

APPLICATION REPORT – 18/00631/FUL

Validation Date: 27 June 2018

Ward: Chorley North East

Type of Application: Full Planning

Proposal: Side extension to existing warehouse.

**Location: Elite Plumbing And Heating Supplies Ltd Unit 21 Highfield Industrial Estate
North Street Chorley PR7 1QD**

Case Officer: Chris Smith

Applicant: Mr R Abrol

Agent: Mr Waseem Azam

Consultation expiry: 3 August 2018

Decision due by: 14 September 2018

UPDATE REPORT

The recommendation remains that the application is refused.

Members will recall that this application was deferred at the Development Control Committee meeting held on 11 September 2018 to allow time for Members to visit the site of the proposal. The original committee report from 11 September 2018 follows on below.

PREVIOUS REPORT

RECOMMENDATION

1. It is recommended that this application is refused for the following reason:

The proposed extension by reason of its siting, scale and massing would have an unacceptable overbearing impact on the outlook from the rear habitable room windows of numbers 55 and 57 The Crescent and their private amenity space. This would be detrimental to the level of amenity enjoyed by the occupiers of these neighbouring properties. The proposal is, therefore, contrary to the National Planning Policy Framework and policies BNE1 and EP3 of the Chorley Local Plan 2012-2026.

SITE DESCRIPTION

2. The application site lies on the northern side of North Street within the Highfield Industrial Estate and is accessed from Preston Street to the south. The immediate locality is characterised by a mix of land uses including a large DIY retail store to the south and a range of business types which occupy neighbouring buildings within the industrial estate.
3. To the north the site bounds with several residential properties located on The Crescent. A mature tree lies between the existing building and these properties. The existing building is

a warehouse style building which accommodates a heating supplies and plumbing business.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application seeks planning permission for a side extension to the existing building currently. Amended plans have been submitted since the application was originally submitted and the size of the proposed extension has been reduced to increase the separation distance to the neighbouring residential properties located to the north.
5. The proposed extension would project beyond the side (northern) elevation of the building by approximately 4.8m spanning the full depth of the building. It would have an eaves height of approximately 4.7m with a roof which would slope up and away from the northern site boundary. The extension would provide new and additional storage space. There would be a gap of approximately 2.1m between the proposed extension and the rear boundary of the neighbouring property no. 55 The Crescent.

REPRESENTATIONS

6. Four representations have been received from the occupiers of neighbouring dwellings citing the following grounds of objection.
 - Light loss
 - Visual impact
 - Flooding
 - Noise
 - Loss of privacy
 - Trees need to be removed
 - Extension is not required
 - Loss in value of neighbouring residential properties

CONSULTATIONS

7. Chorley Council's Tree Officer – Has commented that the tree located to the side (north) of the application building has limited amenity value and is not considered worthy of protection.

PLANNING CONSIDERATIONS

8. It is considered that the main issues for consideration are as follows:
 1. Principle of the development
 2. Design and impact on the character of the area
 3. Impact on the amenity of neighbouring occupiers

Principle of the development

9. *The National Planning Policy Framework (The Framework) states that plans and decisions should apply a presumption in favour of sustainable development and for decision making this means approving development proposals that accord with an up-to-date development plan without delay; or where there are no relevant development plan policies, or the policies which are most important for determining the application are out-of-date, granting permission unless the application of policies in this Framework that protect areas or assets of particular importance provides a clear reason for refusing the development proposed.*
10. *Paragraph 80 of the Framework states that planning decisions, should help create the conditions in which businesses can invest, expand and adapt. Significant weight should be placed on the need to support economic growth and productivity taking into account both local business needs and wider opportunities for development.*

11. The application site is located in the core settlement area of Chorley. Policy V2 of the Chorley Local Plan 2012 - 2026 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.
12. The principle of the proposed development is, therefore, considered to be an acceptable one, subject to material planning considerations.

Design and impact on the character of the area

13. *Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.*
14. The application building sits within a low density industrial estate which contains several examples of similarly sized and designed steel framed industrial buildings. The proposed extension would, therefore, reflect the architectural context of its surroundings and would also be entirely functional in appearance continuing the character and form of the existing building. Whilst there are residential properties to the north, it is not considered there would be an inappropriate juxtaposition of incompatible architectural styles given the existing relationship between the industrial estate and dwellings to the north.

