

<b>No.2</b>	<b>APPLICATION NO.</b>	2018/0411/WL3
	<b>LOCATION</b>	55A Pennington Avenue Ormskirk Lancashire L39 1NG
	<b>PROPOSAL</b>	Change of use from existing ex wardens flat and communal lounge facility to create 5 bed adapted house including rear single storey bedroom and shower room extension and internal modifications. Allocation of 3 parking spaces outside of the building for exclusive use of the dwelling. Change of use from grassed open space to provide 2 no car parking spaces.
	<b>APPLICANT</b>	West Lancashire Borough Council
	<b>WARD</b>	Scott
	<b>PARISH</b>	Unparished - Ormskirk
	<b>TARGET DATE</b>	6th August 2018

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## **1.0 SUMMARY**

- 1.1 The proposed change of use is acceptable in principle. The single storey rear extension is significant in length but would not result in harm to the host building or result in a loss of amenity of privacy to the neighbouring properties. Adequate parking is provided for the 5 bedroom dwelling. The proposal accords with Policy GN3, RS1 and IF2 of the West Lancashire Local Plan and as such is recommended for approval.

## **2.0 RECOMMENDATION**

- 2.1 **APPROVE with conditions**

## **3.0 THE SITE**

- 3.1 The site relates to a detached building which was last used as a 3 bed warden's flat on the first floor and a communal lounge for the wider community on the ground floor. A warden has not resided at the property since 2000. The site has an ample rear garden which is bound by a timber fence.

## **4.0 THE PROPOSAL**

- 4.1 Planning permission is sought for the change of use from the existing wardens flat and communal lounge facility to a 5 bed adapted house. Also proposed is a single storey rear extension. As part of the proposal 3 allocated spaces to the front of the property are to be provided for the dwelling. In addition to this the proposal would incorporate the change of use from the grassed open space to provide 2 no car parking spaces opposite no 59-61 Pennington Avenue.

## **5.0 PREVIOUS RELEVANT DECISIONS**

- 5.1 2017/0402/WL3 - Conversion of existing communal residents lounge, kitchen and offices into a new 3 bed flat. Refurbishment of previous wardens flat and separation of communal garden to provide allocated gardens. Allocation of 4 parking spaces outside of the building for exclusive use of flats. Change of use from grassed open space to provide 3 no car parking spaces. GRANTED
- 5.2 2014/0196/WL3 – Change of use from grassed open space to car parking. Laying of kerbs, stone base, tarmacadam road surfaces and footpaths as on plans. GRANTED

- 5.3 8/81/57 – Full application to erect two storey common room/wardens flat accommodation, provision of 4 parking spaces, landscaping of site and alteration to existing pedestrian/vehicular access on land between 55 and 57 Pennington Avenue. - GRANTED

## **6.0 CONSULTEE RESPONSES**

- 6.1 Lancashire County Council Highways – 22.06.2018  
No objection

## **7.0 OTHER REPRESENTATIONS**

- 7.1 1 neighbouring letter of objection has been received and can be summarised as follows:

### **Parking**

Parking is already at a premium on the street;

Non-residents use the street due to its proximity to town;

If the spaces are taken then there will be a struggle to park safely and securely close to our home;

As a result of hazardous parking and limited visibility there has been accidents on the road.

### **Loss of community facility**

The facility is used by the local community for various events;

Some elderly residents use the facilities to socialise. If this is removed you may isolate them from the community.

## **8.0 SUPPORTING INFORMATION**

- 8.1 None

## **9.0 LOCAL PLAN ALLOCATION**

- 9.1 The site is located within Ormskirk which is designated as a Key Service Centre in the West Lancashire Local Plan.

### **9.2 National Planning Policy Framework**

Delivering a wide choice of high quality homes

Requiring good design

Promoting healthy communities

### **9.3 West Lancashire Local Plan (2012-2027) DPD**

Policy GN1 – Settlement Boundaries

Policy GN3 – Criteria for Sustainable Development

Policy RS1 – Residential Development

Policy IF1 – Maintaining Vibrant Town and Local Centres

Policy IF2 – Enhancing Sustainable Transport Choices

- 9.4 **Supplementary Planning Document**, Design Guide (Jan 2008)

## **10.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

### **Principle of Development – Residential Development**

- 10.1 Policy RS1 of the Local Plan states that residential development will be permitted within the Borough's settlements, including Key Service Centres, on brownfield sites, and on

greenfield sites not protected by other policies. The site is within the settlement area of Ormskirk and as such the principle of a residential use within the settlement boundary is acceptable subject to the proposal complying with all other planning policy.

### **Loss of community facility**

- 10.2 The existing first floor was originally occupied by a warden who oversaw residents in the immediate local area. However a warden has not resided at the property since 2000. The Council still provide sheltered services but no staff have service accommodation.
- 10.3 The communal lounge was last used March 2017 however owing to dwindling number of users the Council made a decision to close the facility. Residents now have access to and use Bath Springs Court facility which is within the sheltered housing scheme. This site is about 0.6miles from the application site.
- 10.4 Whilst the loss of the ground floor communal facility will have some impact upon the local community I am satisfied that there are other similar facilities in Ormskirk to cater for the needs of local residents.

