

No.3	APPLICATION NO.	2019/0794/WL3
	LOCATION	17 Beech Avenue Parbold Wigan Lancashire WN8 7NS
	PROPOSAL	External refurbishment including new render finish to all elevations, replacement windows and doors, recovering of roofs and replacement entrance canopy.
	APPLICANT	West Lancashire Borough Council
	WARD	Parbold
	PARISH	Parbold
	TARGET DATE	6th November 2019

1.0 SUMMARY

1.1 The proposed development of the external refurbishment including render, replacement windows and doors, recovering of roofs and replacement porch canopy is acceptable in principle. It is considered the proposal will not have a significant impact on the amenity of neighbouring properties and would not adversely impact on the street scene or the visual amenity of the area. The proposed development is considered to be compliant with the NPPF and Policies GN1 and GN3 of the West Lancashire Local Plan 2012-2027 DPD.

2.0 RECOMMENDATION - APPROVE with conditions.

3.0 SITE DESCRIPTION

3.1 The site comprises of a corner plot semi-detached two-storey dwelling. There is a drive with a grassed area to the front and a garden to the rear.

3.2 There is a green space with a number of trees separating the proposal site from the adjacent properties.

4.0 PROPOSAL

4.1 The application proposes external refurbishment including replacement of timber cladding with insulated render, replacement windows and doors, recovering of roofs and replacement porch canopy.

5.0 PREVIOUS RELEVANT DECISIONS

5.1 None.

6.0 OBSERVATIONS OF CONSULTEES

6.1 None received.

7.0 OTHER REPRESENTATIONS

7.1 None received.

8.0 RELEVANT PLANNING POLICIES

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

8.2 National Planning Policy Framework

West Lancashire Local Plan Policies

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

Supplementary Planning Document - Design Guide (January 2008)

9.0 **OBSERVATIONS OF DIRECTOR OF DEVELOPMENT AND REGENERATION**

9.1 The main considerations for this application are

Principle of development

Design

Impact on residential amenity

Principle of development

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

9.3 Paragraph 124 of the NPPF states that the creation of high quality buildings and places is fundamental to what the planning and development process should achieve. Paragraph 127 part f) sets out a need to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

9.4 It is my view that the principle of the external refurbishments to the dwellinghouse are supported by the NPPF. On that basis the principle of this development is acceptable provided it complies with other relevant national and local planning policies.

Design

9.5 The NPPF and Policy GN3 supported by the Council's SPD Design Guide requires that development should be of a high quality design, integrate well with its surroundings, promote sustainable development principles and respect its setting. NPPF states that planning policies should ensure developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development.

9.6 It is my view that the design of the proposed alterations is in keeping with the appearance of the existing building and the development does not adversely impact on the street scene and would better integrate the buildings within the local area. The property was formerly faced with wooden cladding which has already been removed leaving the original brickwork exposed and would benefit from rendering. On that basis the development complies with the requirements of policy GN3.

Impact on residential amenity

9.7 Policy GN3 of the Local Plan requires that new development should retain reasonable levels of privacy and amenity for occupiers of the neighbouring properties.

9.8 Due to the scale and characteristics of the development I am satisfied that there would not be any significant adverse impact on the residential amenity of neighbouring properties. I therefore consider that the proposal complies with policy GN3.

10.0 CONCLUSION

10.1 The proposed development is compliant with the NPPF and the relevant policies in the West Lancashire Local Plan 2012-27 and is recommended for approval.

11.0 RECOMMENDATION

11.1 That planning permission is 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 Existing Plans and Elevations Dwg No. 005 received by the Local Planning Authority on 1st August 2019.
Plan reference Proposed Plans and Elevations Dwg No. 010 received by the Local Planning Authority on 1st August 2019.
3. All external facing and roofing materials shall be as detailed in section 9 of the submitted application form received by the Local Authority on 3rd October 2019. 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.

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.

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:

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable 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.