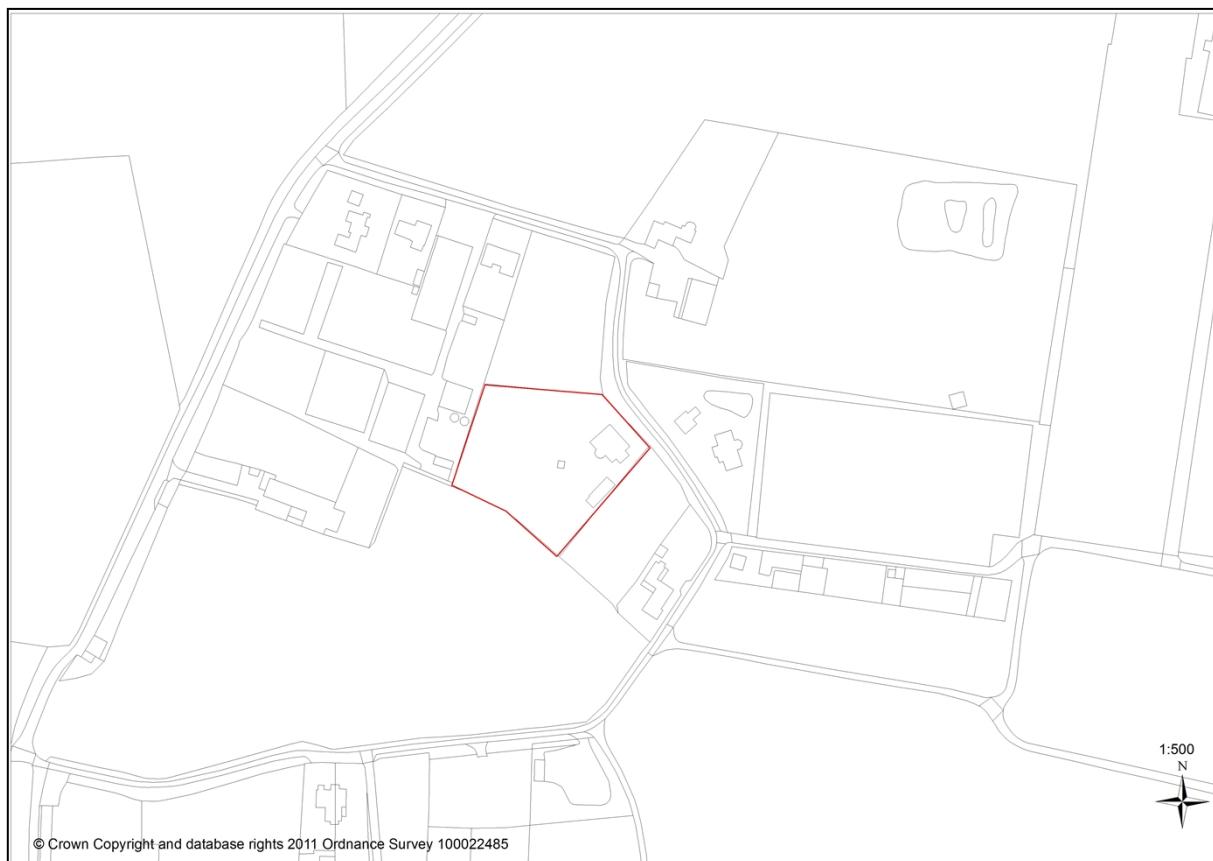


Application Number	07/2019/3198/HOH
Address	The Bungalow Startley Nook Whitestake
Applicant	Mr & Mrs McConnell
Agent	Mr N Robinson Planning Problems Solved 19 Egerton Road Ashton
Development	Conversion of existing garage to form ancillary living accommodation
Officer Recommendation	Approval with Conditions
Officer	Mrs Debbie Roberts
Date application valid	10.04.19
Target Determination Date	05.06.19
Extension of Time	None



1. Introduction

1.1. The application is brought to committee as the applicants agent is related to an Officer of the Council.

2. Report Summary

2.1. The application refers to a well extended, detached dwelling with detached garage located on Startley Nook, Whitestake; a semi-rural area allocated as Green Belt by Policy G1 of the South Ribble Local Plan.

