

Application Number 07/2022/00063/FUL

Address 5 East Square
Longton
Lancashire
PR4 5NL

Applicant Mr Tom Banks

Agent

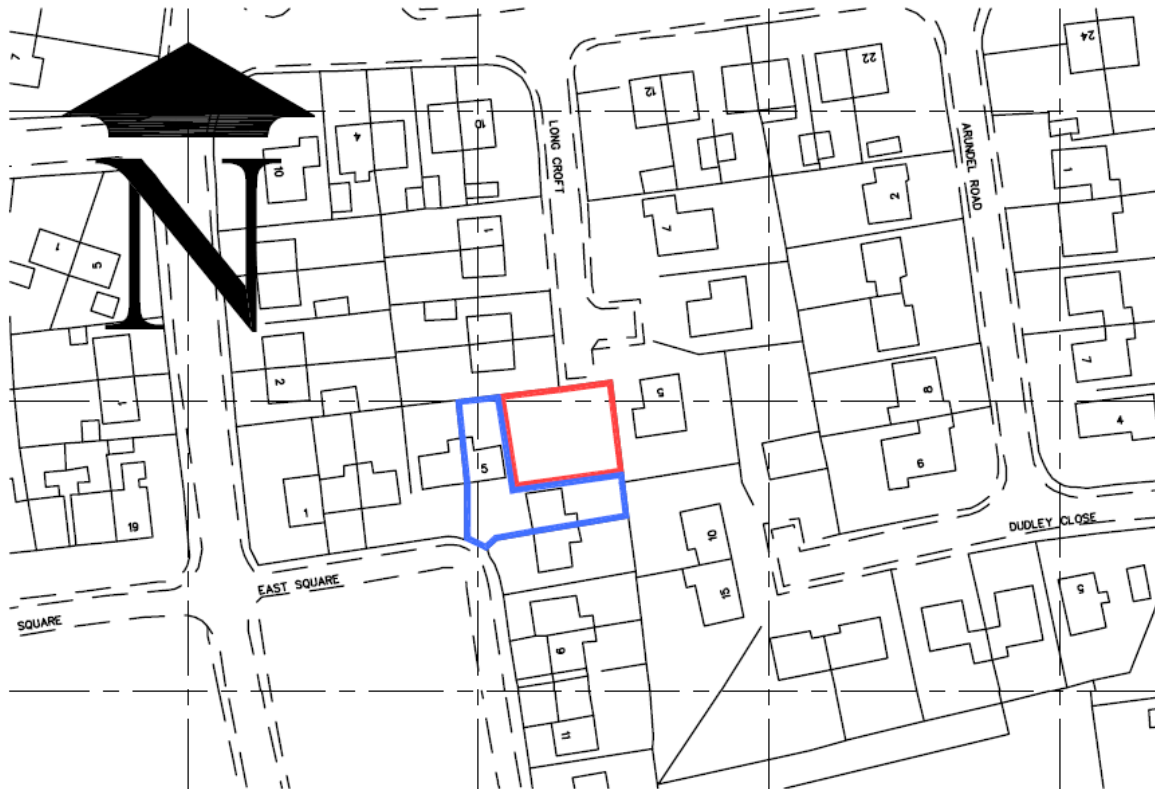
Mr Chris Weetman

1 Reeveswood
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Development Erection of 1 No. detached bungalow with access off Long Croft

Officer Recommendation Refusal
Officer Name Mrs Linda Ashcroft

Date application valid 26.01.2022
Target Determination Date 08.05.2022
Extension of Time 08.04.2022



1. **Introduction**

- 1.1 This application is being brought before the Planning Committee as the applicant is related to a member of staff and an elected member.

2. **Report Summary**

- 2.1 This application is in full and relates to the erection of 1 No. detached single storey dwelling with access to be taken off Long Croft located to the north of the site.
- 2.2 The proposed dwelling will be constructed within part of the garden area of No. 5 and 6 East Square and is located within an existing built up area.
- 2.3 No objections have been received from statutory consultees.
- 2.4 A total of 10 separate letters of representation have been received from neighbouring properties.
- 2.5 The proposal has been assessed against current planning policies, including the national planning policy framework and the development plan policies.
- 2.6 The proposal is contrary to Policy G17 (Design Criteria for New Development) and therefore recommended for Refusal.

3. **Application Site and Surrounding Area**

- 3.1 The application site is located within the garden area of Nos. 5 and 6 East Square and is situated within a wholly residential area. Access to the site will be taken off Long Croft and will be situated at the head of a cul de sac.
- 3.2 The northern boundary of the site (Long Croft) is separated by a 1.8m-2m high timber fence with a 1.8m high timber fence to the eastern and southern boundaries. There is no boundary treatment between Nos. 5 and 6 East Square.
- 3.3 There are a number of conifer trees to the south east of the site which are situated within the garden area of No. 10 Dudley Close.
- 3.4 The site is located within the existing built up area as defined by Policy B1 in the Local Plan.

