

No.2	APPLICATION NO.	2019/0387/FUL
	LOCATION	Turbury Farm 10 Shaw Close Halsall Ormskirk Lancashire L39 8SJ
	PROPOSAL	Conversion of and extension to existing garage to form new bungalow including part demolition of main house single storey to provide separation. Extensions to main house to form new garage and summer room following demolition of conservatory.
	APPLICANT	Mr J Stephenson
	WARD	Halsall
	PARISH	Halsall
	TARGET DATE	21st August 2019

1.0 REFERRAL

1.1 This application has been referred to Planning Committee as the applicant is related to Councillor Stephenson.

2.0 SUMMARY

2.1 The principle of the creation of a new dwelling on this site is considered acceptable. The design, appearance and layout of the new dwelling house together with the extensions to the existing farmhouse are considered to relate well to the existing farmhouse and its setting, and would not harm the character and appearance of the existing street scene. The proposed split between the existing farmhouse and the newly created dwelling house is considered to achieve sufficient residential amenity space for both dwellings, and I am satisfied there would be no significant loss of amenity subject to the obscure glazing of side facing first floor windows of the farmhouse. The proposal complies with Policy GN3 in the Local Plan and the Councils SPD Design Guide.

3.0 RECOMMENDATION: APPROVE subject to conditions.

4.0 THE SITE

4.1 The application site relates to a large detached two storey farm house with detached garage situated within substantial grounds to both the front and rear of the dwelling house and benefitting from two established accesses: Shaw Close to the south and established access from Heathey Lane.

5.0 THE PROPOSAL

5.1 This application seeks planning permission for:

Conversion of and extension to existing garage to form new bungalow including part demolition of main house (single storey) to provide separation;
Extensions to main house (Turbury Farm) including new single storey attached garage and single storey rear extension (summer room) following demolition of conservatory.

6.0 PREVIOUS RELEVANT DECISIONS

6.1 None.

7.0 CONSULTEE RESPONSES

7.1 Lancashire County Council (Highways) (19/07/2019) – No objections.

8.0 OTHER REPRESENTATIONS

8.1 None.

9.0 SUPPORTING INFORMATION

9.1 Flood Map.

9.2 Preliminary Ecological Appraisal (June 2019).

9.3 Arboricultural Method Statement.

9.4 Arboricultural Implications Statement.

10.0 RELEVANT PLANNING POLICIES

10.1 National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 Development Plan Document provide the policy framework against which the development proposals will be assessed.

10.2 The property is located within a small rural village of Shirdley Hill as designated within the West Lancashire Local Plan.

10.3 National Planning Policy Framework – (NPPF)

10.4 West Lancashire Local Plan (2012-2027) DPD – (Local Plan)

SP1- A Sustainable Development Framework

GN1 – Settlement Boundaries

GN3 – Criteria for Sustainable Development

EN2– Preserving and Enhancing West Lancashire's Natural Environment

IF2– Enhancing Sustainable Transport Choices

RS1- Residential Development

10.5 Supplementary Planning Document – (SPD)

Design Guide (Jan 2008)

11.0 OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION

Assessment

11.1 The main considerations in assessing the proposals are:

Principle of Development;
Design, visual appearance and layout;
Impact upon residential amenity;
Highways and Parking Provision;
Drainage;
Impact upon Trees;
Ecology.

Principle of Development

- 11.2 Policy RS1 of the West Lancashire Local Plan states that within small rural villages, the appropriate re-use of an existing building and very limited infill development (i.e. up to 4 units) will be permitted for market housing. For the purposes of the policy, infill development refers to development within the settlement boundary of the village. Therefore as the development is within a settlement area of Shirdley Hill the principle of residential development is acceptable subject to the proposal satisfying other relevant policies.

