

RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE

APPROVAL

DATE: 12 APRIL 2012

REF: CB

CHECKED BY:

APPLICATION NO: 3/2011/0981/P (GRID REF: SD 374711, 442245)
PROPOSED SINGLE STOREY REAR EXTENSION TO INCREASE RECEPTION AREAS AT
KENDAL HOUSE CLINIC, 24 CHATBURN ROAD, CLITHEROE

TOWN COUNCIL: No objections.

ENVIRONMENT
DIRECTORATE
(COUNTY SURVEYOR): No objections on highway safety grounds.

UNITED UTILITIES: No objections.

ADDITIONAL
REPRESENTATIONS: One letter has been received from the adjoining neighbour,
who raises the following points of concern:

- Overlooking issues.
- Lack of parking will cause further congestion.
- Questions its capability for disabled access.
- Questions whether the extension could accommodate wheelchairs, pushchairs and patients files due to the limited size.

Please note; due to an address point not being available on the Council's mapping system, a neighbouring property, not initially identified, has been consulted at a later date. Any representations received from this property will thus be reported verbally at the meeting.

Proposal

The application is for a single storey lean-to extension at the rear of the property to increase reception areas at the clinic. The proposal is 3.2m long by 2.3m wide and will be 2.2m high to the eaves and 3.4m at the highest point. Materials will consist of stone walls and a glass roof.

In March 2006 Members approved an identical extension, planning application 3/2006/0101/P, which has expired.

Site Location

The site is an end terrace commercial property, used as an Osteopath clinic, stone built with a slate roof, which is situated on Chatburn Road at the corner of Kendal Street. The area is primarily residential, although another business operates at the rear of the property.

Relevant History

3/2006/0101 – Proposed single storey rear extension to increase reception areas. Approved with Conditions.

3/1993/0686 – Display of two non-illuminated fascia signs. Approved with Conditions.

3/1993/0144 – Change of use of part of house to osteopath clinic. Approved with Conditions.

Relevant Policies

Policy G1 – Development Control

Policy EMP7 Extensions and Expansions to Existing Firms

Policy H10 – Residential Extensions (in part)

Policy SPG – “Extensions and Alterations to Dwellings” (in part)

Environmental, AONB, Human Rights and Other Issues

The main matters for consideration include visual amenity, residential amenity, and highway safety.

Visually, the extension would appear as a subservient addition to the main property due to its scale, design and materials and is thus acceptable.

With regards neighbouring amenity, I accept that some loss of light would occur, however, the proposal complies with the BRE guidelines contained within the SPG on extensions and alterations to dwellings and thus the proposal is acceptable in this regard. In relation to overlooking, there are to be no windows in the side elevation nearest to the neighbour and thus direct overlooking would not occur. Whilst a glass roof is proposed, given the glazing is higher than the average person, I am satisfied that no overlooking would occur. I recognise that the extension would be built up to the shared boundary filling a current open space overlooked by the neighbours and that the extension would be used as a secondary entrance, however, I do not consider that the impact on the neighbours to be so detrimental as to recommend refusal of the application.

With regards the issue of highway safety, the proposal would not specifically lead to more staff working at the clinic or more clients, as a result the Highway Engineer from Lancashire County Council has no objections to the proposed extension.

With regards the issue of whether the extension could be used by customers in wheelchairs, this would be dealt with under separate Building Control legislation, and is not a planning consideration.

Overall, it is considered that the development would be of no significant detriment to the neighbours and would not harm the visual amenities of the locality. Furthermore, the proposal would support the continued operation of an established business, therefore complying with Policy EMP7 of the Plan.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity nor would it have an adverse visual impact.

RECOMMENDATION: That planning permission be GRANTED subject to 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: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990

2. The permission shall relate to the development as shown on the amended plans, received on the 28 March 2012, drawing numbers 1A and 2A.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the amended plans.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking, amending or re-enacting that Order) the building(s) shall not be altered by the insertion of any window or doorway without the formal written permission of the Local Planning Authority.

REASON: In order to safeguard nearby residential amenity in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".