4. **Site History**

- 4.1 Planning permission was Refused under reference 07/2020/00788/FUL for the erection of 1 No. detached two storey dwellinghouse with access off Long Croft.
- 4.2 There were two reasons for refusal of this application:
- ☐ The siting of the proposed dwelling and the relationship of the boundary treatment of the garden area to Nos. 5 and 6 East Square, would appear an incongruous feature in the street scene and as such is contrary to Policy G17 of the South Ribble Local Plan.
 - ☐ The scale and siting of the proposed dwelling would have a detrimental impact upon adjacent residential properties by undue loss of private amenity space,

privacy, overshadowing and would appear overbearing. As such the proposal is contrary to Policy G17 of the South Ribble Local Plan.

4.3 A subsequent application was Refused under reference 07/2021/00481/FUL for the erection of 1 No. detached bungalow with access off Long Croft for the following reason:

- ☐ The scale and siting of the proposed dwelling would have a detrimental impact upon adjacent residential properties by undue loss of privacy, overshadowing and would appear overbearing. As such the proposal is contrary to Policy B1 and G17 of the South Ribble Local Plan.

5. **Proposal**

5.1 Planning permission is sought for the erection of 1 No. detached bungalow with access off Long Croft.

5.2 The proposed bungalow will have a footprint of 9.5m by 7.6m with a pitched roof 2.3m to the eaves and a ridge height of 4.8m. A canopy is proposed over the front entrance door which will project for 0.8m; no windows are proposed into the eastern elevation. External materials will match that of adjacent dwellings and will consist of a red brick with a panel of stonework under a front window and grey slate type tile to the roof.

5.3 The proposed bungalow will accommodate two bedrooms for which two off road parking spaces are required.

5.4 Two parking spaces are to be provided to the east of the bungalow. Boundary treatment to the east, south, west and part of the north will consist of 1.85m high fencing together with trees to the part of the southern and western boundaries (adjacent side elevation of Nos. 5 and 6).

5.5 A refuse storage area and cycle store are proposed to the rear eastern corner of the site which will be screened by existing and proposed 1.8m high timber fencing along the southern and eastern boundaries.

5.6 Nos. 5 and 6 East Square are within the ownership of the applicant who rents out these dwellings.

6. **Representations**

6.1 Two site notices have been posted, one on East Square and one on Long Croft and a total of 22 neighbours have been notified.

6.2 **Letters of Objection**

6.2.1 A total of 10 letters have been received objecting for the following reasons:

6.2.2 **Highway Safety/Issues**

- ☐ Construction vehicles would use Long Croft
- ☐ Road surface already in a poor state and will be further ripped up by heavy goods vehicles;
- ☐ No room for parking of large vehicles as the end of the road is a turning area;
- ☐ Access to properties would be blocked;
- ☐ Concerned that access to Nos 5 and 6 East Square could be achieved in the future;

- ☐ More vehicles causing pollution and parking problems;
- ☐ Will there be an undertaking from highways to resurface Long Croft following building works;
- ☐ Access should be within East Square;
- ☐ Cause vehicle congestion/obstruction;
- ☐ Could become a rat run if fence between East Square and Long Croft removed;
- ☐ Accident waiting to happen due to cars not being able to view cars reversing out of new dwelling driveway;
- ☐ Restrict existing on-street parking;

6.2.3 Character/Appearance/Residential Amenity

- ☐ Would make area even more densely populated
- ☐ Appear overbearing
- ☐ Affect tranquillity of the area;
- ☐ Too close to neighbouring houses;
- ☐ Plot is too small to site a bungalow;
- ☐ Will appear very crammed into a small garden space;
- ☐ Doesn't fit in with the street scene;

6.2.4 Other Issues

- ☐ Garden grabbing;
- ☐ States 'Redundant' gardens on design statement which is not the case;
- ☐ Potential for multi resident occupancy;
- ☐ Proposes in time to construct a dormer on the bungalow;
- ☐ No positive changes to the current plans;

6.2.5 In response to objections raised under 'Other Issues' in respect of multi resident occupancy, there is no indication within the application that the property will be used as a House in Multiple Occupation (HMO). In addition, a dwelling within a C3 Use Class (Dwellinghouse) can be converted to a HMO (Class C4 - Up to 6 tenants) without the requirement of planning permission.

