

No.8	APPLICATION NO.	2021/0450/FUL
	LOCATION	Land Adjoining 15 Church Lane Wrightington Wigan Lancashire WN6 9SN
	PROPOSAL	Proposed detached house and garage following demolition of the existing building.
	APPLICANT	N Andrews Homes Ltd
	WARD	Wrightington
	PARISH	Wrightington
	TARGET DATE	3rd June 2021

1.0 REFERRAL

- 1.1 This application was to be determined under the Council's delegation scheme however Councillor Jukes has requested it be referred to Committee to consider concerns about siting of the proposed dwelling forward of the building line and the possible loss of residential amenity.

2.0 SUMMARY

- 2.1 It is considered that the principle of residential development at this site is acceptable. I am satisfied that the proposed dwelling would not result in any significant detrimental impact upon the listed building, character of the area, amenity of neighbouring properties, biodiversity or highway safety. Subject to conditions the proposed development is considered to be compliant with the NPPF and Policies RS1, IF2, EN2, EN4, GN1 and GN3 of the West Lancashire Local Plan 2012-2027 DPD and the application is therefore recommended for approval.

3.0 RECOMMENDATION: APPROVE subject to conditions.

4.0 THE SITE

- 4.1 The site is located to the north of Church Lane in Wrightington and sits forward of no. 13 and to the east of no. 15. The site comprises a two storey building which appears to have been altered/extended in the past. There is an area of overgrown land to the front of the site and a vehicular access leading to an area of hardstanding adjacent to the building.
- 4.2 No. 13 Church Lane, Cowlings Farm, is a Grade II listed farmhouse.

5.0 THE PROPOSAL

- 5.1 The application proposes the erection of a two-storey four-bedroom dwelling following the demolition of the existing building. A single detached garage is proposed to be located adjacent to the building.

6.0 PREVIOUS RELEVANT DECISIONS

- 6.1 None.

7.0 CONSULTEE RESPONSES

- 7.1 United Utilities - Conditions recommended.

7.2 LCC Highways - The Highway Development Support Section has no objection in principle to this application and is of the opinion that the proposed development should have a negligible impact on highway capacity and highway safety within the immediate vicinity of the site. Highway Development Support recommends conditions.

8.0 OTHER REPRESENTATIONS

8.1 Wrightington Parish Council - no objections.

8.2 Letters of representation have been received which can be summarised as follows:

- Object to the proposed building as it sits far too close to the road.
- All the other houses on the lane, most of which are bungalows, are set well back from the road, apart from the barn.
- While the building isn't itself listed, it is in the curtilage of a listed building and as such, plays an important part in the context of the original farm and its buildings.
- Consider and an extension of the original building would be preferable.
- Consider a bungalow would be more in keeping with the other properties on Church Lane.
- Development will directly impact on privacy due to its size and height, and siting
- Concern regarding available space to park within the plot. Church Lane is narrow and very busy with traffic with a speed limit of 60mph.
- Although we have no objection to the proposed development of the site in front of our house Cowlings Farm we are quite concerned that this is not the only development that will be taking place on the site known as 15 Church Lane.

9.0 SUPPORTING INFORMATION

9.1 The application has been supported by the following documents:
Design and Access Statement

10.0 RELEVANT PLANNING POLICIES

10.1 The application site is located within the Small Rural Village of Wrightington Bar as designated in the West Lancashire Local Plan Proposal Map.

10.2 National Planning Policy Framework (NPPF)

West Lancashire Local Plan 2012-2027 DPD

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

RS1 - Residential Development

IF2 - Enhancing Sustainable Transport Choice

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

Supplementary Planning Document, Design Guide (Jan 2008)

11.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

Principle of development

11.1 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. Policy RS1 of the WLLP states that residential development will be permitted within the Borough's settlements on brownfield sites, and on greenfield sites not protected by other policies.

- 11.2 The site is located within the Small Rural Village of Wrightington Bar where the appropriate re-use of an existing building and very limited infill development (up to 4 dwellings) will be permitted for market housing. The erection of one dwelling on the site is considered to be limited infilling within the village of Wrightington Bar. The principle of residential development in this plot is therefore acceptable providing the development complies with other relevant planning policies.

