

Report of	Meeting	Date
Corporate Director (Business)	Development Control Committee	11.11.2008

ENFORCEMENT ITEM

THE ERECTION OF A FIRST FLOOR SIDE AND REAR EXTENSION – LAND AT LITTLE KNOWLEY FARM 19 BLACKBURN ROAD WHITTLE LE WOODS PR6 8LD

PURPOSE OF REPORT

1. To consider whether it is expedient to take enforcement action in respect of the above case.

CORPORATE PRIORITIES

2. This report does not affect the corporate priorities.

RISK ISSUES

3. The report contains no risk issues for consideration by Members.

BACKGROUND

4. The case relates to the commencement of building works for a first floor side and rear extension. The works undertaken at this time involve removal of the roof to an existing extension and commencement of works to the gable and rear wall to construct the extension. Works have not started on the erection of the conservatory.

ASSESSMENT

5. A part retrospective planning application for the erecting of a first floor side and rear extension and the erecting of a single storey rear conservatory and alterations to the roof at Little Knowley Farm, 19 Blackburn Road, Whittle Le Woods, PR6 8LD, 08/01019/FUL refers, has been presented on this agenda with a recommendation for refusal. Should members accept the Officers recommendation for refusal this report seeks authority to serve an Enforcement Notice to remove the unauthorised works undertaken.

POLICY

6. The property lies within the designated Green Belt. Green Belt Policy is set out in PPG 2: Green Belts and is re-stated in Policy DC1 of the Local Plan. Local Plan Policy DC1 states that, within the designated Green Belt, permission for development will not be granted except in very special circumstances, for development other than that defined within one of the seven criteria defined within that policy. Criterion (c) allows for limited extensions of existing dwellings provided that they accord with Policy DC8A.

7. Policy DC8A states at criterion (d) extensions should not result in a significant increase in the volume of the original dwelling. In this instance it is considered that the extensions proposed do result in a significant increase in the volume of the original dwelling.

COMMENTS OF THE DIRECTOR OF FINANCE

8. No comments.

COMMENTS OF THE HEAD OF HUMAN RESOURCES

9. No comments.

RECOMMENDATION

10. That it is expedient to issue an Enforcement Notice in respect of the following breach of planning control:

- i. Without planning permission the erecting of a first floor side and rear extension at property Little Knowley Farm, 19 Blackburn Road, Whittle Le Woods, PR6 8LD.

- ii. Remedy for Breach

- ii(a). Demolish the extension and remove the resultant materials from the site.

- ii(b). Period for Compliance

Three Months.

- ii(c). Reason

- i. The proposed development would be located within the Green Belt as defined by the Adopted Chorley Borough Local Plan Review. The proposed development is contrary to Government advice contained in PPG2: Green Belts, Policy DC8A of the Adopted Chorley Borough Local Plan Review and the Council's approved House Extension Design Guidelines, which seeks to resist major extensions to existing dwellings which significantly increase the volume of the dwellinghouse and create disproportionate additions over and above the volume of the original dwellinghouse to the detriment of the character and appearance of the Green Belt.

JANE E MEEK
CORPORATE DIRECTOR (BUSINESS)

Report Author	Ext	Date	Doc ID
Steve Aldous	5414	24 October 2008	
Background Papers			
Document	Date	File	Place of Inspection
Planning Application	07/10/08	08/01019/FUL	Union Street Offices