### **Design / appearance / amenity**

- 10.5 A single storey rear extension is proposed to accommodate a bedroom and ensuite. The extension would project out centrally, 7.50m from the rear elevation of the building. Whilst this projection is significant I am satisfied that it would not result in harm to the host building or result in overdevelopment of the site noting that it would be single storey and would leave ample garden space.
- 10.6 Minimal changes are proposed to the external fabric of the building and revolve around the alterations of windows and the alterations of some external materials. All the proposed works are considered acceptable and are in accordance with Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD.
- 10.7 The proposal to create the 2 additional parking bays would result in the removal of part of the grassed area and an ornamental tree which contributes to the attractive make-up of the streetscene, however a section of the grassed area would still remain and therefore the impact on the character of the area would not be significant.

### **Impact upon adjoining land uses**

- 10.8 Policy GN3 of the Local Plan states that developments should 'retain reasonable levels of privacy, amenity and sufficient garden / outdoor space for occupiers of the neighbouring and proposed properties.'
- 10.9 The lawful use of the first floor is already a flat albeit restricted to the warden. As such a full complement of residential accommodation is already provided. The proposed alterations to the ground floor to convert this space into residential accommodation also would not in my opinion result in any detrimental impact to neighbouring properties. If anything the proposal is likely to result in fewer visitors to the site then when it operated as a community facility and was in full use.
- 10.10 The single storey rear extension is proposed centrally within the site. As such I am satisfied that it would not result in any loss of light or overbearing feel to neighbouring properties. Whilst windows and doors are proposed in the side elevations of this extension facing onto neighbouring properties, noting that the extension is single storey and there

are substantial fences to the party boundaries, I am satisfied that no loss of privacy would result.

- 10.11 Noting the above I am satisfied that the amenity and privacy of neighbouring properties is retained as part of the proposal.

### **Parking / highways**

- 10.12 When planning permission for the warden's office and communal facility building was granted (ref 8/81/57) the scheme included 4 parking spaces, 1 for the use of the warden and 3 for the community facility. This proposal would see 3 of these 4 spaces designated for use by the residents of the proposed dwelling.
- 10.13 In practice local residents indicate that they have historically been able to park in the spaces allocated to the community facility. Concern has been expressed about the potential loss of off street parking if these spaces are reserved for use by the residents of the proposed dwelling. Therefore the proposal involves the creation of 2 additional parking bays on the grassed area at the head of the cul-de-sac adjacent to existing bays. The provision of the 2 additional bays will be for the use of other residents of the Avenue. Consequently the residents of Pennington Avenue will not experience a net loss of parking provision.
- 10.14 Each new parking space would exceed the minimum parking standard set out in Manual for Streets (4.80 x 2.40m) measuring 5m x 2.50m. In all cases there is sufficient turning area to enable vehicles to turn within the head of the cul-de-sac to allow them to exit Pennington Avenue in a forward gear. The Highway Authority is satisfied with the parking arrangements.
- 10.15 On this basis I am satisfied that the proposal accords with Policy GN3 and IF2 of the Local Plan.

### **Summary**

- 10.16 The proposal accords with Policy RS1, GN3 and IF2 of the local Plan and as such is recommended for approval.

## **11.0 RECOMMENDATION**

- 11.1 That planning permission be GRANTED subject to the following conditions:

### **Conditions**

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:-  
Plan reference  
Proposed and existing plans and elevations received by the Local Planning Authority on 17.04.2018  
Existing and proposed parking plan received by the Local Planning Authority on 18.04.2018
3. Notwithstanding the approved plan, the proposed hardstanding shall be made of a porous material or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the site boundaries.
4. All external elevation materials shall be as detailed on plan reference (proposed plans and elevations) received 17th April 2018. If the applicant or developer has any doubts as to

whether the proposed materials are acceptable they should check with the Local Planning Authority before commencement of the building works.

5. The 2 new parking spaces as detailed on plan reference Existing plans and elevations received by the Local Planning Authority on the 18.04.2018 shall be provided prior to the occupation of the dwelling.

### **Reasons**

1. Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. For the avoidance of doubt and to ensure compliance with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
3. To ensure that the development minimises the potential of flash flooding in the interest of local amenity and that the development, therefore, complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. To allow for vehicles visiting the site to be parked clear of the highway and to assimilate the new car parking areas within the site and to ensure that the development complies with the provisions of Policies GN3 & IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

### **Notes**

1. The new vehicular access, within the adopted highway will need to be constructed under a section 184 agreement of the 1980 Highways Act (Vehicle crossings over footways and verges), The Highway Authority hereby reserves the right to provide the highway works within the highway associated with this proposal. Provision of the highway works includes design, procurement of the work by contract and supervision of the works. The applicant is advised to contact LCC before works begin on site. Further information and advice can be found at [www.lancashire.gov.uk](http://www.lancashire.gov.uk) and search for "vehicular crossings".

### **Reason for Approval**

1. The Local Planning Authority has considered the proposed development in the context of the Development Plan including, in particular, the following Policy/Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

Policy GN1 - Settlement Boundaries

Policy GN3 - Criteria for Sustainable Development

Policy RS1 - Residential Development

Policy IF2 - Enhancing Sustainable Transport Choices

together with Supplementary Planning Guidance and all relevant material considerations. The Local Planning Authority considers that the proposal complies with the relevant Policy criteria and is acceptable in the context of all relevant material considerations as set out in the Officer's Report. This report can be viewed or a copy provided on request to the Local Planning Authority.