Design / Impact on Listed Building

- 11.3 The principle statutory duty under the P(LBCA) Act 1990 in relation to listed buildings is for Local Planning Authorities to have special regard to the desirability of preserving the building or its setting or any features of special architectural or historic interest which it possesses. This duty is reflected in Chapter 16 of the NPPF and Policy EN4 of the West Lancashire Local Plan.
- 11.4 The proposal site is located within the rural area of Wrightington and Church Lane is characterised by a scattered settlement of residential properties. The site lies adjacent to the Grade II listed Cowlings Farmhouse, which is a C17th scored rendered house on a stone base with C19th and C20th alterations. The farmstead at Cowlings Farm would have originally comprised the house, the building on the application site and a pair of buildings fronting the lane to the south west. Cowlings Farmhouse and the site are currently separated by a high conifer hedge which runs from Church Lane along the side boundary between the properties and to the rear. The building holds some historic interest by its past association with the listed farmhouse, although this interest has somewhat been eroded by alterations and changes to its form and character over time, which have resulted the loss of much of its significance. I would concur with the Heritage Statement that the existing contribution of the building to the significance of the listed farmhouse is considered to be negligible.
- 11.5 It is my view that the proposal for the demolition of the existing building and the redevelopment of the site and erection of a new dwelling, which takes some reference from its historic farmstead setting, is acceptable in principle from a heritage perspective. Siting the new building away from the farmhouse gives further visual separation (along with the high hedge) and reduces harmful impact, along with its enhancement to the visual contribution to the farmhouse's immediate setting. The retention of the stone boundary wall to the front (abutting the public highway), which is a feature of the site is wholly positive.
- 11.6 The style of the two storey property is of a vernacular form and it does not compete with the farmhouse through its scale, orientation and general design. The proposed building is to be set on a stone plinth and rendered which is considered to be acceptable in this location however in respect of materials, I would consider that the historic setting necessitates a requirement for traditional materials including timber windows and doors. A suitable condition can be imposed requiring details of materials to be submitted for agreement by the Council.
- 11.7 Whilst the dwellings within the road are predominantly bungalows there are a variety of property styles and height particularly in proximity to the site. The neighbouring building no. 15 is a two storey dwelling (former barn) as is the farmhouse to the rear. Furthermore the building to be replaced is a two storey building. There is no clear building line on this side of the road and some properties are much closer to the road than others including the

neighbouring properties nos. 15 and 17. The proposed dwelling would be set back approx. 2m from the front boundary and therefore behind the nominal building line of the neighbouring property no. 15. I am satisfied that a two storey building in this location would not be out of keeping with the character of the area and would not have an adverse impact on the street scene.

- 11.8 The Council are required to give the duties imposed by the Planning (LBCA) Act 1990 considerable weight in the planning balance. Paragraph 193 of the NPPF states that great weight should be given to the conservation of heritage assets and their settings. It is my view that subject to relevant conditions the proposal meets the test to preserve (the setting of the Listed Building, known as Cowlings Farmhouse) as laid down the Planning (LBCA) Act 1990, and thereby complies with the guidance contained in the NPPF and Policies EN4 and GN3 of the Local Plan.

Impact on residential amenity

- 11.9 Policy GN3 of the West Lancashire Local Plan (2012-2027) DPD allows development provided it retains or creates reasonable levels of privacy, amenity and sufficient garden/outdoor space for occupiers of the neighbouring and proposed properties.
- 11.10 The SPD - Design Guide requires that the minimum rear garden depth will generally be 10m unless the particular merits of the case, in terms of the character of the setting, can be proved to warrant a reduction in this requirement. The submission demonstrates that private amenity space in accordance with the SPD can be provided at the rear of the proposed dwelling.
- 11.11 The neighbouring property no. 15 has several windows in the eastern elevation facing the site. It is my view that subject to the proposed first floor window in the western elevation of the proposed dwelling being obscurely glazed and fixed shut there would be no adverse impacts on no. 15 as a result of overlooking. The required separation distances in relation to neighbouring dwellings, as set out in the SPD – Design Guide, are met. Due to the distance between the proposed building and the other nearby properties I consider the proposal would not result in harm to the amenity of those dwellings. I am satisfied the development would comply with the requirements of local plan policy GN3 1(iii).

Highways

- 11.12 Policy GN3 of the West Lancashire Local Plan 2012-2027 DPD states that development should incorporate suitable and safe access and road layout design in line with latest standards. Parking should be provided in accordance with policy IF2.
- 11.13 I have consulted the Highway Authority who raise no objection to the proposal and consider the development would have negligible impact on highway safety in the area. The existing vehicular access will be used to serve the dwelling and the plans demonstrate three parking spaces can be provided for the proposed dwelling. It is my view the development would comply with the requirements of policies IF2 and GN3.

Drainage

- 11.14 The Council's drainage engineer has reviewed the application with regard to the disposal of foul and surface water drainage, and the flood risk associated with this application. The application form indicates that the foul sewage will discharge to the mains drainage system and surface water would be directed to a soakaway.

11.15 In terms of flood risk the site is located in Flood Zone 1 and outside areas susceptible to surface water flooding so the risk of flooding is considered to be low.

11.16 In principle I have no objection to the proposed development however a condition is recommended requiring full details of a drainage scheme to be submitted for approval.

