



PLANNING COMMITTEE: 16TH MARCH 2023

Report of: Corporate Director of Place & Community

Contact for further information:

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SUBJECT: PLANNING APPLICATION REF. 2022/0916/FUL

PROPOSAL: Demolition of Existing Dwelling and erection of New Detached Dwelling

APPLICANT: Mr & Mrs Bell

ADDRESS: 2 Greystokes, Aughton, Ormskirk, Lancashire, L39 5HE

REASON FOR CALL IN:

Councillor Marilyn Westley - Possible overdevelopment and impact on the streetscene. Following revised submission, concerns about loss of amenity to neighbouring residential property. Requests Committee site visit.

Wards affected: Aughton Park

1.0 PURPOSE OF THE REPORT

1.1 To advise Planning Committee on an application which seeks to demolish the existing detached house on the site with a two-storey detached property and attached garage.

2.0 RECOMMENDATION TO PLANNING COMMITTEE

2.1 That the application be GRANTED subject to conditions.

3.0 THE SITE

3.1 The application site consists of a two-storey detached dwelling with attached side and rear single storey element, located on the southern side of Greystokes at the corner of Prescott Road.

3.2 The dwelling is accessed off Greystokes, a cul-de-sac of six detached properties set within large grounds. The boundary treatment consists of a low wall with fencing above along Prescott Road with the wall continuing along the Greystokes frontage

save for the vehicle entrance space, fencing and hedging borders residential boundaries. The existing site has a number of mature trees and hedges around the site, notably along Prescott Road.

- 3.3 The site is located within the Key Service Centre of Aughton as designated in the West Lancashire Local Plan and there are a number of trees on site subject to a Tree Preservation Order, primarily along the Prescott Road frontage.

4.0 PROPOSAL

- 4.1 The application proposes the demolition of the existing building and the erection of a replacement two storey house. The orientation of the property matches that of the existing with the principal elevation facing onto Greystokes.
- 4.2 The replacement house will be wider than the current property, extending towards the Prescott Road frontage by approximately 4.7 metres whilst otherwise broadly reflecting the existing footprint, save for closer proximity to the boundary with the neighbouring house (4 Greystokes) at both ground floor and first floor level. Finished in brick with concrete roof tiles, the property would have a twin gabled frontage plus single storey entrance feature with a two-storey bay window to one side and has part single/part two storey central additions at the rear. In addition, a garage is proposed to be attached to the side, set back off the front elevation. Windows are shown in each elevation save for the one adjoining 4 Greystokes which is blank.
- 4.3 The application proposes the addition of a second vehicle access on Greystokes and the creation of a terraced area at ground floor to the rear plus planting along the boundary with no. 4 Greystokes. All trees on-site are proposed to be retained.
- 4.4 The proposal was amended during the course of the application to reflect concerns raised by the Council's Tree Officer in order to protect one of the on-site trees from the construction works.

5.0 PREVIOUS RELEVANT DECISIONS

- 5.1 2022/0204/FUL - First floor side extension over the existing study/kitchen with a two-storey side extension to the opposite side of the dwelling. Part two-storey and part single storey rear extension. WITHDRAWN

6.0 OBSERVATION OF CONSULTEES

- 6.1 LCC Highways (07.11.22) - No objections.
- 6.2 Aughton Parish Council (23.11.22) – Objects. An organised site visit would be desirable to allow members of the Planning Committee the opportunity to view the corner plot location, consider 'over-development', proper protection of the trees on site in the interests of visual amenity, and to ensure compliance with the provisions of Local Plan Policy GN3, to protect the privacy and amenities of adjacent residents. Greystokes is a narrow cul-de-sac of just 6 detached dwellings and if the Local Planning Authority is mindful to approve planning permission in any form, conditions must be imposed with regard to contractors' working hours, off-road parking including skips whenever possible and no obstruction of driveways.
- 6.3 Lead Flood Engineer (26.10.22) – No objection subject to condition.

- 6.4 United Utilities (21.10.22) – No objection. Comments made in respect of the adoption of drainage if approved.
- 6.5 Tree Officer – (20.02.23) No objections subject to tree protection measures and method statement. This followed an earlier objection (14.12.22) in respect of the construction being within the rot protection zone of a Lime tree which is subject to a Tree Preservation Order.

