

APPLICATION REPORT – 18/01224/FUL

Validation Date: 2 January 2019

Ward: Chorley North West

Type of Application: Full Planning

Proposal: Change of use of part of the ground floor retail space to provide 3no. flats, to include the addition of new windows and doors in the elevations facing Gillibrand Walks and car park.

Location: The Eagle And Child Hotel 20 Pall Mall Chorley PR7 2LA

Case Officer: Caron Taylor

Applicant: Mr Philip Noblett

Agent: Mr David Joyce

Consultation expiry: 6 February 2019

Decision due by: 27 February 2019

RECOMMENDATION

It is recommended that the application is approved subject to conditions.

SITE DESCRIPTION

The site was previously occupied by the Eagle and Child Public House. A scheme for 13 flats with ground floor retail units received planning permission in 2015 (ref: 15/00369/FULMAJ) and the development is now substantially complete.

DESCRIPTION OF PROPOSED DEVELOPMENT

The proposal is to change the rear section of the ground floor retail space into three ground floor apartments.

RELEVANT HISTORY OF THE SITE

Ref: 08/00111/FULMAJ **Decision:** PERFPP **Decision Date:** 5 August 2010
Description: Proposed 3 and 4 storey redevelopment of site comprising of retail and veterinary use at ground floor with flats above following the demolition of existing public house and cafe.

Ref: 13/00373/DIS **Decision:** PEDISZ **Decision Date:** 28 June 2013
Description: Application to discharge condition nos. 2 (Car Parking), 3 (Gates), 4 (Fences _ Walls), 5 (Levels), 6 (Windows _ Doors), 7 (Shop Fronts), 9 (Ground Contamination), 10 (Cycle Storage), 11 (Refuse Storage), 12 (Management Plan), 13 (Materials) and 14 (Ground Surfacing) of planning permission no. 08/00111/FULMAJ which permitted the 3 and 4 storey redevelopment of the site comprising of retail and veterinary uses at ground floor with flats above, following the demolition of existing public house and cafe

Ref: 14/01079/FULMAJ **Decision:** PERFPP **Decision Date:** 20 January 2015
Description: Section 73 application to vary condition 1 (which specifies the approved plans) of planning permission ref: 08/00111/FULMAJ (which approved a 3 and 4 storey building on the site comprising of offices, retail and veterinary use at ground floor with flats above following the demolition of existing public house and cafe) for changes to the elevations (comprising changing areas of glazing to cladding and changing the window positions and dimensions) and the internal layout (including changing the veterinary surgery to a retail unit)

Ref: 15/00369/FULMAJ **Decision:** PERFPP **Decision Date:** 19 February 2016
Description: Section 73 application to vary condition 1 (approved plans) of previously granted planning permission for a 3 and 4 storey mixed use building (ref: 14/01079/FULMAJ) to allow the subdivision of a two bedroomed duplex to form two single bed flats, alterations at ground floor to facilitate the subdivision of the retail space to enable greater flexibility, revisions to the rear service / parking area, internal alterations and elevational alterations to create open plan living areas in some flats.

Ref: 16/01035/DIS **Decision:** PEDISZ **Decision Date:** 23 November 2016
Description: Application to discharge conditions numbered 12 (facing materials) and 13 (details of cladding, soffits and fascias) attached to planning permission 15/00369/FULMAJ.

Ref: 18/00231/DIS **Decision:** PEDISZ **Decision Date:** 17 April 2018
Description: Application to discharge condition numbered 13 (external cladding materials) of planning permission 15/00369/FULMAJ (which was a Section 73 application to vary condition 1 (approved plans) of previously granted planning permission for a 3 and 4 storey mixed use building (ref: 14/01079/FULMAJ) to allow the subdivision of a two bedroomed duplex to form two single bed flats, alterations at ground floor to facilitate the subdivision of the retail space to enable greater flexibility, revisions to the rear service / parking area, internal alterations and elevational alterations to create open plan living areas in some flats).

REPRESENTATIONS

One representation has been received from a resident of Gillibrand Walks. They state that they do not object to the ground floor being turned into three more flats, but want assurance from the Council that the occupants of the building (all flats) cannot apply for a resident parking permit to park on Gillibrand Walks or surrounding streets. There is currently not enough parking for the residents that currently live on the street as it is. They know there is a car park being built next to the building, but are concerned it will not be big enough to cope with the three extra flats and with most households owning two cars there could be a real issue with parking in the area.

CONSULTATIONS

CIL Officers

This development will be CIL Liable if approved.

PLANNING CONSIDERATIONS

Principle of development

The development as previously approved is substantially complete. The current application proposes to change part of the ground floor retail space to provide 3no. flats, to include the addition of new windows and doors in the elevations facing Gillibrand Walks and car park.

Peter Gilkes and Company who are the letting agents for the retail units have advised the applicant that there has been little interest in the larger retail units currently in the development and that to reduce their floor area without losing the amount of retail facing the road frontage would make them more attractive and easier to let. Flats are also in demand in Chorley.

The principle of creating more flats and reducing the amount of retail floor space is considered acceptable. The building is within the Pall Mall District Centre but the changes to the scheme would still retain retail units at ground floor facing Pall Mall. The additional apartments would

face and be accessed from Gillibrand Walks which is a predominantly residential street so introducing a residential use at ground floor is considered appropriate to the surroundings.

Design and appearance

Presently the rear of the building has 'blind' windows at ground floor facing onto Gillibrand Walks (features shaped like windows but bricked up). The addition of the residential units to the rear of the development would introduce standard windows and entrance doors at ground floor facing onto Gillibrand Walks. This is considered an improvement on the current arrangement as at present the building has the appearance of 'turning its back' on the terraced houses opposite as the back of shops are viewed. The windows and doors would give the rear of the building an active frontage to Gillibrand walks, which would also be in residential use which is the predominant land use on Gillibrand Walks

Impact on neighbour amenity

The relationship of the additional apartments with the terraced properties opposite on Gillibrand Walks is considered acceptable. Apartments have already been approved on the upper floors of the building and the windows of the apartments now proposed would be no closer.

Highway safety

A representation has been received raising concerns about parking provision in the local area. However, the Council cannot prevent occupants of the building from applying for a resident parking permit to park on Gillibrand Walks or surrounding streets.

It is acknowledged that the proposal does not meet the Council's parking standards in terms of the number of spaces provided. These standards are however maximum standards and the site is in a highly sustainably location where there is easy access to other modes of transport other than the car. It is not considered that the application could be refused on parking grounds.

CONCLUSION

The proposed development would have the benefit of providing new housing in a sustainable location and the proposed elevational alterations would have an acceptable appearance. There would be no detrimental impact on the amenity of neighbouring occupiers or highway safety and on the basis of the above, it is recommended that planning permission be granted.

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

To follow