

Item 1	09/00137/FUL Permit Full Planning Permission
Case Officer	Caron Taylor
Ward	Clayton-le-Woods And Whittle-le-Woods
Proposal	Split level extensions (two-storey and basement) to rear of existing restaurant, a single storey extension including link to rear of dining room, both to provide staff accommodation, to include taking down and rebuilding of wall to Shaw Brow
Location	174 Preston Road Whittle-Le-Woods Chorley PR6 7HE
Applicant	Mr James Ford
	Split level extensions (two-storey and basement) to rear of existing restaurant, a single storey extension including link to rear of dining room, both to provide staff accommodation, to include taking down and rebuilding of wall to Shaw Brow.
	Consultation expiry: 10th April 2009
	Application expiry: 21st April 2009
	The application has been brought to the Chairman's Briefing as it is expected that objections will be received.
Proposal	The application is for split level extensions (two-storey and basement) to rear of the existing restaurant, a single storey extension including link to rear of dining room, both to provide staff accommodation, to include taking down and rebuilding of the wall to Shaw Brow.
Background	The application property is Truffles Restaurant on Preston Road, Whittle-le-Woods. The restaurant fronts Preston Road with a carpark to the side also accessed off Preston Road. The rear of the property backs onto Shaw Brow that is as a lower level than the application site as it descends down to Waterhouse Green.
	There are a number of elements to the proposal; a single storey extension to provide staff accommodation; self-contained living accommodation for the owner in the form of a split level building and basement to the rear of the restaurant connected by a single storey link; and a function room to be created within the existing hotel by knocking existing rooms together.
Summary	
Policies	GN1, GN4, TR4, HDG, PPG15: Planning and the Historic Environment.
Planning History	The most recent planning history is: 06/00962/FUL: Erection of single storey kitchen extension to rear. Permitted but not implemented.

08/01232/FUL: Split level extensions (two-storey and basement) to rear of existing restaurant, a single storey extension including link to rear of dining room, both to provide staff accommodation, to include taking down and rebuilding of wall to Shaw Brow. Application withdrawn.

Consultations

LCC Highways Engineering

Advise that the wall of the building to Shaw Brow will be part of the building not a retaining highway structure.

LCC Highways

Use the parking standards that were an appendix to the Lancashire Structure Plan and state the scheme is two spaces short of the standards and therefore recommend refusal as it may lead to parking on Preston Road. However the Structure Plan is no longer in force and there are Interim Draft Regional Spatial Strategy Parking Standards currently out for consultation that will replace them. See body of report

Chorley's Conservation Officer

I've examined this application in terms of its impact upon the listed cottages at 1, 3, 4 & Hilltop, Shaw Brow, the listed buildings on Preston Road - The Lodge and the Gatepiers to Shaw Hill Golf Club - and also upon the Locally Important buildings at 176 - 182 Preston Road.

Due to the position of the proposed new works within the overall application site, the nature of the local topography and the screening of the application site by walls and hedges my opinion is that the proposed works will not have an impact upon any of the aforementioned listed or locally important buildings. In fact I do not consider the overall impact to be any greater than the current buildings on the site.

The nearest property to the proposed development is Bay Horse Cottage, 24 Shaw Brow, which although not listed or locally important is nevertheless a building of some historical interest. The impact of the proposed development upon this property has been minimised through the design of the new building - the gable on the nearest elevation is perpendicular to that on number 24, the eaves are level with the single storey section of number 24 and the ridge is no higher than that of 24 Shaw Brow. I consider the impact of the proposed new development to be acceptable. Overall therefore my opinion is that the application is acceptable.

Representations

No representations have been received at the time of writing, however it is expected that objections will be received as an earlier application was withdrawn and objections were received. These will be reported on the addendum.

Applicants Case

The existing restaurant is on the ground floor of the building whilst the first floor provides hotel accommodation with six rooms, some of which are currently used by staff. Part of the extension is to provide accommodation for the staff to release the hotel rooms for customers. The owners' accommodation is currently insufficient and it is proposed that the self-contained accommodation proposed to the rear will give improved living accommodation for the owner. This will release the area within the existing building,

which it is proposed to convert to a small function room to provide additional facilities for the clients.

The land to the rear of the existing building is a sloping site with the land on the other side at a substantially lower level than the site. This will mean that the owners' accommodation will have to be built down to the level of the surrounding lower land. The space underneath will be utilised as opposed to leaving a void. The overall height of the owners' accommodation to the rear will be in line with the ridge height of the existing two-storey building. The existing hedge to the rear boundary is to be removed to allow construction and then replaced with a hedge to match the surrounding ones. The existing stonewall to the boundary with Shaw Brow is to be dismantled and re-built using the original stone subject to availability. Any new stone to be used will be subject to approval. The garden area off the lounge is to be lawned.

There is currently living accommodation on the ground floor of the existing building that is to be removed and the area converted to a function room.