7.0 OTHER REPRESENTATIONS

7.1 In response to the public consultation exercise a total of 3 responses from the same address objecting to the scheme, covering the following matters

- Loss of privacy to neighbouring amenity
- Scheme would be overbearing and overshadow neighbouring property
- Overdevelopment of the site
- A redeveloped house should be sited further away from shared boundary
- Garages and outbuilding should be detached from the house as per the Council's Design SPD
- The planning application form has a number of inaccuracies. Some aspects of the proposed works have commenced including removal of existing conservatory, internal walls removed, garden excavated. The site is not vacant. The application does incorporate a new access point. There are trees and hedges on the site and adjacent to it, including listed trees and others that have been subject to work/removed.
- Any increase in property size particularly above ground floor in a northerly, southerly or easterly elevation will have a significant impact on neighbouring visual amenity and light.
- Neighbouring outlook would be impaired by vegetation on the boundary.
- Proposed plans and elevation drawings give a false impression that the two properties sit side by side when actually built at different angles to give privacy.
- Single storey element would create a brick wall just 6.4 metres off the boundary fence, with serious impact on neighbouring visual amenity and privacy.
- Existing vegetation is not being maintained.
- Insufficient details provided regarding materials and size of new driveway
- There will be an increase in height and area of roof which will impair visual amenity and overshadow neighbours.
- Larger footprint than existing building.
- The planning precedents shown in the D& A statement to not have similar site characteristics to this due to alternative siting, proximity, boundary treatment.
- Existing "No trespassing" signs need to be removed from the site. An eyesore.
- Demolition of the property will have a serious negative impact on the local environment due to noise and dust pollution and the number of large industrial vehicles required.
- Construction vehicles and material could obstruct road. Steps should be taken to avoid this is approved.
- Conditions requested on working hours. No weekend working skips on road. The roadway should always kept clean and clear of spilled/waste materials.

In response to the revised submission 2 objections were received setting out the following additional matters:

- The amended plans are actually worse than the initial proposal as they are proposing to move the two storey development even closer to us by another 1.4 meters causing significant overshadowing to property and would be overbearing due to the proposed development size, position within the plot and its close proximity to our home.
- The amended plans also show the development 1 meter further forward in the plot which will result in loss of privacy to the property opposite due to the closer proximity of the proposed second storey build and the bay windows.
- There is no need for a demolition of a fairly modern house. It should be extended tastefully towards Prescott Road and not nearer other property on Greystokes
- If a demolition is approved by the Committee, any development must be on the existing footprint and no further forward by 1 meter and 1.4 meters towards other property.
- Loss of residential amenity and loss of privacy to neighbouring property.

8.0 SUPPORTING INFORMATION

- 8.1 Arboriculture Impact Assessment & Method Statement Revision A (09.12.22 - MPTrees)
- 8.2 Inspection & Assessment in relation to Bats & Breeding Birds (29.09.22 -Tyrer Ecological Consultants Ltd)
- 8.3 Design & Access Statement, August 2022 (09.12.22 - Keith Davidson Partnership)
- 8.4 Drainage Strategy Report (12.10.22 - C2C Consulting Engineers Ltd)
- 8.5 Revised streetscene drawing (23.01.23)

9.0 RELEVANT PLANNING POLICIES

- 9.1 The 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.
- 9.2 **The National Planning Policy Framework (NPPF)** relevant sections are:
Achieving well-designed places
Promoting sustainable transport
Meeting the challenge of climate change, flooding, and coastal change
Conserving and enhancing the natural environment
- 9.3 **West Lancashire Local Plan 2012-2027 DPD**
Policy SP1- A Sustainable Development Framework for West Lancashire
Policy GN1 – Settlement Boundaries Policy
Policy GN3 – Criteria for Sustainable Development Policy
Policy RS1- Residential Development
Policy IF2 – Enhancing Sustainable Transport Choices
Policy EN2 – Preserving and Enhancing West Lancashire's Natural Environment
Policy IF2 – Enhancing Sustainable Transport Choices
Supplementary Planning Document – (SPD) Design Guide (Jan 2008)

10.0 OBSERVATIONS OF CORPORATE DIRECTOR OF PLACE AND COMMUNITY

10.1 The main considerations for this application are:

- Principle of Development
- Design and Appearance
- Impact upon Residential Amenity
- Highways
- Ecology
- Drainage
- Trees/ Landscaping

Principle of Development

10.2 Policy RS1 of the Local Plan states that residential development will be permitted within the Borough's settlements on brownfield sites, and on greenfield sites not protected by other policies. The site is located within the Key Service Centre of Aughton as designated in the West Lancashire Local Plan and as such the principle of residential development is acceptable subject to the proposal complying with other planning policies and material considerations set out below.

