

APPLICATION REPORT – 18/00341/FUL

Validation Date: 23 May 2018

Ward: Chorley South East

Type of Application: Full Planning

Proposal: Construction of mansard roof to provide 3no. 2 bed flats

Location: St Georges House St Georges Street Chorley PR7 2AA

Case Officer: Mr Iain Crossland

Applicant: Turner

Agent: Mr Philip Lambert

Consultation expiry: 13 June 2018

Decision due by: 18 July 2018

RECOMMENDATION

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

SITE DESCRIPTION

2. The application site comprises the St Georges House office building and associated car parking and curtilage. It is noted that the offices are currently empty and unused and that the office building has recently been granted approval under the Town and Country (General Permitted Development) (England) Order 2015 for a change of use to 8no. apartments. The site is located within the St Georges Conservation Area, in Chorley Town Centre.
3. The site comprises a vacant office building, which is of traditional design style and is two storeys in height incorporating a hipped roof. There is a car parking area to the rear of the building that is accessed from Halliwell Street. The immediate area is characterised by properties of traditional design styles, set within the context of the imposing St Georges Church to the east of the site, which results in a distinctive character. The area is of high density building layout and consists of a mixture of commercial, residential and other uses.
4. It is noted that planning permission was recently granted for the construction of a mansard roof to comprise 2 no. 2 bed flats.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. The proposed development is for the construction of a mansard roof that would enable the provision of 3 no. 2 bed flats in addition to the 8 no. previously approved flats. The external appearance of the proposed mansard roof would be identical to that which was previously approved under application 17/00467/FUL but would have a different internal layout.
6. The roof would cover the entire building with windows created on all sides and balconies to the front elevation. The eaves height of the building would remain the same although the roof height would be 1m higher than the existing ridge.

7. There is an existing vehicular access to the site from Halliwell Street, which would be retained, and would provide access to a 15 no. space car park.

REPRESENTATIONS

8. No representations have been received by 21 June 2017.

CONSULTATIONS

9. N/A

PLANNING CONSIDERATIONS

Principle of the Development

10. The National Planning Policy Framework (The Framework) states that housing applications should be considered in the context of the presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved without delay.
11. The application site is located in the core settlement area of Chorley. The Core Strategy Policy 1 is concerned with locating growth and identifies Chorley Town as a Key Service Centre where growth and investment should be concentrated.
12. The application site comprises an office building that has recently obtained the Council's prior approval to change the use of the building to residential as a permitted development under the Town and Country Planning (General Permitted Development) (England) Order 2015. Although Core Strategy Policy 10 seeks to protect land and premises last use for employment use, it is acknowledged that the site can be changed to residential use following the approval of the recent application for the Council's prior approval and therefore the retention of the site for employment use cannot be controlled.
13. The site is not allocated for any specific use within the Chorley Local Plan 2012 - 2026 and the Local Plan 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.
14. Notwithstanding the above the principle of development has been established through the previous grant of planning permission for the construction of a mansard roof to comprise 2 no. 2 bed flats (ref. 17/00467/FUL).

Impact on the conservation area and heritage assets

15. The site is within the St Georges Conservation Area and close to a number of listed buildings, in particular the Grade II listed property at 30 St Georges Street, which is located adjacent to the site and is in use as a restaurant, St Georges Church and a number of terraced properties that line both the north and south side of St Georges Street.
16. St Georges street was developed during the early Victorian period and the listed houses were built for up and coming merchants and traders during the burgeoning growth period for the textile industry in this area.
17. The current building dates from the latter part of the 20th Century and replaced a building of similar scale that previously occupied this plot. It adopted a sympathetic style that sits comfortably within this setting. The proposed development seeks to perpetuate this style with the creation of a mansard roof with appropriately styled dormer windows.
18. It is considered that due to the appropriate scale and style of the roof extension there will be no material impact upon the appearance of the St Georges Street Conservation Area or the setting of the adjacent listed buildings. Consequently it is considered that the significance of these designated heritage assets will also be sustained.

Design and impact on the character of the area

19. The proposal is for the construction of a mansard roof in place of the existing hipped roof at St Georges House. The proposed roof would be of a traditional design style incorporating materials from the existing building.
20. The massing of the building would increase as a result of the proposed roof, however, as the building is detached with space around it the increase mass can be absorbed without detriment to the appearance of the site or surrounding area. In addition to this the increased scale would reflect the scale of other nearby buildings and would not be out of character.
21. The use of a traditional design would enable the proposed development to complement the existing building and adjacent buildings. As such the proposed development would not be out of keeping with the character and distinctiveness of the locality.

Impact on neighbour amenity

22. The proposed development would result in the provision of windows to habitable to all elevations of the building at second floor. The windows in the south elevation would be located at least 24m from the nearest residential properties at 15 and 16 Halliwell Court. The degree of separation is such that there would be no unacceptable impact on privacy, and the small increase in the building height and mass would have no unacceptable impact on light and outlook.
23. Other residential properties are located some distance from the site or are screened by other buildings. As such the proposed development would have no unacceptable impact on the amenity of nearby occupiers.