Assessment

Design and Appearance

The main aspect of the proposal is to the rear of the existing building. From the front of the building on Preston Road the single storey element forming the staff accommodation will be visible as will the roof of the owners' accommodation to the rear. The staff accommodation will be single storey as per the existing single storey dining room on the side of the restaurant and will be rendered to match with a pitched roof. The owners' accommodation will be the same height as the main restaurant building and its west elevation facing the road will also be rendered. Both these aspects of the proposal will be set back significantly from Preston Road and these aspects are therefore considered acceptable.

The design of the owners' accommodation to the rear takes advantage of the land levels of the site as it drops away down towards Waterhouse Green. This part of the proposal is two-storey in scale when viewed from the north, but uses split-level accommodation internally as well as using the room in the roof space and basement as living accommodation which would otherwise be a void under the building. The southern part of the owners' accommodation nearest to no. 24 Shaw Brow appears lower as the land rises towards Preston Road. The accommodation at this end of the building utilises a mezzanine floor and room in the long pitched roof with additional light provided by roof lights. The proposal will involve the removal of the stonewall and hedge to Shaw Brow to allow construction. The wall will then be rebuilt and a new hedge planted. The scheme uses a mixture of render and stone with slate roofs. The elevations within the site and facing Preston Road are proposed to be rendered as per the existing restaurant, with the elevations facing Shaw Brow and down the hill towards Waterhouse Green to be faced in natural stone. These materials are considered in keeping with the area in general which is characterised mainly by stone and rendered properties.

Streetscene

The application proposals will mainly be viewed in the context of Shaw Brow to the rear of the site. The majority of properties on this part of Shaw Brow are built of stone although there are some rendered properties, the closest ones to the side being mainly terraced. Springfield, opposite the rear of the site, is a brick built bungalow with side conservatory while Bay Horse Cottage (no. 24 Shaw Brow) is a white rendered cottage towards the corner with Preston Road. Opposite no. 24 is a row of four listed terraced stone properties (Hill Top Cottages). To the immediate north of the site on Shaw Brow is an allotment, beyond which there are terraced properties predominantly built of stone.

The main views of the proposal in the general street will be from Shaw Brow as the site is approached from Waterhouse Green up the hill. The end gable of the owners' accommodation will be highly visible but will be constructed of stone and will be viewed in the context of the gable ends of properties on Shaw Brow. It is considered that the design using an end gable facing down Shaw Brow to be faced in stone is appropriate to the area and although highly visible in the streetscene, this does not make the scheme unacceptable.

Running along the boundary of the application site with Shaw Brow is a stone retaining wall with hedge above, which runs down in front of no. 24 and continues down along Shaw Brow in front of the allotment to the north. The top of the wall is level with the ground level of the application site and the wall slopes down the hill matching the gradient of the road. The application proposes to remove this wall and hedge to allow construction but will be rebuilt and a new hedge planted. The replacement stonewall will not be a structural retaining wall as the basement wall will form the structural wall, the new stonewall will only be a boundary wall. Although the hedge and wall are not listed or protected in any way, its rebuilding is considered necessary as part of the application due to it being a prominent feature on Shaw Brow. Conditions will be applied in relation to this. The proposal is considered acceptable in the streetscene subject to conditions, including material samples.

Neighbour Amenity

The nearest neighbour to the application property is no. 24 Shaw Brow to the south of the application site, whose property and rear garden bound with the application site. The single storey extension to the restaurant and the southern most part of the owners' accommodation will be visible from this property, which has a window in the side elevation of a single storey element serving a kitchen. There is a hedge approximately 2m in height on the boundary. It is not considered that the extension to the existing building for staff accommodation will impact unacceptably on no. 24 Shaw Brow being single storey. The other aspect of the proposal closest to no. 24 is the owners' accommodation linked to the main restaurant. This will have a long sloping pitched roof and be 7.1m to the highest point from the ground level of the site nearest to no. 24. This part of the building will have patio doors and roof lights looking towards the side of no. 24. The patio doors will be at ground level so will not result in overlooking and the roof lights will serve a mezzanine bedroom level but will be 2.4m above the internal floor level, too high to see out of. The proposals will be

due north of no. 24 so will not result in overshadowing of the property. Although it may result in some loss of ambient light, given the orientation of no. 24 to the application site this is considered acceptable.

Six windows in the elevation facing Shaw Brow are proposed. Four of these will not serve habitable rooms, such as a WC, utility, staircase and landing. The remaining two (including the large window up to the apex of the roof) will serve bedrooms. These windows comply with the Councils interface guidelines in terms of Springfields, the bungalow opposite in that there will be over 10m to the boundary of the property and over 21m to the windows in the property itself.

The owners' accommodation to the north of the site is the highest part of the proposed building. The land immediately north on Shaw Brow is an allotment. The next property is no. 22 an end terraced property lower down towards Waterhouse Green. Due to the distance between the building and this property it is not considered the proposal will have an unacceptable impact on it. The only window in this elevation will be a small window serving an en-suite bathroom.

Highways and Parking

The proposals will utilise the existing access onto Preston Road, which is considered acceptable.

