

Item B. 1 **08/00957/CB3** **Referred to Full Council for Decision**

Case Officer **Miss Lyndsey Cookson**

Ward **Chorley East**

Proposal **Change of use from public open space to residential curtilage and erection of 1.8m high fencing to delineate boundaries**

Location **Land 10m East Of 21 To 33 Buchanan Street Chorley**

Applicant **Mr Douglas Cridland**

Proposal This application proposes the change of use from public open space to residential curtilage, and the erection of a 1.8metre high fence to delineate boundaries on land to the rear of 21 to 33 Buchanan Street, Chorley.

Site Description The site currently comprises a vehicular track and grassed strip with four silver birch trees. Historically, vehicular access to the rear of no's 21 to 33 was gained from Buchanan Street, before alleygates were erected. The site is bounded by residential properties fronting Buchanan Street to the west, allotments and residential properties fronting Worthy Street to the east, and enclosed land to the north and south with a gated access onto Buchanan Street. Further north lies a commercial garage and residential properties fronting Blackburn Street, and further south lies a bowling green. The application site falls within the main settlement of Chorley Town.

Background It has previously been agreed through public consultation to install alleygates to the rear of Buchanan Street, Blackburn Street and Worthy Street and to transfer Council-leased land to private ownership. This will be followed by site clearance, resurfacing and new fencing to delineate curtilage extensions. The alleygates (phase I) have been installed and the proposed land transfer/curtilage extensions comprise phase II. It is the second phase to which this application relates. The application has been submitted as part of an access and environmental improvement initiative, designed to improve the environment/streetscene, provide off-street parking for local residents and to help tackle anti-social problems arising from a local garage.

Summary The land has no specific allocation in the local plan, is of limited environmental quality and public amenity value. Use of the land for residential purpose and the proposed fencing would not detract from the character of the area. A gated pedestrian access between the rear of the extended curtilages and the allotments would be retained, to provide a rear access for residents, and to access the allotments. This limited and controlled access means there are no public safety issues. The detailing of the scheme is appropriate in terms of design, layout, access and neighbouring amenity, and is recommended for approval subject to conditions.

Policy	GN1, GN5, LT11
Planning History	87/00833 – Land reclamation scheme to provide allotments, access & landscaping. Permit.
Consultation	LCC Highways – This will improve the community and reduce the accident rate.
Representations	<ul style="list-style-type: none"> - No objection as proposal will benefit area in question and residents of Buchanan Street in providing additional family/recreational space; - Suggestion the rear alleyway is made large enough for vehicular access by re-siting the existing fencing to the allotments. - Suggestion the rear alleyway is made large enough for vehicular access by re-siting the existing fencing to the allotments. - In addition, the applicant has undertaken a two-year consultation exercise with a number of residents along Buchanan Street, Blackburn Street and Worthy Street, who have offered support to the proposal, and held a public meeting in November 2007 which local residents, local councillors and community officers attended. Copies of letters and responses have been submitted.
Assessment	<p><u>Design & Layout:</u> The area in question measures approximately 23m in length by 5m in width. It will be subdivided into seven curtilage extensions, for no's 21, 23, 25, 27, 29, 31 & 33 Buchanan Street. New 1.8m high fencing along the side and rear of the site, and to delineate each curtilage, will be erected. The owners of each property will be responsible for taken down the existing rear boundaries. The layout will retain a 1.5m wide pedestrian access between the rear fencing and the allotments for access purposes, which will link up with two enclosed areas to the north and south leading onto Buchanan Street. These two gated areas do not form part of this application, although it is proposed to repair the existing surface and provide residents parking here, as part of the wider improvement scheme.</p> <p><u>Access & Highway Safety:</u> Pedestrian only access will be provided to the rear for residents, due to historic problems associated with vehicular parking along this stretch. Vehicular parking would be provided off Buchanan Street, adjacent to the site, for residents. If vehicular access were provided to the rear by encroaching onto the allotments as suggested, then this would be contrary to Policy LT11 which seeks to protect allotments from development.</p> <p><u>Impact on Character of Area:</u> This stretch has little environmental quality and no public amenity value, as there is no public through-route. The four silver birch trees are to be retained. It is anticipated that the proposal would improve this area of Buchanan Street, and would not be detrimental to the character of the streetscape.</p> <p><u>Impact on Neighbour Amenity:</u> Each property would be accessed by a gate leading off the private alleyway to the rear. A 1.8m high fence between each curtilage extension would provide adequate screening and ensure privacy for residents. Each property would have space to the rear for bin storage. There would be no adverse noise and other disturbance resulting from the proposed use.</p>

Recommendation: Referred to Full Council for Decision

Conditions

1. The fencing hereby permitted shall be erected in conformity with the approved details within 3 months of the land being transferred into the residents' private ownership, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

2. 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.
