

APPLICATION REPORT – 17/01160/REM

Validation Date: 22 December 2017

Ward: Chorley South West

Type of Application: Reserved Matters

Proposal: Reserved matters application for the erection of two buildings comprising 8no. 1 bedroom self contained apartments, caretakers office and common room (pursuant to outline planning permission ref. 16/00953/OUT)

Location: The Moor Inn 26 Moor Road Chorley PR7 2LN

Case Officer: Mr Iain Crossland

Applicant: Mr N Burton

Agent: Mr Tony Lawson

Consultation expiry: 12 January 2018

Decision due by: 16 February 2018

RECOMMENDATION

1. It is recommended that this application is approved subject to conditions.

SITE DESCRIPTION

2. The application site comprises a disused public house located on Moor Road in the core settlement area of Chorley. The building itself is a detached building of traditional character that currently appears somewhat dilapidated. It is faced in painted render, natural stone, with red brick to the rear and the roof is laid in slate. There is a vehicular access to the site from Moor Road, previously used for deliveries, and a yard area to the rear previously used as a beer garden and smoking area. The site is flat, roughly triangular in shape and extends to approximately 0.03 hectares. It is bound by residential properties to the north side, commercial properties to the south side and a garage colony to the rear. The surrounding area comprises a mix of residential and commercial uses.
3. It is noted that outline planning permission was granted in February 2017 for the erection of 2 no. buildings comprising 8 no. apartments (all matters reserved).

DESCRIPTION OF PROPOSED DEVELOPMENT

4. This application seeks reserved matters consent for the erection of two buildings comprising 8no. 1 bedroom self-contained apartments, with caretakers office and common room (pursuant to outline planning permission ref. 16/00953/OUT). There is an existing vehicular access with parking space and turning area.

REPRESENTATIONS

5. No representations have been received.

CONSULTATIONS

6. Waste & Contaminated Land: Have no comments to make.
7. Lancashire Highway Services: No comments have been received.

PLANNING CONSIDERATIONS

Principle of development

8. The acceptability of the principle of development has been established and this application is for the consideration of matters reserved for subsequent approval.

Impact on character and appearance of the locality

9. The proposed development involves the provision of eight apartments contained within two separate buildings on land following the demolition of The Moor Inn public house. The apartment blocks would be arranged and positioned with the main three storey block in the position of the existing public house building facing Moor Road, and a part single part two storey block to the rear.
10. There are a range of property types in the area and no consistent design style. The existing properties to the south side of the site include a newsagent, betting shop and public house contained within a red brick terrace of traditional design style. The dwellings to the north side are lower in height than the buildings to the south and are of a more simple modern appearance, faced in red brick. It is noted that these are set back from the highway, with shallow gardens to the front.
11. The proposed arrangement, with the main block facing onto Moor Road, would have a positive impact in terms of creating an active street frontage and would contribute to the character of the area. This would present the most visible part of the development and given the three storey height, it would be a prominent addition to the street scene along Moor Road in this location. The proposed apartment block fronting Moor Road would be of a contemporary design style using similar materials to those of nearby properties. It is noted that the design of this block reflects some of the details from the adjoining shops to the south, with brick detailing at first floor and eaves level, a hipped roof, double windows, and a ground floor façade contrasting with upper floors.
12. Although the proposed apartment block fronting Moor Road would be of a greater height in comparison with the neighbouring buildings, it is not considered that it would be detrimental to the street scene or character of the area given the diversity and mixed character of buildings in the locality.
13. The smaller block of apartments to the rear would create a private courtyard parking area for residents and would be largely screened from view. As such, it would have little impact on the appearance of the site or character of the locality. Although the proposed scheme would result in a high density development, with limited landscaping opportunities this is consistent with other such developments in the area.

Impact on neighbour amenity

14. Building A would face onto Moor Road and would occupy the position of the existing public house building. It would project beyond the front elevations of the neighbouring dwellings to the north but not beyond the rear. There would be no impact on privacy, and only a limited impact on light and outlook over and above that presented by the existing building despite the increased height.
15. The apartment building located to the rear of the site would be more visible from nearby dwellings. It would be positioned approximately 3.5m at its closest point from the nearest dwellings at 4 and 4A Moor Road, although the two storey element would be approximately 10m away. The proposed building would not create any parallel facing windows, and is likely to have a lesser impact on light and outlook than the present situation, given the depth of the

existing public house. As such it is considered that the proposed development would not have any unacceptable impact on the amenity of occupiers at 4 and 4a Moor Road.

16. The proposed building to the rear would be located approximately 11m from the dwellings at 6 and 6A Yates Street. The proposed building would not create any parallel facing windows, and would have no impact on light and outlook by virtue of the relative positioning. As such, it is considered that the proposed development would not have any unacceptable impact on the amenity of the occupiers at 6 and 6A Yates Street.

Highway safety

17. The proposal is for 8no. single bedroomed apartments and includes a small ancillary office. The site plan demonstrates that parking provision would be made for only 2no. car parking spaces when accounting for the necessary manoeuvring space. This is likely to result in residents of the development seeking parking spaces on-street. It is, however, unlikely that the potential number of additional cars seeking on street parking would lead to an unacceptable impact upon parking conditions in the area. There are on street parking opportunities on Moor Road and Yates Street near to the site. The applicant proposes use of the existing vehicular access.
18. It is recognised that the proposal does not comply with the Council's adopted parking standards in its current form. However, the site is located close to local amenities with the local centre being 350m away, and Chorley Town centre within 900m. The site is also located on an established bus route with nearby stops. As such the site is in a sustainable location and it is not considered that there would be an impact on highway safety severe enough, in terms of that required by Paragraph 32 of the Framework, to warrant the refusal of the application. It is also noted that the limited on-site parking provision was recognised as being likely at the time outline planning permission was granted.

CIL

19. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development will be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

20. The reserved matters details are considered to be acceptable and the application is recommended for approval subject to conditions. The applicant is bound by the conditions placed on the outline permission.

RELEVANT HISTORY OF THE SITE

Ref: 16/00953/OUT **Decision:** PERFPP **Decision Date:** 9 February 2017
Description: Outline application for the demolition of The Moor Inn and erection of 2 no. buildings comprising 8 no. apartments (all matters reserved)

Ref: 17/00480/DEMCON **Decision:** PERDEM **Decision Date:** 31 May 2017
Description: Application for prior determination for the proposed demolition of the public house

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

To follow