In terms of parking the Council has used the parking standards in the Joint Lancashire Structure Plan (JLSP) in the past, but the finalisation of the Regional Spatial Strategy (RSS) in September 2008 resulted in the JLSP being superseded. The relevant policy in the RSS is policy RT2, and this has been supplemented with the publication of a draft interim policy for parking standards, however this is only out for consultation at the present time and has not yet been adopted.

The restaurant currently benefits from 18 parking spaces. The carparking arrangements will be reorganised to create 25 off road parking spaces (including an integral garage for the owner). The increase in public floor area within the existing restaurant building is 38m², through the creation of a small function room. This would require an increase of 4 parking spaces over that which exists to 24. Parking would then be required for the staff including the owner. However the current proposal allows for 25 parking spaces, rather than the 27 that would normally be required. The applicant did consider extending the carpark to include the area in front of the building. However, this would involve removing the existing landscaping and it is not considered this would be appropriate visually in the streetscene.

The comments of Lancashire County Highways relate to the 2 fewer spaces than they require leading to on road parking specifically on the A6 Preston Road. However, double yellow lines prevent parking on this section of Preston Road, so it is not considered that the concern over on-road parking on Preston Road would warrant refusal of the application.

The other consideration in relation to parking is that staff will, in the main, be accommodated on the premises and this proposal is limited by condition to remain for staff. As staff are based on site parking can be controlled by the owner.

Impact on Listed Buildings

The Councils Conservation Officer has examined the application and is satisfied that the proposal will not have an adverse impact on any Listed or locally listed buildings in the area. The application is therefore considered acceptable in terms of PPG15: Planning and the Historic Environment.

Recommendation Permit Planning Permission

Recommendation: Permit Full Planning Permission 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality, protect the amenities of neighbouring properties and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

4. The stone wall to the boundary of Shaw Brow shall not be commenced until a sample panel of the wall has been viewed on site and approved in writing by the Local Planning Authority. This shall include a sample of any new natural stone to be used and show the coursing and jointing to be used in the construction of the wall. The construction of the wall shall only be carried out using the approved external facing materials and method of construction and shall take place prior to first occupation of the building/extension(s) hereby approved.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.

5. Before any works to implement this permission are commenced full details of the fume extraction and filtration system to be installed at the premises (notwithstanding any such details previously submitted) shall have been submitted to and approved in writing by the Local Planning Authority. The system shall be installed in accordance with the approved details prior to the commencement of the use of the premises hereby permitted and retained in operation at all times thereafter.

Reason: To safeguard the amenities of local residents and in accordance with Policy No. EP21 of the Adopted Chorley Borough Local Plan Review.

6. The integral/attached garage shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained in accordance with Policy No.HS9 of the Adopted Chorley Borough Local Plan Review and the adopted Supplementary Planning Guidance Householder Design Guidelines..

7. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform. In addition, it shall specifically give full details of the new hedge to be planted against the boundary with Shaw Brow as shown on Drawing No TR/PL/08/004 including the species, number and distribution of whips to be planted to form the hedge.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

8. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.

9. The roof lights in the bedroom in the south elevation of the owners accommodation shall be positioned a minimum of 2.3m above the mezzanine floor level as shown on Drawing No. TR/PL/08/003A.

Reason: To protect the amenities of the neighbouring property and in accordance with policy HS9 of the Adopted Chorley Borough Local Plan Review.

10. Notwithstanding the provisions of the Town and Country Planning (general Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order, with or without modification), no windows or rooflights other than those expressly authorised by this permission, or as subsequently agreed in writing by the Local Planning Authority, shall be inserted at any time in the building/extensions hereby permitted.

Reason: To protect the amenities and privacy of the adjoining properties and in accordance with Policy HS9 of the Adopted Chorley Borough Local Plan Review.

11. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) (drawing no. TR/PIL08/002A) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

12. The staff accommodation in the single storey extension hereby permitted shown on drawing no. TR/PL/08/002A and the owners accommodation in the building/extension hereby permitted (the part linked to the main building as shown on drawing no. TR/PL/08/002A) shall remain as staff/owners domestic accommodation only and shall not be incorporated into the restaurant and/or hotel.

Reason: To ensure control is maintained over the future expansion of the restaurant/hotel and to ensure sufficient parking is provided for the use and maintain the amenity of the surrounding properties in accordance with Policies TR4 and HS9 of the Adopted Chorley Borough Local Plan Review.

13. The owners accommodation in the building/extension hereby permitted (the part linked to the main building as shown on drawing no. TR/PL/08/002A) shall remain as staff/owners domestic accommodation linked to the restaurant/hotel and shall not be used as a separate dwelling.

Reason: To ensure a reasonable standard of living for future occupiers of the accommodation in line with policy HS9 of the Adopted Chorley Borough Local Plan Review.

14. Before the building/extension hereby permitted is first occupied, or before the new function room is first used, whichever is the sooner, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

15. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building/extension(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. This shall include full details of the type, coursing and jointing of the natural stone to be used in the construction of the external faces of the building(s). The development shall only be carried out using the approved external facing materials in conformity with the approved details.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy No. GN5 of the Adopted Chorley Borough Local Plan Review.