Design, visual appearance and layout

- 11.3 All development should comply with the requirements of Policy GN3 of the Local Plan which, along with the Councils Design Guide SPD, requires that new development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Policy GN3 also states that development should incorporate suitable and safe access and road layout design in line with the latest standards. Adequate parking in accordance with Policy IF2 should also be provided.
- 11.4 The alterations to the original large farmhouse (Turbury Farm) would include the separation of an existing single storey element (currently the billiard room) on the eastern elevation of the main building to create an approximate 1.3m division between the existing house and the newly created dwelling. The remaining footprint of the billiard room together with existing garages would then be converted and infilled to create an L-shaped bungalow.
- 11.5 Given the substantial overall plot size, the proposed sub division of the site is considered acceptable, as is the proposed access arrangement in which the new dwelling house would separately utilise the existing gravelled and tree lined driveway (the original farmstead access) which leads directly to Heathey Lane.
- 11.6 The positioning, scale and form of the new bungalow is considered to relate well to the orientation and building line of the existing farmhouse, and moreover respects the existing well established landscaping and natural features of the site including the mature trees/ planting which form the boundaries. Whilst the location of the application site, which is set well back from Heathey Lane and Shaw Close results in very limited direct views of the dwelling house from the street scene, it none the less reflects a local vernacular of modest bungalows found within the immediate vicinity.
- 11.7 Alterations and extensions are also proposed to the existing farmhouse including demolishing the existing rear conservatory and erection of single storey lean to dining room extension and erection of a single storey front /side extension to form a garage. In my view the extensions in terms of the design and scale are in keeping with the character of the farmhouse
- 11.8 Overall I therefore consider the proposals would not create any disruption or adverse harm to the visual amenity of the existing street scene and meet the requirements of Policy GN3 and the West Lancashire Design Guide SPD in this respect.

Impact upon residential amenity

- 11.9 Policy GN3 of the Local Plan allows development providing it retains or creates reasonable levels of privacy, amenity and sufficient garden/ outdoor space for the occupiers of the neighbouring and proposed properties. The West Lancashire Design Guide states that overlooking and privacy issues can arise where there is an inadequate distance between windows in new developments and a neighbouring house or private amenity space.

- 11.10 By virtue of the considerable scale of the original application site its proposed sub division would retain sufficient levels of private amenity space at both the front and rear of the dwelling houses.
- 11.11 Given the open farm land which flanks the east of the site adjacent to the new dwelling, combined with the scale of the building and existing boundary treatments I am satisfied the proposal would not create any adverse harm to amenity at the east of the site. Furthermore given the retained separation to the front and rear boundaries taken together with the mature planting which encloses the site there is not considered to be any significant harm to the amenity of No 6 Shaw Close which lies to the south.
- 11.12 The proposed dwelling house would be set back approx 1.3m from the original farmhouse, and whilst the bungalow would not have any side facing windows on the western elevation, the original property would have four first floor windows that would directly overlook the bungalow. Given these farmhouse windows currently serve a hallway corridor it is the intention to obscure glaze these in order to mitigate any loss of privacy. Furthermore a new boundary wall is proposed between the properties in this location which would provide valuable screening at ground floor level.
- 11.13 On balance I am therefore satisfied the proposals would not create any adverse harm to residential amenity and therefore satisfies Policy GN3 of the Local Plan.

Highways and Parking Provision

- 11.14 The new bungalow would have 4 bedrooms and Policy IF2 of the Local Plan states that residential properties of this size require 3 car parking spaces within the boundaries of the site. By virtue of the large existing driveway located to the front of the dwelling house, in addition to the proposed integrated garage within the proposal, I am satisfied the application site can accommodate the requisite amount of parking provision for both the original farmhouse and the new dwelling house. LCC Highway Authority has been consulted on the planning application and raise no objections to the development.

Drainage

- 11.15 No drainage details have been submitted with the planning application. Full details of a strategy for the separate foul and surface water drainage of the development, including any necessary attenuation measures and maintenance management proposals will be subject to a planning condition.

Impact upon Trees

- 11.16 To accommodate the proposals it would involve the removal of a mature Birch tree to the rear of the property and a mature Conifer. The Councils Arboricultural Officer has been consulted on this application and comments that the proposal would not lead to any notable loss of visual amenity no objections are raised. The submitted Arboricultural Impact Assessment contains suitable tree protective fencing details. The site is well landscaped with other mature trees in and surrounding the curtilage of the site. On this basis I consider the development compliant with Policy EN2 of the WLLP.

