

Item 7	08/01197/FUL Permit (Subject to Legal Agreement)
Case Officer	Mr Andy Wiggett
Ward	Chorley South East
Proposal	Change of use and conversion to two 2 Bed and one 1 Bed apartments
Location	Goldrush Amusements LTD 81 - 83 Market Street Chorley PR7 2SU
Applicant	Mr J Holland
	No letters of objection to the proposal have been received Consultation expiry: 1st January 2009 Application expiry: 28th January 2009
Proposal	The application concerns the change of use and conversion of the vacant upper floors of an amusement centre into apartments. The last previous use was as a stock room and staff facilities when the premises was a supermarket.
Policy	GN1, GN5, HS12, TR18
Planning History	04/00884/COU – conversion of part of premises to 6 flats, including extension of upper floors, alteration to roof and external alterations, with part of ground floor remaining as retail (class A1) - permit 06/00104/COU – change of use from retail (A1) to amusement centre (D2) site area 240sq metres- permit
Consultations	LCC Highways – wishes to ensure that the parking spaces can be exited in a forward manner. Coal Authority – standard comments
Representations	None received
Applicant's Case	<ul style="list-style-type: none"> • Site can adequately support the three units • Appearance of the building will improve
Assessment	<p>Principle of Development</p> <p>The majority of the building is located within the secondary shopping area as defined on the Local Plan Proposals Map. A small part is within an established housing area. Policy HS11 of the Local Plan supports the conversion of vacant floorspace above shops or other commercial premises, however, the following criteria must be met. (i) the conversion must provide acceptable standards of accommodation; (ii) there must be no adverse effect on the amenity of the residents of neighbouring properties; (iii) the residential units must have a pedestrian access which can be used independently of the ground floor use.</p> <p>The design of the conversion scheme satisfies the above criteria in terms of the accommodation provided, a new access door will be provided by opening up a previous doorway and sound proofing can be achieved through the Building Regulations.</p>

Design and Appearance

The conversion involves the insertion of new windows at first floor level and these will have stone heads and cills to match the existing. The new entrance door from St Georges Street will be designed to match the existing door next to it. It is considered that this will improve the appearance of the building and hence its contribution to the streetscene.

Highway Considerations

The application indicates that it is proposed to use the rear yard as parking for four cars following the demolition of an outbuilding and an outrigger behind No.8 St Georges Street. However, the Highway Authority has reservations about the use of these spaces in that there may not be sufficient space for four cars to manoeuvre so as to exit in a forward manner. Notwithstanding this, it is considered that given the site's close proximity to the town centre and the bus/rail interchange, any deficiencies in off street car parking would not be critical to the schemes acceptability.

Conclusion

The planning history of the site indicates that the Local Planning Authority was prepared to agree the conversion and extension of the premises into six residential units. On this basis, the current proposal is also acceptable and will bring a vacant first floor space into beneficial use as well as improving the appearance of the building. A contribution towards play area provision will be required and this can be secured through a S106 agreement.

Recommendation **Grant planning permission subject to a S106 agreement**

Recommendation: Permit (Subject to Legal Agreement) Conditions

1. Before the development hereby permitted is first occupied, provision for cycle parking provision, in accordance with details to be first agreed in writing with the Local Planning Authority, shall have been made.

Reason : To ensure adequate on site provision for cycle parking and in accordance with Policy No. TR18 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.
