

APPLICATION REPORT – 17/00816/CB4

Validation Date: 14 August 2017

Ward: Chorley North West

Type of Application: Chorley Regulation 4

Proposal: Rear extension to existing industrial building (retrospective)

Location: Unit 12 Common Bank Industrial Estate Ackhurst Road Chorley PR7 1NH

Case Officer: Mike Halsall

Applicant: Lloyd and Jones

Agent: Edward Landor Associates

Consultation expiry: 7 September 2017

Decision due by: 9 October 2017 (extension of time requested until 13 October)

RECOMMENDATION

1. The application is recommended for approval.

SITE DESCRIPTION

2. This application is required to be reported to committee as the land is owned by the council.
3. The application site is located to the rear of Unit 12, Ackhurst Road in Common Bank Industrial Estate, approximately 2km to the south west of Chorley town centre. The premises comprise a self-contained warehouse/industrial unit. The unit is square in form measuring 24m x 24m and comprising approximately 625sq.m of floor space including open-plan workshop/warehouse accommodation and internal offices arranged over two storeys with a mezzanine level.
4. The building is of steel portal frame construction to an eaves height of approximately 4.2 metres and ridge height of approximately 5.7m. There are roller shutters to the front and rear elevations.
5. The extension is already part built on level made ground to the rear of the premises, behind which is further areas of hardstanding and to the east is an area of trees/shrubs. There are other industrial units located to the west and north west.
6. The premises are owned and operated by Lloyd and Jones Engineering which supply engineering, marine and industrial components and equipment. Lloyd and Jones has supply contracts to support the companies involved in developing and maintaining the Liverpool Bay for off shore and shore based operations. It also serves the needs of energy companies operating in the gas and oil industries.

DESCRIPTION OF PROPOSED DEVELOPMENT

7. This retrospective proposal seeks planning permission for a 7m extension across the rear of the existing building. The proposed extension would provide an additional 168m² of accommodation to allow the business to operate efficiently from the premises. The proposal is of a steel portal frame construction with facing brick and cladded panelling above, to match the existing building, and would be of the same height to eaves and ridge.

RELEVANT HISTORY OF THE SITE

Ref: 99/00184/FUL **Decision:** PERFPP **Decision Date:** 4 May 1999
Description: 3 windows and 1 door to side elevation,

REPRESENTATIONS

8. No representations have been received.

CONSULTATIONS

9. Lancashire Highway Services – responded with no objections.
10. CIL Officers - This development will be CIL liable on approval. [However, the rate for such industrial developments is currently set at £0/sq.m]

PLANNING CONSIDERATIONS

Principle of the development

11. The site falls within the settlement boundary of Chorley within the Chorley Local Plan 2012-2026 for which policy V2 is relevant. Policy V2 states that *“Within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within this Plan”*. The supporting text for Policy V2 explains that development proposals will be judged by their compatibility with existing surrounding development and their ability to satisfy material planning criteria. This includes factors such as access, parking, servicing, design and amenity, which includes an assessment of noise, emissions, disturbance because of anti-social hours of operation and traffic generation.
12. The proposed site is located within a well-established industrial estate and impacts from noise emissions would be minimal. The existing access and parking arrangements are considered suitable and Lancashire Highway Services has responded to the consultation on the application with no objections. The design of the extension can be conditioned to match that of the existing buildings. It is therefore considered that the proposal accords with Policy V2 of the Local Plan.

Parking

13. Policy ST4 ‘Parking Standards’ of the Chorley Local Plan 2012-2026 requires that proposals for development will need to make parking provision in accordance with the standards set out in Appendix A of the Local Plan. Appendix A identifies the Council’s minimum parking standards for new development. The proposed extension would result in a larger industrial building which, in accordance with the Council’s parking standards, would require 17 parking spaces. It is considered that there is sufficient space within the existing car park to accommodate this level of parking, however, some of the car park has become vegetated. As such, it is considered necessary to require parking details to be submitted to the Council for agreement by virtue of a suitably worded planning condition. On this basis, the proposed development complies with policy ST4 and is acceptable on parking grounds.

CONCLUSION

14. The application is recommended for approval.

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 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	N/A	14 August 2017
Rear Extension	2039/01	14 August 2017
Rear Extension Elevations	2039/02	14 August 2017

2. All external facing materials of the development hereby permitted shall match in colour, form and texture to those on the existing building and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

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

3. Prior to the occupation of the approved extension, plans and particulars showing the provision for the parking of seventeen cars and associated manoeuvring areas (including full details of the surfacing, drainage and marking out of the spaces) shall be submitted to, and approved in writing by, the Local Planning Authority. Such details as agreed shall be laid out and made available in all respects prior to the first occupation of the building to which it is related and thereafter retained (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

Reason: In order that the Council may be satisfied with the details of the proposal and to ensure a satisfactory level of off-street vehicle parking.