Impact on the amenity of neighbouring occupiers

15. *Paragraph 127 of the Framework states that planning decisions should ensure that developments create places that are safe, inclusive and accessible which promote health and well-being with a high standard of amenity, for existing and future users.*
16. *Policy BNE1 of the Chorley Local Plan 2012-2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that, the development would not cause harm to any neighbouring property by virtue of overlooking, overshadowing or by creating overbearing impacts.*
17. *Policy EP3 of the Chorley Local Plan 2012-2026 states that proposals for new business, industrial and storage and distribution uses, including extensions to existing premises, will be permitted if adequate screening is provided where necessary to any unsightly feature of the development. It also states that on the edges of industrial areas, where sites adjoin residential areas or open countryside, development will be required to make substantial peripheral landscaping.*
18. There would be a separation distance of approximately 15.5m between the side elevation of the proposed extension and the rear elevation of the adjoining dwelling no. 55 The Crescent and approximately 15.2m to the rear elevation of no. 57 The Crescent although the proposal does not involve any screening or peripheral landscaping to mitigate the impact of the proposed development on these neighbouring properties. However, given that it would be approximately 2.1m from the rear boundary of no. 55 The Crescent at its closest point, it is not considered that there would be sufficient space between the proposed extension and the rear gardens of the neighbouring residential properties to enable an adequate level of peripheral landscaping to be secured through the imposition of a condition.
19. The proposed extension would have an eaves height of approximately 4.8m and a depth of approximately 21m, spanning the entire width of the rear gardens of nos. 55 and 57 The Crescent. It is considered that because of the proximity of the proposed extension relative to the neighbouring properties to the south and its scale and massing, it would have an unacceptable overbearing impact on the outlook from the rear habitable room windows of nos. 55 and 57 The Crescent and the private amenity garden space of these properties. For this reason it is recommended that the application be refused.

Highway safety

20. *Policy BNE1 of the Chorley Local Plan 2012-2026 states that developments must not cause severe residual cumulative highways impact or prejudice highway safety, pedestrian safety, the free flow of traffic, or reduce the number of on-site parking spaces.*
21. The proposed extension would provide additional storage space which would support the existing operations at the site, however, it is not anticipated that there would be a material change in or intensification of traffic in the vicinity of the site nor would there be a reduction in the number of on-site parking spaces.

Other matters

22. It is not considered that the objections relating to the business requirements for the extension is a material planning consideration in this case and it is for the applicant to determine whether or not the extension is required to serve the existing business.

CONCLUSION

23. The proposed development would have an unacceptable overbearing impact on the outlook from the rear windows of numbers 55 and 57 The Crescent and their private amenity space. It would, therefore, cause significant harm to the level of residential amenity enjoyed by the occupiers of these neighbouring dwellings. The proposal is, therefore, contrary to The Framework and policies BNE1 and EP3 of the Chorley Local Plan 2012 – 2026.

RELEVANT HISTORY OF THE SITE

Ref: 5/1/02181 **Decision:** WDN **Decision Date:** 28 September 1964
Description: Residential, shopping etc

Ref: 5/1/02735 **Decision:** PERFPP **Decision Date:** 4 January 1967
Description: Outline application for residential development

Ref: 74/00668/FUL **Decision:** REFFPP **Decision Date:** 30 April 1975
Description: Warehousing

Ref: 79/01344/OUT **Decision:** PEROPP **Decision Date:** 25 February 1980
Description: Industrial/warehouse units and construction of roads, sewers and parking areas

Ref: 79/01345/REM **Decision:** PERRES **Decision Date:** 25 February 1980
Description: Design and external appearance of Industrial/Warehouse

Ref: 80/00684/REM **Decision:** PERRES **Decision Date:** 29 September 1980
Description: Industrial/Warehouse Units Nos. 13 - 26

Ref: 81/00329/OUT **Decision:** REFOPP **Decision Date:** 1 December 1981
Description: Outline application for non-food retail building with associated access road and car park

Ref: 84/00695/FUL **Decision:** PERFPP **Decision Date:** 2 January 1985
Description: Erection of 375 square metre building to be used as warehouse for paint and plumbing supplies

Ref: 85/00401/OUT **Decision:** PEROPP **Decision Date:** 9 July 1985
Description: Outline application for the erection of building (238 square metres) to be used as motor testing station and provision of ancillary parking

Ref: 85/00846/FUL **Decision:** PERFPP **Decision Date:** 29 April 1986

Description: Erection of non-food DIY retail warehouse garden centre and car park

Ref: 85/00847/FUL **Decision:** PERFPP **Decision Date:** 29 April 1986

Description: Erection of Replacement ambulance station

Ref: 87/00471/ADV **Decision:** REFFPP **Decision Date:** 4 August 1987

Description: Illuminated advertisement signs

Ref: 92/00226/FUL **Decision:** PERFPP **Decision Date:** 19 May 1992

Description: Use of warehouse building for retailing of furniture

Ref: 16/01167/COU **Decision:** APPRET **Decision Date:**

Description: Change of use from light industrial to sui generis use to operate a dog daycare, grooming spa and small retail shop

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.