

Our Ref: 2024-07a

PLANNING & GREEN BELT STATEMENT

SITE: 46 Coppull Moor Lane, Coppull, Chorley, PR7 5JH

Site and surroundings

Adams Planning + Development Ltd (APD) have been instructed to provide a Green Belt Statement in support of in support of Householder planning applications for the conversion and extension of the existing detached bungalow. The bungalow lies on the north-western side of Coppull Moor Lane on a defined frontage of houses that comprises a mix of housing types including traditional red brick terrace properties to the north, a detached two-storey property at 48 Coppull Moor Lane and a terrace of white rendered 2-storey properties to the south. No's 46 and 48 sit behind the defined front building line and have a front and rear garden with side access.

No. 46 Coppull Moor Lane has a hipped roof with first floor accommodation that has a front-facing, flat roofed dormer and a detached garage that has matching brick and roof tiles that appears to have been constructed at the same time as the bungalow. We have conducted a review of Chorley Council's planning archives for the postcode area, that date back to 1974, and we can confirm that there is no separate planning permission so it reasonably assumed that this was constructed at the same time as the main residence.

From a review of No. 48's planning history, which includes a first floor extension and various other extensions, it is envisaged that the properties were originally built as matching bungalows. There is, therefore, scope to increase the volume and massing of No. 46 Coppull Moor Lane to bring more line with the scale and massing of the adjacent No. 48 Coppull Moor Lane.

Relevant Planning Policy

Paragraph 2 of the National Planning Policy Framework (NPPF, September 2023) identifies that decisions on planning applications *"must be made in accordance with the development plan unless material considerations indicate otherwise."*

The 'Development Plan' for Chorley Council comprise of The Chorley Local Plan 2012-2026 (adopted 2015) which identifies the key local issues and provides a set of policies to manage change and The Central Lancashire Core Strategy (adopted 2012) prepared jointly by Chorley, South Ribble and Preston Councils which sets out the vision, objectives and spatial strategy for the development of Central Lancashire to 2026.

The updated National Planning Policy Framework (NPPF, December 2023) is also a strong material consideration in the consideration of the site given that it post-dates the adoption of the Local Plan.

Paragraph 154 of the NPPF allows for *"the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building."*

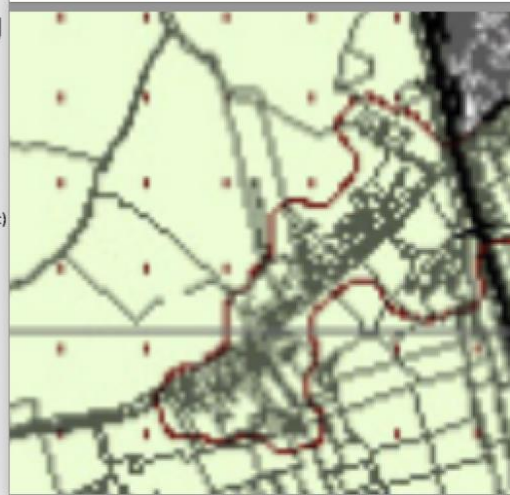
**Chorley Local Plan (2012-2026)
Policies Map Adopted Edition July 2015**



Chorley Borough - Map 1

Key

BNE2 - Area of Other Open Countryside	HW4 - Leeds and Liverpool Canal
BNE3 - Safeguarded Land	HW5 - New Allotments
BNE4 - Areas of Separation	HW5 - Existing Allotments (Green Belt)
BNE5 - Previously Developed Sites in the Green Belt	HW5 - Existing Allotments
BNE8 - Historic Parks and Gardens	ST1 - New Cycle Routes
BNE8 - Scheduled Monuments	ST1 - Recreational Footpaths
BNE8 - Conservation Areas	ST2 - Railway Line
BNE8 - Locally Important Areas	V2 - Settlement Areas
EP1 - Employment Allocations	Biological Heritage Sites
EP7 - District and Local Centres	Chorley Borough Boundary
HS1 - Housing Allocations	Geological Heritage Sites
HW1 - New Open Space, Sport and Recreational Facilities	Green Belt
HW2 - Existing Open Space (Green Belt)	Mineral Safeguarding Areas



Policy HS5 of The Chorley Local Plan outlines Chorley Council's approach to House Extensions. Policy HS5 identifies that:

"Permission will be granted for the extension of dwellings provided that the following criteria are satisfied:

- a) The extension respects the existing house and the surrounding buildings in terms of scale, size, design and facing materials, without innovative and original design features being stifled;*
- b) There is no unacceptable adverse effect on the amenity of neighbouring properties through overlooking, loss of privacy or reduction of daylight;*
- c) The proposal does not have an unacceptable adverse impact on highway safety;*
- d) And in the case of the Green Belt, Safeguarded Land or Area of Other Open Countryside, the proposed extension should not result in a disproportionate increase in the volume of the original dwelling. Increases of up to 50% (volume) are not considered disproportionate."*

Chorley Council have an adopted Supplementary Planning Document (SPD) that provides a 'Householder Design Guidance' (January 2017) for people wishing to alter and extend their homes. The SPD refers Applicants to The Central Lancashire Rural Development Supplementary Planning Document provides guidance on the threshold size of extensions in the Green Belt and the Area of Other Open Countryside (Local Plan Policy BNE2) within Chorley borough. The SPD reinforces Policy HS5 of the Local Plan that allows for an increase of over 50% of the volume of the original building.

Review of Development Proposals

The enclosed Drawing No's 2349-PL-205 to 208 include details of the Proposed Site Layout, Floor Plans and Elevations of the proposed extensions at No. 46 Coppull Moor Lane. The proposals include the demolition of the existing garage, incorporating this into the main reside to provide a new kitchen and utility area, a ground and first floor side extension, a rear dormer extension, adaptation to the hipped portions of the roof and a replacement front dormer.

Our review of No. 46 in the context of its surroundings demonstrates that there is no uniformity of design along the Coppull Moor Lane frontage and the adjacent No. 48 has been significantly altered and extended over time. The alterations at first floor level improve the first floor front dormer and straighten the existing hipped roof design, that is currently an anomaly in the wider



street scene. The rear extension proposed a similar flat roof dormer extension that maximises the useable floor at first floor level and provides increased natural light and improved views of the rear garden area and open fields to the rear. The dormer design retains the integrity of the original roof line by being set down from the roof ridge line and the roof eaves.

The two-storey side extension in place of the existing garage provides a set-back design that maintains the integrity of the 'original' bungalow whilst ensuring a more efficient and effective use of the available space. The design also retains access to the rear of the property from both sides of the residence.

The Proposed Ground Floor Plan (Drawing No. 2349-PL-206 rev A) includes a schedule of the existing and proposed volume of the residence. The existing volume of the residence (excluding the garage) is 369m³ and including the garage is 435.8 m³. The proposed volume of the residence is 553.4 m³. The increase in volume, taking into consideration the incorporation of the volume of the garage into the main residence, represents a 27% increase over the existing volume and 50% over the existing volume of the house in isolation. The proposals do, therefore, sit within volume increase tolerances outlined in Policy H5 of the Local Plan and significantly below the 50% increase in volume if the garage, which appears to be constructed as part of the original residential development, is incorporated into the calculation of the existing residential volume of No. 46 Coppull Moor Road.

The increase in volume also provides a dwelling that is more similar in scale to the adjacent No. 48 Coppull Moor Road and provides a more balanced streetscene.

