



**PLANNING COMMITTEE: Thursday,
25 July 2024**

Report of: Assistant Director Planning & Regulatory Services

Contact for further information: Richard Maunsell (Extn: 3482) (Email: richard.maunsell@westlancs.gov.uk)

SUBJECT: PLANNING APPLICATION REF: 2024/0274/FUL

PROPOSAL: Proposed new dwellinghouse.

APPLICANT: Mr Lee Dodgson

ADDRESS: 35 Elmers Green, Skelmersdale, WN8 6RZ

REASON WHY APPLICATION IS AT PLANNING COMMITTEE:

Application has been called in by Cllr Coughlan and Cllr Hogan to consider proximity with adjoining building; size and depth of the proposed dwelling to the existing; and the roofline of the proposed dwelling.

Wards affected: Tanhouse & Skelmersdale Town Centre;

1.0 PURPOSE OF THE REPORT

1.1 To advise Planning Committee on an application which seeks a detached two storey dwellinghouse.

2.0 RECOMMENDATION TO PLANNING COMMITTEE

2.1 To grant planning permission subject to conditions.

3.0 THE SITE

3.1 The site comprises a detached dwelling located on a corner plot. The vehicular access is currently onto Elmers Green to the east of the site. Elmers Wood Road runs along the south of the site. There is a substantial amount of mature planting (trees, hedging and shrubs) alongside the southern boundary of the site.

3.2 The application site is located within the Regional Town of Skelmersdale with Up Holland as designated in the West Lancashire Local Plan Proposal Map.

4.0 PROPOSAL

- 4.1 The application proposes the erection of a detached dwelling on land adjacent to 35 Elmers Green. The land was previously part of the curtilage of number 35 but has now been subdivided.
- 4.2 The dwelling would be two-storeys in height and comprise four bedrooms. It would be accessed via a new entrance onto Elmers Wood Road across the existing footpath and grass verge. A parking area for three cars would be provided with amenity area beyond to the west. The property would also include an integral garage.
- 4.3 The development of the land for a dwelling was approved under ref: 2017/0723/FUL; however, that permission has now expired.
- 4.4 The drawings that were originally submitted included the red line of the application site and the position of the dwelling in the plot.
- 4.5 When assessing the scheme against the previously approved development, it became apparent that there was a drafting error with the submitted drawings, specifically regarding the red line site area. Officers highlighted this to the Agent and amended plans were received which now show the correct alignment of the red line. The fence that has been erected on site is closer to number 35 Elmers Green than the agent had originally drawn on the plan and hence the red line has been repositioned almost equidistant between the existing and proposed buildings, not immediately adjacent to the northern boundary of the proposed dwelling as previously shown. It also transpires that the boundary adjacent to the Elmers Wood Road is now shown closer to the dwelling than previously indicated. Importantly, the siting of the proposed dwelling in relation to the neighbouring property is unchanged.

5.0 PREVIOUS RELEVANT DECISIONS

- 5.1 2016/1018/FUL - Detached four bedroom dwelling. Refused – 02/03/2017
- 5.2 2017/0723/FUL - Demolition of existing single storey side extension to No 35 Elmers Green. Sub-division of existing site, and formation of a new 2 storey, 4 bed detached dwelling. Formation of new pedestrian and vehicular access to new dwelling from Elmers Wood Road, together with new vehicular hardstanding area. Granted – 16/10/2017
- 5.3 2021/0337/FUL - Demolition of existing single storey side extension to 35 Elmers Green. Sub-division of existing site and formation of a new detached dwelling. Formation of new pedestrian and vehicular access to new dwelling from Elmers Wood Road, together with new vehicular hardstanding area. Granted – 23/07/2021

6.0 OBSERVATION OF CONSULTEES

- 6.1 West Lancashire Borough Council – Environmental Health: - the proposed development is located in a predominantly residential area with a number of neighbouring properties that may be adversely affected by noise and from

construction works if undertaken at unreasonable hours. No objection subject to recommendations regarding the hours of construction/ demolition.

- 6.2 Lancashire County Council – Highways: - the revised plan (Drawing No. 446.10-001 Rev C) is acceptable.

The plan indicates that the proposed new dropped kerb will extend to cover the adjacent pedestrian crossing point which will provide a betterment to what is existing.

The construction of the new dropped kerb vehicular access off Elmers Wood Road must be carried out under an appropriate legal agreement with the Highway Authority under the Highways Act 1980.

