

Item 7                      09/00461/FUL                      Permit (Subject to Legal Agreement)

Case Officer              Mr Andy Wiggett

Ward                        Chorley South East

Proposal                    Erection of three town houses

Location                    Land 10m South West Of 14 Saville Street Chorley

Applicant                   Mr Alan Eaves

Application No.            09/00461/OUT

**No letters of objection to the proposal have been received**  
**Consultation expiry: 20<sup>th</sup> July 2009**  
**Application expiry: 12<sup>th</sup> August 2009**

**Proposal**                    The application is a resubmission for an amended house type on the footprint of a previously approved scheme App. No. 07/00347/FUL changing from 2 storey to 2.5 storeys.

**Policy**                      GN1, GN5, HS4, TR4

**Planning History**            07/00347/FUL – Erection of 3 terraced dwellings – approved

**Consultations**              **Lancashire County Highways** – proposal meets highway criteria except for footway next to the properties which needs to be widened to 1.8m.  
**Neighbourhoods** – require an initial desk study, site walkover and risk assessment for potential on site contamination. Any necessary remediation measures shall be identified and implemented if necessary.  
**Coal Authority** – standard comments

**Representations**            None received

**Applicant's Case**

- Site has planning permission for three houses
- Three storey houses will match those opposite
- Off street car parking can be provided and still allow gardens
- Site is in a sustainable location

**Assessment**                    The site has already been approved for the erection of three houses and a S106 agreement for the necessary open space contribution signed. It is a vacant plot of land between a substation and a terrace of modern houses. Opposite is a housing development that has recently been completed. To the rear is a tarmaced car parking area and turning head for Weldbank Street. The main issues concern the design of the houses, relationship with adjoining residential property and effect on the street scene. In terms of street scene, the change in design to 2.5 storey houses will not have any adverse impact as the new houses on the opposite side of Saville Street are of this style with velux windows in the roof. Although the houses will be set back by about a metre from that established by the adjacent houses, the substation next to the site affects this to the extent

that the proposed houses would not look so out of place as to be unacceptable.

The ridge height of the amended house proposed would be raised by 2m to 9.2m but this will still be an acceptable relationship with the adjacent houses and those to the rear and also it should be noted that the footprint of the houses has not changed from that as approved. The houses would be about 0.7m above pavement level which is acceptable to accommodate the car parking spaces and ensure a satisfactory relationship with surrounding houses.

The design of the houses will mirror those opposite in terms of having art stone sills and heads and window proportions. The colour of the brick has not been agreed but it would be logical to use the same, however, the standard materials condition is recommended.

The applicant has submitted a report from a chartered surveyor which concludes that the risk of ground contamination is minimal and not an issue .

## **Conclusion**

The amended house type is acceptable as the increase in ridge height in this location will match the recently completed houses opposite, it will not affect the amenity of adjoining property and not look out of place in the street scene.

## **Recommendation: Permit (Subject to Legal Agreement) Conditions**

1. The proposed development must be begun not later than three years from the date of this permission.

*Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed buildings (notwithstanding any details shown on the previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

*Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

3. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details to bound its plot have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.

*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwelling(s) hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).

*Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.*

5. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

*Reason: In the interest of the appearance of the locality and in accordance with Policy No GN5 of the Adopted Chorley Borough Local Plan Review.*

6. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

*Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

7. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

*Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.*

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