6.2.6 In respect of future works to add a dormer, should the application be approved then due to the siting of the dwelling and the plot size, a condition can be imposed which will remove the 'permitted development rights' from the dwelling.

6.2.7 The garden area has been described in a design statement as 'redundant' but as the site still forms the garden area of Nos. 5 and 6 East Square, this is incorrect.

7. Summary of Responses

7.1 **LCC Highways** comment that Long Croft is suitable to serve a development of this size and nature. LCC Highways have confirmed that the proposed access is acceptable and that the proposed parking is in line with Appendix 4 (Car Parking Standards) set out in the Local Plan.

7.1.1 Should the Local Planning Authority be minded to approve the application, a number of highway safety conditions have been requested together with an informative relating to highways works.

7.2 **Environmental Health** have raised no objection but have requested a number of conditions relating to contaminated land, burning of waste material/vegetation on site,

dust management plan, hours of construction and provision of an electric vehicle recharge point.

- 7.3 **United Utilities** have requested a plan to be submitted outlining the proposed levels and an indicative foul and surface water drainage strategy. In addition, should the application be approved, a condition is required relating to submission of details of a sustainable surface water drainage scheme and a foul water drainage scheme.

8. **Material Considerations**

8.1 **Policy Considerations**

8.2 **NPPF**

- 8.2.1 The NPPF is a material planning consideration to which weight needs to be attached. The NPPF promotes a presumption in favour of sustainable development and supports sustainable economic development to deliver, amongst other things, homes.

- 8.2.2 Paragraph 124 of the NPPF advises that decisions should take in to account the desirability of maintaining an area's prevailing character and setting (including residential gardens).

8.3 **Core Strategy Policy Considerations**

- 8.3.1 Policy 1 (Locating Growth) of the Core Strategy encourages the focussing of growth and investment in the Key Service Centres of Chorley and Leyland and the other main urban areas in South Ribble.

- 8.3.2 Policy 5 (Housing Density) of the Core Strategy covers Housing Density and states: *"The authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area, consideration will also be given to making efficient use of land."*

- 8.3.3 Policy 6 (Housing Quality) of the Core Strategy covers Housing Quality and aims at improving the quality of housing.

- 8.3.4 Policy 17 (Design of New Buildings) requires new buildings to be designed in a manner to take account of the character and appearance of the local area.

8.4 **South Ribble Local Plan**

- 8.4.1 Policy B1 (Existing Built-Up Area) allows for development provided, amongst other things, it complies with the requirements for parking, is in keeping with the character and appearance of the area and will not adversely affect the amenities of nearby residents.

- 8.4.2 Policy F1 (Parking Standards) requires car parking provision to accord with the parking standards. In respect of a two bed dwelling, two off road parking spaces are required.

- 8.4.3 Policy G17 (Design Criteria for New Development) permits development which does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene by virtue of its design, height, scale, orientation, plot density, massing, proximity, or use of materials. Furthermore, the development should not

cause harm to neighbouring property by leading to undue overlooking, overshadowing or have an overbearing effect.

9. **Other Material Considerations**

9.1 The main issues to consider include the details of the siting and design of the dwelling, the impact upon residential amenity and highway matters.

9.2 **Community Infrastructure Levy (CIL)**

9.2.1 The Community Infrastructure Levy was adopted by the Council on 24 July 2013 and became effective on the 1 September 2013. No Exemption or Relief has been applied for.

9.3 **Suitability of Access**

9.3.1 The access is proposed off Long Croft set to the north of the site at the head of a cul de sac. As the site forms part of the garden area of Nos. 5 and 6 East Square, there have been objections received concerning the use of Long Croft as opposed to East Square. Due to the relationship of Nos. 5 and 6 East Square, access would not be possible off East Square. Lancashire County Council Highways have confirmed that the parking arrangements are acceptable and has raised no objection to the proposed development.

9.4 **Parking Arrangements**

9.4.1 The plans demonstrate a two bed bungalow for which two off road parking spaces are required. A proposed site plan demonstrates that this is achievable and as stated above, LCC Highways have confirmed that the parking arrangements are acceptable. The proposal therefore meets with the aims of Policy F1 in the South Ribble Local Plan.

9.5 **Siting, Design, Appearance and Impact on Character of Area**

9.5.1 The site forms part of the garden area of Nos. 5 and 6 East Square and is situated within a wholly residential area.

9.5.2 East Square consists of semi-detached and terraced two storey dwelling houses. Within Long Croft there are two storey semi-detached dwellinghouses on the western side and detached bungalows situated on the eastern side with semi-detached dormer bungalow properties situated within Landsmoor Drive.

9.5.3 No. 5 Long Croft lies immediately to the east of the site which is a detached bungalow with an attached garage to the side set approximately 1m off the common boundary.