No objection is raised subject to conditions requiring the provision of construction facilities and wheel washing facilities; installation of dropped kerbs; provision of vehicle parking area; facilities for the charging of electric vehicles; and facilities for the secure store of cycles. Informatives are also recommended regarding consent required for works within the highway; and connection to the highway drainage system.

7.0 OTHER REPRESENTATIONS

- 7.1 Two letters of objection have been received raising the following issues:

1. flooding has occurred from the proposed site to neighbouring properties. The plans include a soakaway but all water should be taken away through a proper drainage system;
2. the previous planning permission for a dwelling is noted; however, the scheme in proposal 2024/0274/FUL proposes a much larger dwelling, proportion and is much closer to the neighbouring property, which will have a detrimental impact on the enjoyment of that home;
3. the Design and Access Statement states that overshadowing will be caused by the new dwelling. However, it vaguely suggests minimal overshadowing, alluding only to "summer months" and this is refuted and will be substantially greater. A full and proper disclosure, given its detrimental impact on our home;
4. the plans show the proposed dwelling to be less than 0.5m from the fence with the neighbouring property. The distance from this property to the previously approved dwelling was far greater, 2.5 metres from the fence and thus some 5-6 metres from the house.
5. the rear of the new property would be substantially too far back beyond the rear of the neighbouring property. Considering the front is proposed to be in line, this would be over-dominant and overbearing;
6. the previously approved scheme's roof line sloped towards the neighbouring property, thus minimising overshadowing and overbearing. Combined with the distance and proportions/ where the back of the property came to, this would have allowed more light in the adjoining kitchen and conservatory. However, the proposed new dwelling has a roof line which will cause substantial overshadowing, limiting the daylight into our home in a number of rooms from their primary windows;

7. the proposal submitted under 2024/0274/FUL is over-dominant and overbearing and its approval will adversely affect the enjoyment of the neighbouring home, not to mention its value;
8. the areas of the adjoining property that would detrimentally impacted by the proposed dwelling being built are
 - the view from the kitchen's primary window and the light allowed in;
 - the view from the primary window in the upstairs rear bedroom and light allowed in;
 - the view from our conservatory and the light allowed in from the south side - The enjoyment of our garden and patio area, which would be completely overshadowed by this proposed dwelling even in the summer months;
 - the proposed dwelling would block sunlight to a large area of the southern part of our lawn even in the summer, adversely affecting water saturation.
9. whilst not wanting to stand in the way of development merely for the sake of doing so, if the proposer would be willing to consider a more reasonable scheme, like the one previously approved that considered our existing home, then this is likely to be supported.

7.2 Following the receipt of amended plans and further consultation, a second letter of objection has been received from the occupier of the neighbouring property. The issues raised are summarised as follows:

1. the previous objection remains which cited numerous factors that the scheme was overbearing and over dominant and the changes shown in the new plans do not satisfy the more than reasonable justifications for the original objection;
2. the only change to the new plans is that the distance between our existing home and proposed dwelling has increased. While that was one of the factors in our original objection, the rest remain, which are:
 - the rear of the dwelling reaches the line of our conservatory, unlike the previously approved scheme which, if approved, would adversely affect the enjoyment of our existing home. It would also limit both the light into our kitchen's primary window and the view from it;
 - the roof line also has not changed and is unlike the previously approved scheme. Combined with how far back the dwelling would go, this compounds both the light and the enjoyment of our home - again from the primary window of our kitchen. The planning office are urged to review this and view it from the neighbouring property;
 - given that the proposed new dwelling on the new plans has "moved over slightly", this change further highlights the size of dwelling;
 - the sheer size of the building on the updated plans, means that the other side of the building is extremely close to its own (southern-most) border on Elmers Green;
 - this is self-evidently a building which would have a significantly oppressive impact on other homes on Elmers Green as well as on the wholesale aesthetics of the neighbourhood.

8.0 SUPPORTING INFORMATION

8.1 This application is accompanied by the following supporting information:

Design and Access Statement.

9.0 RELEVANT PLANNING POLICIES

- 9.1 National Planning Policy Framework (NPPF) and the West Lancashire Local Plan 2012-2027 provide the policy framework against which the development proposals will be assessed.
- 9.2 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
- 9.3 West Lancashire Borough Council Supplementary Planning Document (SPD): Design Guide (Jan 2008).