Impact on highways/access

24. The proposed development would result in 3no. two bedroom dwellings being created in addition to the previously approved conversion of the office building that would result in 8no. two bedroomed dwellings. Off street car parking has been identified on the proposed site plan for 15 vehicles. This would fall short of the requirements of the adopted parking standards set out in relation to policy ST4 of the Chorley Local Plan 2012 – 2026, however, the application site is located within the Chorley Town Centre and within walking distance of a wide variety of amenities, services and close to Chorley transport interchange. There are excellent pedestrian links across the area and the location is considered to be a highly sustainable one. As such, it is considered that a relaxation of the parking standards is justified in this instance.

Public Open Space

25. Policy HS4 of the Chorley Local Plan requires public open space contributions for new dwellings to be provided in order to overcome the harm of developments being implemented without facilities being provided.
26. However, the National Planning Practice Guidance (NPPG) post-dates the adoption of the Local Plan and states that planning obligations should not be sought from developments of 10 or less dwellings and which have a maximum combined floorspace of no more than 1000 square metres.
27. In the determination of planning applications, the effect of the national policy is that although it would normally be inappropriate to require any affordable housing or social infrastructure contributions on sites below the thresholds stated, local circumstances may justify lower (or no) thresholds as an exception to the national policy. It would then be a matter for the decision-maker to decide how much weight to give to lower thresholds justified by local circumstances as compared with the new national policy.
28. The Council must determine what lower thresholds are appropriate based on local circumstances as an exception to national policies and how much weight to give to the benefit of requiring a payment for 1 or 2 dwellings.

29. It is considered that the benefit of securing a public open space contribution on the basis of one additional dwelling (which would now be £134) would not be sufficient or carry significant weight to outweigh the national policy position. The benefit to the Council is the delivery of improvements to play space, however the cost of managing the end to end process of delivering those improvements is high and not commensurate to the benefit. The likely success of delivering improvements is also in doubt due to the difficulty of identifying schemes to pool small amounts of money secured through Section 106 agreements.

30. Therefore, a public open space commuted sum is not requested for this scheme.

CONCLUSION

31. The proposed development would have no unacceptable detrimental impact on the conservation area or the amenity of neighbouring occupiers and would result in no detrimental impact on the appearance of the site and character of the area. In addition there is adequate parking given the sustainability of the location. On the basis of the above assessment it is recommended that planning permission be granted.

RELEVANT HISTORY OF THE SITE

Ref: 98/00591/TCON **Decision:** PERTCN **Decision Date:** 5 October 1998
Description: Felling of sycamore tree in Conservation Area,

Ref: 5/1/01877 **Decision:** PERFPP **Decision Date:** 6 July 1962
Description: Removal of first floor and attic of premises known as St. Georges house, to provide single storey building.

Ref: 5/1/01975 **Decision:** PERFPP **Decision Date:** 23 January 1963
Description: Conversion of part of former dwellinghouse into consulting rooms for existing surgery.

Ref: 17/00270/FUL **Decision:** PERFPP **Decision Date:** 19 May 2017
Description: Erection of two storey detached building comprising 2no. flats

Ref: 17/00276/P3PAJ **Decision:** AAPR **Decision Date:** 28 April 2017
Description: Prior approval application under Part 3, Class O of The Town and Country (General Permitted Development) Order 2015 to change existing office building (Class B1(a)) into 8no. 2 bed flats (Class C3) with existing access and parking facilities to be retained

Ref: 17/00467/FUL **Decision:** PERFPP **Decision Date:** 28 June 2017
Description: Construction of mansard roof to comprise 2 no. 2 bed flats

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

No.	Condition
1.	The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i>

2.	<p>All external facing materials of the development hereby permitted shall match in colour, form and texture those on the existing building at St Georges House, unless alternatives are submitted to an agreed in writing by the Local Planning Authority.</p> <p><i>Reason: In the interests of the visual amenity of the area in general and the existing building in particular.</i></p>						
3.	<p>The parking and associated manoeuvring and access facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the dwellings hereby approved; such parking facilities shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) (England) Order 2015).</p> <p><i>Reason: To ensure provision of adequate off-street parking facilities within the site.</i></p>						
4.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="336 745 1321 860"> <thead> <tr> <th data-bbox="336 745 730 792">Title</th> <th data-bbox="730 745 1023 792">Drawing Reference</th> <th data-bbox="1023 745 1321 792">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="336 792 730 860">Proposed 3 No. Flats scheme plans and elevations site plan</td> <td data-bbox="730 792 1023 860">(05)04 Rev.B</td> <td data-bbox="1023 792 1321 860">06 April 2018</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Title	Drawing Reference	Received date	Proposed 3 No. Flats scheme plans and elevations site plan	(05)04 Rev.B	06 April 2018
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