

APPLICATION REPORT – 22/01118/FULHH

Validation Date: 21 October 2022

Ward: Chorley South West

Type of Application: Householder Application

Proposal: Erection of single storey front extension

Location: 11 Burgh Meadows Chorley PR7 3LR

Case Officer: Mrs Hannah Roper

Applicant: Mr Chris Parker

Agent: N/A

Consultation expiry: 23 November 2022

Decision due by: 16 December 2022

RECOMMENDATION

1. It is recommended that planning permission is granted, subject to conditions.
2. This application is being brought before committee for determination as it has been submitted by a Council employee within the Planning Services Team.

SITE DESCRIPTION

3. The application relates to a detached property located on Burgh Meadows, within the settlement of Chorley, as defined by the Chorley Local Plan Policies Map. The property is a modern dwelling and is surrounded by properties of a similar age and design. The property has been extended previously by the addition of a two storey side extension that is set back from the front elevation at both ground and first floor.
4. The property is located such that its side boundary, to the north, is situated to the south of no.10 Burgh Meadows which has a 2 metre high fence forming the common boundary between the two properties. A drive is located to the front of the property adjacent to this common boundary.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. The application seeks planning permission for a single storey extension to the front of the existing two storey side extension. It would project forward to tie in with the front of the existing porch and would have a mono pitched roof.

REPRESENTATIONS

6. No representations have been received.

CONSULTATIONS

7. CIL Officers – Advise that the proposal is not CIL liable.

8. Lancashire County Council Highway Services – Advise that they have no objection.

PLANNING CONSIDERATIONS

Design and impact on the dwelling and streetscene

9. *Policy HS5 of the Chorley Local Plan 2012 – 2026 stipulates that the proposed extension respects the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled.*

10. *The Householder Design Guidance SPD requires that extensions are subservient to the existing dwelling and respect the scale, character, proportions of the existing dwelling and surrounding area. In particular, it states that that extensions that project forward of the original building have a significant effect on the building itself and on the wider streetscape. Front extensions may be acceptable, however, in cases where there is no distinct building line or form, in a street with a wide variety of architectural styles.*

11. The proposed extension would be located to the front of the property and would tie into the existing porch. It is a relatively small-scale addition which would be in-keeping with the design and appearance of the host dwelling. There is no defined building line and the proposal would not be harmful to the character and appearance of the streetscene. It is considered that the proposal accords with policy HS5 of the Chorley Local Plan and the Householder Design Guidance Supplementary Planning Document in respect of design considerations.

Impact on the amenity of neighbouring occupiers

12. *Policy HS5 of the Chorley Local Plan 2012 – 2026 states that there should be no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight.*

13. *The Householder Design Guidance SPD seeks to ensure that property extensions have a satisfactory relationship with existing neighbouring buildings, do not have overbearing impacts on adjacent properties and amenity areas and do not lead to the excessive loss of daylight or overshadowing of habitable rooms and amenity spaces of adjacent properties. Furthermore, it asserts that extensions should be located, and windows orientated, to prevent direct overlooking of habitable rooms or private amenity space that belongs to nearby properties.*

14. The proposed extension would be set away from the boundary with no.12 Burgh Meadow and would be located behind the existing porch. As such it is not considered that there would be any amenity impact on the occupiers of this dwelling.

15. With regard to no.10 Burgh Meadows, the proposed extension would be located parallel to the rear boundary of this dwelling which has rear facing habitable room windows. Whilst the proposed extension would be visible above the existing boundary fence, it is a small-scale single storey addition which would be set in from the common boundary by approximately 1 metre, and as such would not be a visually intrusive form of development. A separation distance of around 7 metres would be achieved from habitable windows of no.10 Burgh Meadows, and whilst the proposed extension would be situated to the south of this neighbour, given the above factors and its single storey scale, it is not considered that the proposed extension would result in adverse impacts of loss of light. The proposal is considered to accord with policy HS5 of the Chorley Local Plan and the Householder Design Guidance Supplementary Planning Document.

Highway safety

16. *Policy HS5 of the Chorley Local Plan 2012 – 2026 states that permission will be granted provided that the proposal does not have an unacceptable adverse effect on highway safety and policy ST4 of the Chorley Local Plan 2012-2026 and its associated appendix sets out parking standards based on bedroom numbers of a property.*

17. The Householder Design Guidance SPD states that off-street parking should be provided at a ratio of 2 spaces for a two or three bed dwelling, and 3 spaces for a larger property, including garages. It also states that car parking spaces occupy a space of 2.5 metres by 5.5 metres but spaces in front of a garage should be 2.5 metres by 6 metres to allow for opening/closing doors and if a garage is to be classified as a parking space the size must be 6m by 3m.

18. There would be no increase in the number of bedrooms at the property, however a small amount of driveway would be lost to accommodate the proposed extension. The applicant is proposing to increase the hardstanding at the dwelling such that three cars could be accommodated and the completion of this prior to first occupation of the extension could be conditioned. As such the proposal is acceptable from a highway perspective.

CONCLUSION

19. The proposed development would not have an unacceptable adverse impact on the character and appearance of the existing dwelling or the surrounding area, nor would it cause any unacceptable adverse impacts on the amenity of neighbouring residents. The proposal would not be detrimental to highway safety. It is, therefore, considered that the development accords with policy HS5 of the Chorley Local Plan 2012 – 2026 and the Householder Design Guidance Supplementary Planning Document and is recommended for approval, 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

Ref: 16/01165/FULHH **Decision:** PERFPP **Decision Date:** 3 February 2017

Description: Erection of a first-floor side extension.

Suggested conditions

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

Title	Plan Ref	Received On
Proposed and Existing Plans	BW-22-10-001	21 October 2022
Location Plan	S05815NW	21 October 2022

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

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.

3. All external facing materials of the development hereby permitted shall match in colour, form and texture to those on the existing building 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: In the interests of the visual amenity of the area in general and the existing building in particular.

4. The parking spaces/hard surfacing shown on the site plan forming part of plan BW-22-10-001, received by the Local Planning Authority on the 21.10.2022 shall be surfaced or paved, drained and made available in accordance with the approved plan prior to the first occupation of the extension, hereby approved and shall thereafter be permanently retained for that purpose (notwithstanding the Town and Country Planning (General Permitted Development) Order 2015).

Reason: To ensure provision of adequate off-street parking facilities within the site