10.0 OBSERVATIONS OF ASSISTANT DIRECTOR OF PLANNING AND REGULATORY SERVICES

- 10.1 The main considerations for this application are:
- I. Whether the principle of development is acceptable
 - ii. Whether the scale and design and visual appearance is appropriate to the site and the character of the locality
 - lii. Impact on the occupiers of neighbouring properties/ residential amenity
 - iv. Highways and parking
 - V. Foul and surface water drainage
 - Vi. Trees and landscaping

Principle Of Development

- 10.2 The application site is located within Skelmersdale. Policy RS1 of the Local Plan states that residential development will be permitted within the Borough's settlements, including the Regional Town, on brownfield sites, and on greenfield sites not protected by other policies. The site is within the settlement area of Skelmersdale close to residential properties and as such the principle of a dwelling within the settlement boundary. Planning permission has previously been granted for a dwelling on this site. There has been no material change in policy circumstances and based on the foregoing, the principle of development is acceptable, subject to compliance with the remaining planning policies.

Scale, Layout, Design and Visual Appearance

- 10.3 Paragraphs 131 to 141 of the NPPF which emphasises that the creation of high-quality buildings and places is fundamental to what the planning system and development process should achieve. The Framework has a clear expectation for high quality design which is sympathetic to local character and distinctiveness as the starting point for the design process.

- 10.4 Policy GN3 of the West Lancashire Local Plan and the Design Guide SPD states that new development should be of a scale, mass and built form which responds to the characteristics of the site and its surroundings. Care should be taken to ensure that buildings do not disrupt the visual amenities of the street scene because of their height, scale and roofline.
- 10.5 There is a variety of building designs within the local area. The prevailing pattern of development in which number 35 is located is generally one of large plots with a detached property positioned centrally within the site. The footprint of the proposed building is not wholly dissimilar from the approved scheme.
- 10.6 The proposed dwelling would provide accommodation over two floors. It would be sited close to the northern boundary and comprise of a dual pitched roof with various gabled projections and single storey mono pitched elements. It would be constructed from grey cladding, white render, grey framed windows and doors under grey roof tiles.
- 10.7 The previously approved dwelling was modern and contemporary in appearance and whilst the currently proposed dwellinghouse is similarly modern, it would also be in keeping with the character and appearance of the area and would not result in a discordant or obtrusive building within the streetscene. Accordingly, the form of development and appearance of the building would comply with the requirements of the NPPF and Policy GN3 of the Local Plan.

Impact on the occupiers of neighbouring properties/ residential amenity

- 10.8 In addition to the NPPF, Policy GN3 of the Local Plan 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.
- 10.9 The NPPF, Local Plan and the council's SPD (Design Guide) seek to provide appropriate amenity for future occupiers of the property but also seek to protect the amenity of occupiers of existing neighbouring properties. They require that proposals must ensure that there is no adverse effect on residential amenity or result in unacceptable conditions for future users and occupiers of the development and that development should not be inappropriate in scale or visually intrusive.
- 10.10 Whilst planning policies may allow the principle of development, policies also require that consideration is also given to the living conditions of the occupiers of neighbouring properties.
- 10.11 The nearest affected property would be 35 Elmers Green adjacent to the north of the application site. This is a two storey detached dwelling with a conservatory to its rear on the west elevation. Although the proposed dwelling would be close to the boundary and therefore in relatively close proximity to it, 35 Elmers Green has a blank gable which faces the application site. The conservatory, although glazed on all three sides, it is located to the northern end of the property and only extends along two-thirds of its width. Therefore, it would be offset from the proposed dwelling. The submitted drawings show that there would be a distance

of approximately 8.2 metres between the conservatory and the proposed dwelling.

- 10.12 There are properties to the south and the west, principally 24A Elmers Wood Road and 33 Elmers Green but these properties are further away from the site. Overall, given the orientation of the application site with the neighbouring properties and primarily 35 Elmers Green, the occupiers would not suffer from an unreasonable loss of daylight or sunlight. The siting, scale and design of the development will not adversely affect the living conditions of the occupiers of the neighbouring properties and the proposal will not result in a loss of privacy or unreasonable overlooking.
- 10.13 Adequate garden space can be provided for both the new property and the existing dwelling (number 35 Elmers Green), which has already been subdivided by a timber fence. The positioning of the new dwelling would not result in any overlooking of 35 Elmers Green as only a first floor bathroom window would be provided in the north elevation and a condition to ensure the window is obscurely glazed is considered reasonable. In all aspects, it is considered that the development would comply with the requirements of Local Plan Policy GN3 1(iii).