2.2. Surrounded by large tracts of open land, the closest neighbours sit between 40m and 100m away, and are screened by existing shrubbery

2.3. In response to publicity representation has not been received

2.4. In policy and spatial separation terms the proposal is considered compliant, and having regard to the following commentary it is recommended that the application should be approved subject to the imposition of conditions

3. Application Site and Surrounding Area

3.1. The application refers to a well extended, detached dwelling with detached garage located on Startley Nook, Whitestake; a semi-rural area allocated as Green Belt by Policy G1 of the South Ribble Local Plan as Green Belt.

3.2. To the east, south and north are tracts of open land; the closest neighbours being 'Willow House', 'Long View', 'Craig Yr Rhos' and 'Paulyn' which enjoy between 40m and 100m separation and are well screened by existing shrubbery

4. Site Context / Planning History

4.1. There are four applications on the history of this site. None are relevant to this proposal

5. Proposal

5.1. The application proposes conversion of the applicant's detached garage to one bedrooned, ancillary living accommodation.

5.2. In terms of physical works, existing garage doors would be replaced with patio doors, and 2 no: small windows installed into the rear elevation. A solar array would also be added to the rear roof elevation.

5.3. More than adequate levels of parking and amenity space would remain, and existing boundary treatments are to be retained.

5.4. A condition to restrict use of the annex is considered necessary and reasonable.

6. Representations / Consultation

6.1. Five neighbouring properties gave been consulted but representation has not been made. Statutory consultation on this occasion was not felt necessary.

7. Material Considerations

7.1. The National Planning Policy Framework and Local Plan Policy G1 (Green Belt) both include a general presumption against development of Green Belt areas other than for specifically detailed purposes; all of which retain the fundamentally open nature of the area. There are a number of exceptions to this presumption – all other considerations being

acceptable; one of which is '*the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building*'

7.2. Policy G2 of the same document also allows for conversion of existing buildings where proposals would not have a materially greater impact on the openness of the Green Belt, where the building is of substantial construction and is suitable for conversion without the need for alterations which would harm its existing character. Proposals should also have access to existing infrastructure.

7.3. The well-constructed garage would not be extended in any way, and would involve only minimal, but appropriate alteration to allow for its proposed use. It sits adjacent to existing services and highway and overall is considered policy compliant.

7.4. As the property has been extended in excess of volume allowed by adopted policy, and to prevent further, unrestricted development of the site, a condition to remove permitted development rights from this property is felt necessary.

7.5. Relationship to neighbours

7.5.1. Spatial separation between existing neighbours and the proposed annex is more than adequate. As such, development would not result in any loss of amenity

8. Conclusion

8.1.1. Development accords to the relevant policies of the South Ribble Local Plan 2012-2026, Central Lancashire Core Strategy and National Planning Policy Framework, and is recommended for approval subject to the imposition of conditions

RECOMMENDATION:

Approval with Conditions.

RECOMMENDED CONDITIONS:

1. The development hereby permitted must be begun not later than the expiration of three years beginning with the date of this permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. All external facing materials shall match in colour, form and texture to those on the existing building.
REASON: In the interests of the visual amenity of the area and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
3. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans Dwg Proposed and location plan 20.3.19 (Mike Palmer)
REASON: For the avoidance of doubt and to ensure a satisfactory standard of development
4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking or re-enacting that Order) no development of the type described in Classes A-F Part 1 of Schedule 2 of that Order shall be undertaken without the express permission of the Local Planning Authority

REASON: To retain control over future development in the interest of amenity and the character and appearance of the development and to accord with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the Adopted Local Plan 2012-2026

5. The annex hereby approved shall only be used as part of the accommodation of the existing dwelling and shall not be divided by way of sale or sub-letting to form separate residential accommodation.

REASON: To avoid the creation of separate dwellings which may be substandard in terms of parking provision and/or amenity space in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026

RELEVANT POLICY

National Planning Policy Framework

South Ribble Local Plan

G1 Green Belt

G2 Conversion and adaptation of Green Belt buildings