Ecology

11.17 Policy EN2 states that where there is reason to suspect that there may be a priority species, or their habitat, on or close to a proposed development site, planning applications should be accompanied by a survey assessing the presence of such species and, where appropriate, making provision for their needs. This allows the LPA to screen the project against the Habitats Regulations and relevant national and local policy.

11.18 The application has been accompanied by an ecological survey which concludes there is no current or historic evidence of roosting bats within the building or site. It is concluded that the proposal would not have a harmful impact on any protected species or their habitat. The proposal would therefore comply with the requirements of policy EN2.

Other matters

11.19 I note concerns have been raised regarding development at 15 Church Lane and the impact on the application site. Having checked the planning history I have been unable to find any current or historic application at no. 15 which would affect the proposal currently under assessment at this site.

Conclusion

11.20 The principle of residential development at this site is considered to be acceptable. I am satisfied that the proposed dwelling would not result in any significant detrimental impact upon the listed building, character of the area, amenity of neighbouring properties, biodiversity or highway safety. Given the above I consider that the proposal satisfactorily meets the requirements of the NPPF and West Lancashire Local Plan 2012-2027 DPD and should be recommended for approval.

12.0 RECOMMENDATION

12.1 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.
Reason: To comply with the requirements of Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
2. The development hereby approved shall be carried out in accordance with details shown on the following plans:
Plan reference 20-118-LO1, 20-118-PO1, 20-118-PO2 and one unnumbered site layout plan received by the Local Planning Authority on 8th April 2021.
Reason: 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. No development shall take place until a strategy for the separate foul and surface water drainage of the development is, including any necessary infiltration measures, attenuation measures, maintenance management proposals, and phasing of delivery if applicable, approved in writing by the Local Planning Authority. The surface water drainage strategy must take account of the relevant provisions of the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement standards. The drainage scheme must be completed in accordance with the approved details and, if applicable, the approved phasing of the scheme. The MicroDrainage mdx file, if available, is required to aid the checking of design calculations.

Reason: These details are required prior to the commencement of development to ensure adequate drainage for the proposed development and to ensure that there is no flood risk on- or off-the site resulting from the proposed development and to ensure that the development complies with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
4. Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and / or full specification of materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and should be reflective of those within the surrounding area, unless otherwise agreed in writing by the Local Planning Authority.

The development shall be carried out only in accordance with the agreed schedule of materials and method of construction.

Reason: To ensure that the external appearance of the building(s) is satisfactory and that the development therefore complies with the provisions of Policies EN4 and GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.
5. The following provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification) Schedule 2, Part 1 Classes A, B, C and E and Part 2 Class A, or any amendments made to that Order, shall not apply:

 - (i) no extensions shall be carried out to the dwelling
 - (ii) no garages or carports shall be erected within the curtilage of the dwelling
 - (iv) no buildings, greenhouses, swimming pools, gates, walls, fences or other structures shall be erected within the curtilage of the dwelling
 - (vi) no windows or dormer windows shall be added to the dwelling

unless on application to the Local Planning Authority, planning permission for such development has been granted.

Reason: The character and location of the property are such that the Local Planning Authority wish to exercise control over future development in order to protect residential and visual amenity to comply with the provisions of Policies EN4 and GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.
6. No part of the development hereby permitted shall be used or occupied until the proposed first floor window on the western elevation as indicated on drawing 20-118-PO2 has been glazed with obscure glass to a degree sufficient to conceal or hide the features of all physical objects from view (level 4). The window shall be fixed shut and shall be retained as such with level 4 obscure glazing at all times thereafter.

Reason: To protect the privacy and amenity 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.
7. For the full period of construction, facilities shall be available on site for the cleaning of the wheels of vehicles leaving the site and such equipment shall be used as necessary to

prevent mud and stones being carried onto the highway. The roads adjacent to the site shall be mechanically swept as required during the full construction period.

Reason: To prevent stones and mud being carried onto the public highway to the detriment of road safety and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

8. Prior to the first occupation of the hereby permitted dwellinghouse the areas for the movement, loading, unloading and parking of vehicles including the garage shall be provided in complete accordance with drawing no. 20-118-PO1. These areas shall be retained at all times thereafter.

Reason: To ensure that adequate on site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, and to comply with the provisions of Policy GN3 and IF2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

9. Prior to the first occupation of the dwelling, it shall be provided with an electric vehicle charging point which shall be retained for that purpose thereafter.

Reason: In the interests of sustainability and air quality in accordance with Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

Notes

1. This consent does not give approval to a connection being made to the County Council's highway drainage system.

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:

SP1 - A Sustainable Development Framework for West Lancashire

GN1 - Settlement Boundaries

GN3 - Criteria for Sustainable Development

RS1 - Residential Development

IF2 - Enhancing Sustainable Transport Choice

EN2 - Preserving and Enhancing West Lancashire's Natural Environment

EN4 - Preserving and Enhancing West Lancashire's Cultural and Heritage Assets

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.