Highways and parking

- 10.14 Policy GN3 of the Local Plan states that developments should integrate well with the surrounding area and provide safe, convenient and attractive pedestrian and cycle access, ensure that parking provision is in line with Policy IF2, and incorporate suitable and safe access and road layout.
- 10.15 This application relates to the erection of one dwelling that would provide 5 no. bedrooms and as such, Policy IF2 requires the provision of 3 no. parking spaces. The submitted plans include an integral garage that would internally measure approximately 7.2 metres by 4.6 metres, and 3 no. parking spaces within the curtilage which are considered to meet the required standards.
- 10.16 Following the submission of the original drawings, these have been amended in response to comments from the Highways Authority. The access has been slightly repositioned to avoid a BT cabinet that is within the verge. The proposal includes a suitable access and appropriate turning area within the site and the Highways Authority has now raised no objection. The proposal would have a negligible impact on highway safety and highway capacity within the immediate vicinity of the site and on this basis, it is considered that the proposal would comply with the requirements of policies GN3(2) and IF2.

Foul And Surface Water Drainage

- 10.17 In order to protect against pollution, Policy GN3 of the Local Plan seeks to ensure that development proposals have adequate provision for the disposal of foul and surface water.
- 10.18 In accordance with the NPPF and the National Planning Practice Guidance (NPPG), the site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way. The

NPPG clearly outlines the hierarchy to be investigated by the developer when considering a surface water drainage strategy with the following drainage options in the following order of priority:

1. into the ground (infiltration);
2. to a surface water body;
3. to a surface water sewer, highway drain, or another drainage system;
4. to a combined sewer.

10.19 The submitted application form states that the foul sewage would be to the mains infrastructure whilst for surface water would be to a soakaway although details of which are unspecified. The site is within Flood Zone 1 and development has previously been granted on the site. Accordingly, the proposal is acceptable in terms of flood risk. Whilst the principle of the surface water drainage scheme is acceptable, it is appropriate to include a condition requiring the submission of further details and subject to this, the proposal would not raise any drainage issues and would be compliant with Policy GN3 of the Local Plan.

Trees And Landscaping

10.20 Policies GN3 and EN2 of the Local Plan seek to minimise tree loss and integrate trees with development schemes. This is reflected in the Design Guide SPD which similarly advises that buildings should be sited to preserve existing trees and hedges, which are an asset of the area, and give maturity to the development. The site previously benefited from a substantial amount of screening alongside the southern and western boundaries which enhanced the visual amenity of the local area. The previous permission (2021/0337/FUL) consented the removal of some of the trees which have since been removed; some trees remain within the site and the southern boundary is flanked by a hedge.

10.21 Although the proposed accesses would result in a small loss of hedgerow fronting Elmers Green, the remaining hedge would be retained and along with the tree sited plans. During the previous planning application, the council's Arboricultural Officer advised that the proposal would not lead to the loss of any significant trees or hedging. As this scheme has the same impact on the trees and hedges, it is considered to be acceptable and accords with Policy GN3 of the Local Plan.

11.0 CONCLUSION

11.1 In conclusion, the proposal is acceptable and would be in keeping with the existing local vernacular whilst also having minimal impact on the character and appearance of the original dwelling. Parking arrangements have been retained and impact upon the living conditions of neighbouring properties has been assessed and considered negligible. The proposal is in line with both national and Local Planning policies and the relevant guidance. It is therefore recommended that planning permission be granted.

11.2 Given the above, it is considered that the proposal complies with the National Planning Policy Framework and Policies SP1, GN1, GN3, RS1, IF2 and EN2 of the West Lancashire Local Plan 2012-2027 DPD.

12.0 RECOMMENDATION

12.1 That planning permission be GRANTED subject to the imposition of the following 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:

Site Location Plan;

received by the Local Planning Authority on 29th March 2024;

the Previous Application Overlaid (Drawing no. 446.10-002);

the Proposed Plans, Elevations, Drainage Plan and Site Plan (Drawing no. 446.10-001);

received by the Local Planning Authority on 19th June 2024.