Design and Appearance

10.3 Policy GN3 along with the Council's SPD Design Guide requires that new development should be of a scale, mass and built form, which responds to the characteristics of the site and its surroundings.

10.4 The application proposes the demolition of the existing house and seeks to replace it with a larger two storey house, orientated in a comparable position facing onto Greystokes. The principal elevation will be formed of a two-storey gable element flanking a central portion with a single storey entrance. The left side of the front of the property would have a two-storey bay feature and the building will be formed of brick with dark grey roof tiles and have a garage attached to the side. Only the ground floor entrance and bay window would project further towards the street than the existing property.

10.5 The building would be marginally taller but significantly larger than the house it would replace. The additional space is created largely by adding two storeys over the footprint of the existing side extension and the single storey attached garage on the side elevation towards the boundary with no. 4 Greystokes whilst also adding built form (approx. 5 metres) towards the Prescott Road frontage. The extension of the footprint to the rear is primarily at ground floor level.

10.6 The immediate area is characterised by detached residential houses set within large grounds. Properties in the vicinity are individually designed with variety displayed in scale and form, most being finished in red or dark red brick. The existing building proportionally to overall plot size is smaller than many other residential addresses in the vicinity. notably the two properties immediately opposite. In particular no. 1, which like this house is at the junction of Greystokes and Prescott Road but is of greater scale, footprint and site coverage. In that regard, it is considered that given the generous size of the plot and the immediate context, an enlarged home would not be out of keeping with the local character and would retain an appropriate setting. Moreover, it is noted that there a number of larger properties in the vicinity including the adjoining, no. 4 Greystokes, hence, any

suggestion that this represents over-development of this plot is afforded limited weight. The two-storey form, connected garage, overall height and appearance of the proposal would be in keeping with neighbouring character. Subject to conditions concerning the choice of materials, the proposal would be accordant with Policy GN3 of the Local Plan and the West Lancashire Design Guide.

Impact upon Residential Amenity

- 10.7 Policy GN3 allows development provided it retains or creates reasonable levels of privacy, amenity, and sufficient garden/outdoor space for occupiers of the neighbouring properties.
- 10.8 This redevelopment provides for a replacement two storey residential dwelling in the same location (with larger footprint) than the existing property. The main impact of the proposed development is potentially on the occupiers of the adjoining house, no. 4 Greystokes, other dwellings being set at sufficient distance so that their amenity would be preserved. Number 4 sits close to the party boundary and has a long single storey extension which runs along a significant part of it. The boundary currently consists of a tall hedge and residential fencing.
- 10.9 At present the single storey attached garage is some 7.2 metres north east of the nearest part of the adjoining property with the second storey of the existing house being at a minimum over 12 metres from the extensive ground floor extension of no. 4, and approximately 15 metres off the flank wall second floor bedroom window. This proposal would shorten some of those distances, the latter measurement (first floor window no.4 to second storey new house) would reduce to approximately 13 metres at the closest point, and to approximately 10.5 metres from the second storey to the ground floor addition at no. 4. In terms of the single storey elements of the proposal, the distance between this and the neighbouring house would reduce to just over 6 metres at its nearest point.
- 10.10 The reduced proximity of built form is noted and the new relationship will have some impact on outlook from neighbouring property however it is not considered that harm on neighbouring living conditions would be significant. The main impacts would be limited to those north/north eastern windows within the flank elevation of the neighbouring house including the northern front of the large ground floor extension. This latter element is built very close to the boundary and as such has limited opportunities for aspect in any case, facing as it does a garden fence and hedging less within 2 metres of its northern edge whilst benefitting from an unimpeded southerly aspect.
- 10.11 In terms of the second storey flank bedroom window at no. 4, this will be affected to a limited degree by this proposal which brings the second storey built form just over two metres closer. However, the shortened distance will not prejudice aspect and there would be negligible impact on access to light given the window's north east facing orientation. It is also noted that this property comprises at least another 3 other bedrooms which are not affected at all by this proposal. Consequently, it is not considered that this scheme would result in any dominance or overshadowing to neighbouring property plus it is set sufficiently away from neighbouring windows or rear garden space so as not to be overbearing.
- 10.12 In terms of privacy, the application provides for no windows within the flank elevation facing onto no.4 at all. The windows to the rear at ground and first floor reflect an established situation and do not pose greater perceived overlooking opportunities than that experienced at present. There is no issue in this regard. A

