agreed in writing by the Local Planning Authority. The additional car parking space shall be retained at all times thereafter and only used for the parking of a vehicle.  
*Reason: To ensure adequate on site provision of car parking and in accordance with Policy No. 7 of the Joint Lancashire Structure Plan.*
  3. All external facing materials utilised to infill the existing garage opening shall match in colour, form and texture those on the existing dwelling.  
*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 HS9 of the Adopted Chorley Borough Local Plan Review.*
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