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. Prior to any part of the development hereby permitted taking place a scheme showing the areas for a site compound including the siting of office, storage of plant and materials and measures to prevent the transfer of mud out of the site shall be submitted to and approved in writing by the Local Planning authority. All works which form part of the approved scheme shall be implemented while any demolition/construction works are in operation.

Reason: These details are required prior to the commencement of development in order to safeguard the safety of users of the highway and to protect the amenity of neighbouring occupiers and to comply with the provisions of Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

5. No building or use hereby permitted shall be occupied or use commenced until the car/ vehicle parking area (and any associated turning space) shown on the approved plans has been completed. The parking (and manoeuvring) area(s) shall thereafter always remain available for parking of vehicles associated with the dwelling. Driveways/vehicle parking areas accessed from the adopted highway must be properly consolidated and surfaced in bound porous materials, (not loose stone, gravel or grasscrete) and subsequently maintained in good working order at all times thereafter for the lifetime of the development.

Reason: To ensure satisfactory levels of appropriately constructed off-street parking are achieved within the development and to avoid unnecessary parking on the highway to the detriment of highway safety.

6. Works audible at or beyond the site boundary shall not occur outside of Mondays to Fridays between 08:00 hours and 18:00 hours, Saturdays between 08:30 hours and 13:30 hours and at no time on Sundays or statutory holidays.

Reason: To prevent disturbance to nearby occupants in accordance with Policy GN3 in the adopted West Lancashire Local Plan 2012-2027 Development Plan Document.

7. 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 all hard surfaces within the development site 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. The development shall be carried out using only the agreed materials.

Reason: To ensure that the external appearance of the site 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.

8. No part of the development hereby permitted shall be used or occupied until the proposed first floor bathroom window on the north elevation as indicated on the Proposed Plans, Elevations, Drainage Plan and Site Plan (Drawing no. 446.10-001) has been glazed with obscure glass to a degree sufficient to conceal or hide the features of all physical objects from view. The window shall be fixed top hung and shall be retained as such 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.

9. 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(s) (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.

10. Notwithstanding the details shown on the approved drawings, no part of the development shall 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 relate to all land surfaces not built upon and shall include:

- land-levels and gradients resulting in the formation of any banks, terraces or other earthworks;
- hard surfaced areas and materials;
- planting plans, specifications and schedules, planting size, species and numbers/densities, trees to be retained and a scheme for the timing / phasing of work;
- existing plants / trees to be retained;
- a detailed regime for the ongoing and longer term maintenance of all soft landscaping is also required to be submitted for approval.

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.

Any trees or shrubs planted or retained in accordance with this condition which are removed, uprooted, destroyed, die or become severely damaged or become seriously diseased within 7 years of planting shall be replaced within the next planting season by trees or shrubs of similar size and species to those originally required to be planted.

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. Prior to occupation of the dwelling hereby approved, suitable provision shall be made for electric vehicle charging points.

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.

Note(s)

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 (Vehicle crossings over footways and verges) Lancashire County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works.

Therefore, before any works can start, the applicant must complete the online quotation form found on Lancashire County Council's website using the A-Z search facility for vehicular crossings at <http://www.lancashire.gov.uk/roads-parking-and-travel/roads/vehicle-crossings.aspx>

2. The development approved by this permission may be liable to a Community Infrastructure Levy, which is payable after development begins. If your scheme is liable, and you have not already done so, you must submit an Assumption of Liability Notice to the Council before development commences. If your scheme is issued with a CIL charge, it is essential you submit a Commencement Notice to the Council before the development commences. Any application for relief or exemption should also be submitted before commencement.

The Council will impose penalties where the correct forms are not submitted, or are late, or where the information provided is inaccurate.

All forms are available at

<http://www.westlancs.gov.uk/planning/planning-policy/community-infrastructurelevy/the-cil-process.aspx>

and once completed, should be emailed to CIL@westlancs.gov.uk.

Further information on CIL can be found at www.westlancs.gov.uk/CIL or by contacting the Council's CIL and S106 Officer on CIL@westlancs.gov.uk or tel: 01695 585171.

3. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at www.gov.uk/government/organisations/the-coal-authority.

Reasons 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

together with Supplementary Planning Guidance and all the relevant Material Considerations. The Local Planning Authority considers that the proposal complies with relevant policy criteria as set out in the Officers Report. This 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.