

APPLICATION REPORT – 18/01163/FUL

Validation Date: 11 December 2018

Ward: Chorley North East

Type of Application: Full Planning

Proposal: Change of use from dwellinghouse to 4no. self-contained flats, erection of second floor extension and elevational alterations.

Location: 42 Park Road Chorley PR7 1QU

Case Officer: Amy Aspinall

Applicant: Mr Peter Horrocks

Agent: N/A

Consultation expiry: 14 March 2019

Decision due by: 8 March 2019

RECOMMENDATION

1. It is recommended that planning permission is granted, subject to conditions.

SITE DESCRIPTION

2. The application site is located wholly within the settlement of Chorley, as defined by the Chorley Local Plan 2012 - 2026. It is occupied by a single dwellinghouse which is two storeys in height when viewed from Park Road. The surrounding area is predominantly residential in character and in close proximity to Park Road District Centre.

DESCRIPTION OF PROPOSED DEVELOPMENT

3. Planning permission is sought for the change of use of the property from a dwellinghouse to 4no. self-contained flats, the erection of second floor extension and elevational alterations.

REPRESENTATIONS

4. No representations have been received.

CONSULTATIONS

5. Lancashire Highway Services: Have no objections.
6. CIL Officers: Comment that the development is CIL liable.

PLANNING CONSIDERATIONS

Principle of development

7. The National Planning Policy Framework (the Framework) is clear that the Government's objective is to significantly boost the supply of homes and that it is important that a sufficient amount and variety of land can come forward where it is needed.
8. Paragraph 68 of the Framework recognises that small sites can make an important contribution to meeting the housing requirement of an area and are often built-out relatively quickly. Local planning authorities are advised to support the development of windfall sites through their policies and decisions – giving great weight to the benefits of using suitable sites within existing settlements for homes.
9. The application site is located within the settlement boundary of Chorley, as defined by the Chorley Local Plan Policies Map. Under policy 1 of the Central Lancashire Core Strategy, Chorley is identified as a key service centre where growth and investment is focussed.
10. The proposal is, therefore, acceptable in principle, in planning policy terms, subject to other material considerations.

Design

11. The application proposes a second floor extension to the property. Given the variation along Park Road, and that the adjoining property (44 Park Road) is three storeys in height when viewed from Park Road, it is not considered that the proposed extension would appear incongruous in the street scene. Alterations are proposed to the front windows, and these would be in-keeping with neighbouring properties. To the rear, properties have been extended and altered over time, and it is not considered that the proposed alterations and balcony would be harmful to the character and appearance of the host property or the locality.
12. The proposed development accord with policy BNE1 of the Chorley Local Plan 2012 – 2026 in respect of design.

Impact on neighbour amenity

13. The application proposes a second floor extension, which incorporates a terrace over the existing outrigger. When facing the rear elevation, the nearest flat to the right, within the building of 44 Park Road, benefits from a kitchen window in proximity to this proposed terrace. A privacy screen would prevent overlooking and loss of privacy to this window and a suitable condition is recommended.
14. A terraced area is also proposed at ground floor level, although when accessed to the rear appears as first floor due to the split-level nature of the property. Given the separation between the nearest neighbouring window of the flat contained in property number 40 Park Road, it is not considered that this would result in adverse impacts on the residential amenity afforded to this flat, or the rear amenity area.
15. The proposal is considered to be a compatible form of development with neighbouring residential uses and would not give rise to adverse amenity impacts having regard to policy BNE1 of the Chorley Local Plan 2012 - 2026.

Highway safety

16. The proposal does not incorporate any dedicated parking provision; however, the site is situated within a sustainable location in close proximity to the Town Centre, including access to amenities, services and transport options, other than the private car. It should be noted that there are no objections from Lancashire County Council Highways. In order to

encourage cycling and to ensure provision for cycles is secured, a suitable condition is recommended.

Public open space

17. Policy HS4 of the Chorley Local 2012 - 2026 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.

18. There is currently a deficit of provision for children / young people in Chorley North East and a contribution of £134 per dwelling would be required in line with the policy. However, there are currently no schemes identified for new provision and, therefore, a financial contribution for off-site provision cannot be requested.

CONCLUSION

19. The application proposes a sustainable form of development, and is recommended for approval accordingly, subject to conditions.

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.

RELEVANT HISTORY OF THE SITE

There is no recent planning history

Suggested conditions

1. 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.

2. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan		18 October 2018
Plan showing proposed floor plans	REV A	18 October 2018
Proposed Elevations	REV A	18 October 2018
Proposed Side Elevations	REV A	22 February 2019

Reason: For the avoidance of doubt and in the interests of proper planning.

3. The external facing materials, detailed in the application, shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority, when the development shall then be carried out in accordance with the alternatives approved.

Reason: To ensure that the materials used are visually appropriate to the locality.

4. Before the development hereby permitted is first occupied, provision for cycle parking, in accordance with details first agreed in writing with the Local Planning Authority, shall have been provided in all respects and made available for use, and shall thereafter be retained.

Reason: To ensure adequate on site provision for cycle parking.

5. Prior to the construction of the extension hereby permitted, full details including size, colour and materials, of a privacy screen to the side facing elevation of the second floor terrace (in proximity to the flat of 44 Park Road), shall be submitted to and approved in writing by the Local Planning Authority. The terrace shall only be provided in accordance with the approved details and the privacy screen shall be permanently retained thereafter. Any replacement privacy screen shall accord with the approved details, unless otherwise agreed in writing by the Local Planning Authority.

Reason: A privacy screen to the side facing elevation of the second-floor is necessary to safeguard the adjacent flat of 44 Park Road from loss of privacy to its habitable room.