condition is recommended removing the permitted development rights in respect of extensions so that the amenity of neighbouring residents, the health of the TPO trees and the appearance of the property can be safeguarded according to planning policy in future. In respect of the housing opposite, this property is placed broadly in line with what it proposes to replace, and amenity will not be materially affected to any significant degree.

10.13 Comments have been made in respect of the disruption caused through construction. This is recognised as temporary and is also covered by other legislation. A condition requiring the submission and approval of a Construction and Environmental Management Plan prior to works commencing is recommended. This document will incorporate measures to mitigate environmental and biodiversity effects during the construction phases of the proposed development to mitigate as much as possible the temporary construction impacts. In addition, 3rd party comments raise matters that sit outside the scope of the planning application assessment such as the no trespass signs and works to existing landscaping as such, limited weight is afforded in this regard.

10.14 Having regard to the above considerations, the proposals will not adversely impact the living conditions of neighbouring occupiers to any significant degree and therefore the development is considered to comply with the requirements of local plan policy GN3.

Highways

10.15 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.

10.16 The application drawings detail the creation of additional access point to the property along Greystokes. This has been reviewed by the Highway Authority who raise no objection. The proposed level of off-road parking is in line with West Lancashire Borough Council's parking policy. Details of electric vehicle charging have not been provided. A condition in this regard alongside those recommended by the Highway Authority would be attached to any approval in order to preserve highway safety and to accord with Policy IF2.

Ecology

10.17 Policy EN2 (1) of the WLLP 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.

10.18 The applicant has submitted an 'Inspection & Assessment in relation to Bats & Breeding Birds' document. This sets out that survey work was undertaken on the current site in September 2022. The survey found no evidence of bat activity or presence within the building and considers it and the vegetation currently on site, to have negligible bat roost potential. In terms of breeding birds, no evidence of nesting was found although the potential for it does exist on the site because of the mature trees and shrubs located on it. The document sets out recommendations in terms of lighting to not discourage bats and a condition in respect of works so that nesting is not negatively affected is also recommended. Moreover, suggested

biodiversity benefits are made including bat and bird boxes and integral bee bricks. In order to provide biodiversity improvements/net gain a condition in this regard is attached.

- 10.19 Subject to appropriate conditions it is considered that the proposed development would not adversely impact on protected species or their habitats and on that basis the proposal complies with the requirements of local plan policy EN2.

Drainage

- 10.20 The planning submission was accompanied by a drainage plan, a drainage strategy report and accompanying drawings. These have been reviewed by the Council's Drainage Engineer and it is not agreed that infiltration is an appropriate method on this site for dealing with surface water drainage. The WLBC Level 2 Strategic Flood Risk Assessment (SFRA) has been reviewed by the Engineer and ground water levels appear to be too high for infiltration to work effectively. To address this concern, a condition is recommended requiring the submission and approval of a surface and foul water strategy, this would need to accord with the requirement of a 30% reduction in existing surface water runoff from the site as outlined in Policy GN3 of the Local Plan.

Trees/Landscaping

- 10.21 Within the site boundary there are a number of trees protected by a Tree Preservation Order. These mainly fall on the boundary with Prescott Road plus there is one close to the development site within the grounds of no. 4. Policy EN2 of the Local Plan requires appropriate surveys to be submitted as part of an application submission to ensure that the Council can assess the effects on trees. The application is supported by an Arboricultural Impact Assessment and Method Statement (AIA) which has been subject to revision in line with the slightly re-located dwelling.
- 10.22 The Council's Tree Officer raised concerns with the original proposal. The former built footprint overlapped the root protection area of an on-site TPO protected Lime tree to a degree that risked detrimental impacts to its health and longevity, during construction and post-development. The revised submission has significantly addressed this matter and whilst the construction will partially overlap the root protection area it will not be significant enough to prejudice its longevity and has been accepted by the Tree Officer. The revised AIA sets out working methods to safeguard the tree during construction works including working by hand within the RPA. This will serve to protect the tree and these methods are recommended to be secured by condition. Otherwise, the AIA confirms that no trees will be lost as a result of this development. Tree protection fencing should also be put in place to protect the roots of this tree and others on site. The pruning of another TPO tree on site (semi mature Magnolia) is considered to have a limited impact on its amenity value.
- 10.23 On the basis of the above and that no objections are raised by the Council's Tree Officer, the proposals are considered accordant with Policy EN2 of the Local Plan.

11.0 CONCLUSION

- 11.1 The proposed replacement dwelling is materially larger than the building it replaces. However, the scale of the proposal and its associated landscaping is considered to be in keeping with the established character of the area and acceptable in principle.

Subject to planning conditions, the new build would likewise preserve residential amenity, highway safety, local drainage and the ecological status of the site with further enhancement. The proposed development is considered therefore to be compliant with the NPPF and Policies EN2, GN1, GN3 and IF2 of the West Lancashire Local Plan 2012-2027 DPD and the application is recommended for approval.

12.0 RECOMMENDATION

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

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 2002.

2. The development hereby approved shall be carried out in accordance with details shown on the following plans:

Proposed Plans and Elevations, Drawing No. 101 Rev M
Proposed Site Plan, Drawing No. 103 Rev D;
Existing & Proposed Streetscenes, Drawing No. 102 rev. B
Site Location Plan, Drawing No. LP
Arboricultural Impact Assessment and Method Statement Rev A (MPTrees)

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, points of discharge and maintenance management proposals, 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 and achieve a reduction in surface water run-off of at least 30% on previously developed land. The drainage scheme must be completed in accordance with the approved details and, if applicable, the approved phasing of the scheme. The Micro Drainage mdx file, if available, is required to aid the checking of design calculations.

Reason: To ensure that the site is properly drained in the interest of local amenity and the development complies with the provisions of Policies GN3 and IF3 of the West Lancashire Local Plan 2012-2027 DPD.

4. No development shall commence until a Construction Environment Management Plan (CEMP) Has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall propose measures to mitigate environmental and biodiversity effects during the construction phases of the proposed development, including noise reduction measures and visual screening and timing restrictions for construction activities, plus measures to prevent mud and stones being carried onto

the highway. The development shall be implemented in accordance with the approved CEMP.

Reason: These details are required prior to the commencement of development to as the proposed development may result in the loss of ecological habitat and to protect neighbouring amenity, as such precautions are required during the construction phase in order to comply with the provisions of Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

5. No vegetation management, ground clearance or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season, then all buildings and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

Reason: To safeguard protected species and so ensure that the development complies with the provisions of Policy EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

6. 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 has been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour, and texture of the materials.

The development shall be carried out using only the agreed 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 Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

7. No above ground construction works shall take place until a plan indicating the positions, height, design, materials, and type of all means of enclosure/boundary treatment including walls, fences, and gates to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment(s) means of enclosure shall be completed as approved before the development is occupied, or in accordance with a timetable agreed in writing with the Local Planning Authority.

Reason: To safeguard and enhance the character of the area and to protect residential amenity in accordance with the provisions of Policy GN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

8. The development hereby permitted shall be implemented in full accordance with the recommendations set out in sections 4 and 5 of submitted document: Arboricultural Impact Assessment and Method Statement Rev A (MPTrees) Received by the Local Planning Authority on 23rd January 2023.

Reason: To ensure that the proper protection of trees has been carried out in the interests of visual amenity and to comply with Policies GN3 and EN2 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

9. The building shall not be occupied until details of the number and location of bird nesting boxes, bat boxes and bee bricks to be incorporated into the scheme (minimum 1 of each) shall be submitted to and approved in writing by the Local Planning Authority. The bird and bat boxes shall be installed in accordance with the approved details prior to the first occupation of the dwellings and shall be retained at all times thereafter.

Reason: In the interests of biodiversity conservation and to comply with Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

10. Notwithstanding the details shown on the approved drawings, the building shall not be occupied until full details of both hard and soft landscaping works have been submitted to and approved in writing by the Local Planning Authority.

The details shall include, hard surfaced areas and materials, planting plans (to include native species) and existing plants / trees to be retained. The approved landscaping works shall be implemented and completed prior to the occupation of the dwelling to which it relates unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure that the site is satisfactorily landscaped having regard to the character of the area and the nature of the proposed development and to comply with Policy GN3 and EN3 in the West Lancashire Local Plan 2012-2027 Development Plan Document.

11. Before the access is used for vehicular purposes, that part of the access extending from the highway boundary to the property shall be appropriately paved in tarmacadam, concrete, block pavements, or other hard material to be approved by the Local Planning Authority.

Reason: To prevent loose surface material from being carried on to the public highway thus causing a potential source of danger to road users and to comply with Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

12. The building shall not be occupied until drop kerbs (for the additional vehicular access) have been installed at the carriageway edge and a vehicle cross-over constructed across the footway (and/or verge) fronting the site in accordance with the approved plans the Lancashire County Council Specification for Construction of Estate Road, to be retained in that form thereafter for the lifetime of the development.

Reason: In the interests of pedestrian safety and accessibility and to comply with Policy GN3 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

13. Prior to the first occupation of dwelling hereby approved, details of the provision of an electrical supply suitable for charging an electric motor vehicle shall be provided to and approved in writing by the local planning authority and fully installed. The supply shall be thereafter retained.

Reason: To support sustainable transport objectives and to contribute to a reduction in harmful vehicle emissions and to comply with Policy IF2 of the West Lancashire Local Plan 2012-2027 Development Plan Document.

14. No external lighting shall be installed at the site until a scheme detailing the proposed lighting has been submitted to and approved in writing by the local planning authority. All external lighting shall be installed and maintained in accordance with the agreed scheme.

Reason: In the interests of biodiversity conservation and to comply with Policies GN3 & EN2 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

15. The 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, Parts 1 A - F and 2 A - B, or any amendments made to that Order, shall not apply:

- (i) no extensions shall be carried out to the dwelling(s)
- (ii) no garages or carports shall be erected within the curtilage of the dwellings
- (iii) no vehicle standing space shall be provided within the curtilage of the dwellings
- (iv) no buildings, greenhouses, swimming pools, gates, walls, fences or other structures shall be erected within the curtilage of the dwellings
- (v) no means of access shall be constructed to the curtilage of the dwellings
- (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 and to safeguard the health and longevity of on-site TPO trees in accordance with Policies GN3 and EN2 of the 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:

Policy SP1- A Sustainable Development Framework for West Lancashire

Policy GN1 – Settlement Boundaries

Policy GN3 – Criteria for Sustainable Development

Policy RS1- Residential Development

Policy IF2 – Enhancing Sustainable Transport Choices

Policy EN2 – Preserving and Enhancing West Lancashire's Natural Environment

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.

13.0 SUSTAINABILITY IMPLICATIONS

13.1 There are no significant sustainability impacts associated with this report and, in particular, no significant impact on crime and disorder.

14.0 FINANCIAL AND RESOURCE IMPLICATIONS

14.1 There are no significant financial or resource implications arising from this report.

15.0 RISK ASSESSMENT

15.1 The actions referred to in this report are covered by the scheme of delegation to officers and any necessary changes have been made in the relevant risk registers.

16.0 HEALTH AND WELLBEING IMPLICATIONS

16.1 There are no health and wellbeing implications arising from this report.

Background Documents

In accordance with Section 100D of the Local Government Act 1972 the background papers used in the compilation of reports relating to planning applications are listed within the text of each report and are available for inspection in the Planning Division, except for such documents as contain exempt or confidential information defined in Schedule 12A of the Act.

Equality Impact Assessment

The decision does not have any direct impact on members of the public, employees, elected members and / or stakeholders. Therefore, no Equality Impact Assessment is required.

Human Rights

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from Article 8 (the right to respect for private and family life, home and correspondence) and Article 1 of Protocol 1 (the right of peaceful enjoyment of possessions and protection of property).

Appendices

None.