Ecology

- 11.17 A preliminary ecological survey has been submitted with the planning application.

- 11.18 From the survey results it was concluded that both buildings at Turbury Farm are categorised as having 'negligible' bat roost suitability. Trees throughout the application site have been assessed and are absent of features that may be used by bats as a roost space.
- 11.19 No ponds occur within a 250 metre radius of the survey area with the exception of the singular small garden pond which was assessed as 'poor' relative to the preferred breeding conditions for Great Crested Newts.
- 11.20 A list of biodiversity enhancements is listed within Appendix III of the survey which will be subject to a planning condition. The development therefore is considered to comply with Policy EN2 of the WLLP.

Summary

- 11.21 For the reasons outlined above, I am satisfied that the proposal accords with the NPPF and policies SP1, GN1, GN3, EN2, IF2 and RS1 of the Local Plan.

12.0 RECOMMENDATION

- 12.1 That planning permission be GRANTED subject to the following conditions and reasons:

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 1532/02B and 1532/03 received by the Local Planning Authority on 02/08/2019.
3. All external brickwork and roofing materials shall be identical to those on the existing building in respect of shape, size, colour and texture. If the applicant or developer has any doubts as to whether the proposed materials do match they should check with the Local Planning Authority before commencement of the building works.
4. Prior to the first occupation of the proposed new dwelling, it shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.
5. Prior to the commencement of the use of the development hereby approved the first floor windows on the right side (eastern) elevation of the existing dwelling shall be fitted with obscure glass (Pilkington level 3 or equivalent) and, if required for escape purposes, shall include a restrictor mechanism to prevent the window from opening more than 50mm during normal use/non-emergency situations and shall remain so fitted at all times thereafter for the duration of the development.
6. No development shall take place until a strategy for the separate foul and surface water drainage of the development, including any necessary attenuation measures and maintenance management proposals has been submitted to, and approved in writing by the Local Planning Authority. The surface water drainage strategy must take account of the relevant provisions of this councils Planning Applications - Drainage, Flood Risk and Sustainability guidance and the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement standards. The drainage scheme shall be completed in accordance with the approved details. The peak rate of surface water discharge to the receiving surface water system is not to exceed 3.0 l/s. To aid the checking of calculations the mdx file for the surface water drainage design should be submitted if available.
7. The biodiversity enhancements contained within Appendix III of the Preliminary Ecological Survey received by the Local Planning Authority on 26/06/2019 shall be implemented in full throughout the duration of the development.

8. The existing trees shall be retained and before site works commence they shall be protected with stout fencing constructed to BS5837:2012, to contain the branch spread of the trees (as detailed within the Arboricultural Method Statement (May 2019) received by the Local Planning Authority on 26/06/2019). Such fencing shall remain and be adequately maintained for the duration of the development operations. Within this fencing no development operations may take place including the storage or dumping of materials or plant, the lighting of fires, the siting of temporary huts or the raising or lowering of ground levels. All dead or damaged existing trees specified for retention shall be replaced with trees of such size and species approved in writing by the Local Planning Authority.

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 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.
4. To ensure that the development complies with the provisions of Policy IF2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. To protect the privacy of adjacent residential properties and so comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
6. To ensure that the site is properly drained in the interest of local amenity and that the development, therefore, complies with the provisions of Policies GN3 & IF3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
7. To ensure that the proposed development has no detrimental impact upon protected species or their habitats and is in accordance with Policy EN2 of the West Lancashire Local Plan.

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 Policies in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document:

SP1- A Sustainable Development Framework
GN1 – Settlement Boundaries
GN3 – Criteria for Sustainable Development
EN2– Preserving and Enhancing West Lancashire's Natural Environment
IF2– Enhancing Sustainable Transport Choices
RS1- Residential Development

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.