9.5.4 No. 4 Long Croft is set north east of the site and is a two storey dwellinghouse.

9.5.5 The proposed bungalow will align with the main front elevation of No. 5 Long Croft. The main entrance door is to the side of this property which will be set some 8m from the proposed bungalow.

9.5.6 The main garden area for the proposed bungalow will be set to the rear with a depth of some 6m. A patio/garden area is proposed to the western side which will have a width of some 4.7m. The rear garden area will extend to the side of Nos. 5 and 6 East Square and will project forward of No. 5 by some 0.9m and will be level with the front elevation of No. 6. It is proposed to plant high trees in this area to provide screening.

9.5.7 The proposed bungalow will be set 1m from the adjacent highway which also acts as a turning area within Long Croft; the proposed canopy to the front will sit only some

0.2m from the highway. The adjacent bungalow to the east at No. 5 Long Croft also fronts a turning head and sits back some 6m from the highway. All dwellings within Long Croft have garden areas to the front; those on the west side of Long Croft have a depth of some 7m, No. 7 to the east some 10m and the front garden of No. 6 is some 6m deep.

9.5.8 It is considered that due to the siting of the bungalow, this will appear overly prominent in the street scene and as such will detract from the character and appearance of the area when viewed from Long Croft.

9.6 **Relationship to Neighbours**

9.6.1 The site will reduce the garden area of both Nos. 5 and 6 East Square considerably and will leave a 2.5m gap to the side of No. 5 East Square and 2.1m to the side of No. 6 for access to the rear. The garden area of the proposed bungalow will project forward of No. 5 East Square by some 0.9m and will not project beyond the front elevation of No. 6. No. 5 East Square will have a rear garden length remaining of a minimum of 6.5m and a maximum of 8.8m and a reduced width of 9m; No. 6 will retain a minimum length of some 8.6m and a maximum length of some of some 10.6m, for the width of 8.8m. The remaining garden areas will be similar to adjacent properties situated within East Square.

9.6.2 The rear elevation of the proposed bungalow will be set some 6m off the southern boundary with No. 6 East Square which will consist of an eaves height of 2.3m and a ridge height of 4.8m. Windows are proposed into the rear elevation which will serve a bedroom, bathroom and a kitchen.

9.6.3 The proposed bungalow will be set some 7.2m from the side elevation of No. 5 East Square; this property has two clear glazed first floor windows into the side facing elevation which will be set some 2.5m from the common boundary; one of these windows is a secondary window to a front bedroom. There is a set of bi-folding doors and an exit door proposed into the ground floor west facing elevation. The proposed facing elevation will have an eaves height of 2.3m with the ridge height standing at 4.8m. The proposed dwelling will sit forward of the rear elevation of No. 5 by some 0.4m.

9.6.4 The proposed bungalow will be set approximately 3.3m from the boundary with the adjacent bungalow to the east at No. 5 Long Croft. This property has an attached garage to the side which is set some 1m off the common boundary. There are mature trees to the rear of No. 5 Long Croft which are within the curtilage of No. 10 Dudley Close. The proposed dwelling will align with the front elevation of No. 5 Long Croft and will be set forward of the rear elevation by some 1.8m.

9.6.5 No. 4 Long Croft is set at right angles to the application site with the proposed bungalow being set some 1.2m from the common boundary which is separated by a 1.8m high timber fence; the proposed dwelling will sit forward of No. 4 by some 3m; no windows will directly overlook into the front garden area of No. 4 Long Croft.

9.6.6 Due to the scale, siting and design of the proposal, it is considered this will not unduly impact upon the residential amenity of occupiers of the adjacent dwellings.

10. **CONCLUSION**

10.1 The siting of the bungalow within 1m of the highway and at the head of a cul-de-sac will appear prominent in the street scene and as such will detract from the character and appearance of the area when viewed from Long Croft.

10.2 The proposal is contrary to Policy B1 and G17 in the South Ribble Local Plan and as such is recommended for **Refusal**.

RECOMMENDATION:

Refusal.

REASONS FOR REFUSAL:

1. The siting of the proposed bungalow will appear overly prominent in the street scene and as such will detract from the character and appearance of the area when viewed from Long Croft. The proposal is therefore contrary to Policy B1 and G17 of the South Ribble Local Plan.

RELEVANT POLICY

NPPF	National Planning Policy Framework
1	Locating Growth (Core Strategy Policy)
5	Housing Density (Core Strategy Policy)
6	Housing Quality (Core Strategy Policy)
17	Design of New Buildings (Core Strategy Policy)
POLB1	Existing Built-Up Areas
POLF1	Car Parking
POLG17	Design Criteria for New Development

Note:
