

Item B.1	08/01019/FUL	Refuse Full Planning Permission
Case Officer	Michael Gradwell	
Ward	Pennine	
Proposal	Part retrospective application for the erection of a first floor side and rear extension, erection of a single storey rear conservatory and alterations to the roof.	
Location	Little Knowley Farm 19 Blackburn Road Whittle-Le-Woods ChorleyPR6 8LD	
Applicant	Mr Lee Bootle	
Application No.	08/01019/FUL	
	Consultation expiry: 11th November 2008	
	Application expiry: 2nd December 2008	
Proposal	<p>This part retrospective application relates to the erection of a first floor side/rear extension, which includes raising the ridge height of the existing roof to the single storey element. Additional development proposed includes the erection of a conservatory on the rear elevation and the creation of two gabled roofs above the two existing west-facing first floor bedrooms on the rear elevation. At the time of writing this report, work had already commenced on the first floor side and rear extension.</p> <p>The dwelling, which is situated to the western side of Blackburn Road, Whittle-le-Woods, is located in an area designated as Green Belt. The dwelling is set back approximately 4m from the road, with a substantial garden extending for approximately 30m to the west. To the south-west of the dwelling is a detached garage and ménage, which was granted permission in 1987. To the south, north and west of the site is agricultural land, and approximately 130m to the south of the existing rear of the dwelling is the M61 motorway. Beyond Blackburn Road to the east is an area of deciduous woodland. The nearest residential property to the site is 28 Blackburn Road, around 50m distant on the eastern side of the road.</p>	
Summary	<p>The property is located within an area designated as Green Belt. The proposed extensions, when added to the existing extensions, will result in a significant increase in the volume of the original dwellinghouse to the detriment of the openness and character of the Green Belt.</p>	
Planning Policy	<p>PPG2: Green Belts DC1: Development in the Green Belt DC8A: Replacement Dwellings and Extensions in the Green Belt</p>	
Planning History	<p>06/00027/FUL - First floor side and rear extension and single storey rear extension – Application withdrawn 9/91/705- Extension to form 'granny flat'. Approved September 1991. 9/88/870- Erection of rear porch and enclosure of front porch.</p>	

Approved February 1989

9/87/721 – Erection of Detached Garage and Menage – Approved
December 1987

9/82/406- Extensions, alterations and septic tank. Approved
August 1982

Representations

Whittle-le-Woods Parish Council- As this property is within the Green Belt, the Parish Council would like to question what the volume increase is, as this property has already been substantially extended.

Assessment

The main consideration when determining this application is the impact of the proposal on the Green Belt and the surrounding street scene.

Through numerous past additions the property has been increased in size substantially. The original property was of a relatively modest size, with a floorspace of approximately 108.35m². The proposed development, in conjunction with the various additions to the property, will result in a total floorspace of 438.7m² which equates to a 404.9% increase to the volume of the original dwelling. Policy DC8A states that permission will be granted for extensions of dwellings in the Green Belt provided that the proposed extension does not result in a significant increase in the volume of the original dwelling. It is considered that the development associated with this application represents an unacceptable increase in the size of the dwelling, which will completely change the character of the original, modestly sized dwelling.

Policy DC8A also states that permission will be granted for extensions in the Green Belt if the proposed building would not detract from the openness of the Green Belt to a greater extent than the original dwelling. The property is afforded a degree of screening by the presence of trees on the northern and southern boundaries of the site. However, notwithstanding this, by virtue of its proximity to Blackburn Road, the site is easily visible to passing traffic. It is considered that as a consequence of the work's size, scale and massing, the development represents a harmful erosion of the Green Belt's openness, to the serious detriment of the character of the Green Belt and the surrounding. In terms of design, it is noted that the ridge height of the proposed side/rear extension, along with the original middle section of the property, is proposed to be raised 0.5m above that of the existing southern-most element of the property. It is considered that this will result in a confused-looking dwelling, where it is not possible to distinguish which elements of the property are original and which are additions. The proposed extension will not appear subservient to the existing dwelling, with the extension totally dominating the original, with no subservience. Notwithstanding the fact that matching stone work will be used for the extension, it is considered that the character of the dwelling and the surroundings will be severely impacted upon by this inappropriate development.

In conclusion, it is considered that the property, as a consequence of its numerous and sizeable extensions, is not a suitable receptor for any further extensions, and those proposed will result in harmful impact upon the character and openness of the Green Belt. The application is, therefore, recommended for refusal.

Recommendation: Refuse Full Planning Permission

Reasons

1. 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.
