

APPLICATION REPORT – 20/01142/REM

Validation Date: 13 November 2020

Ward: Euxton South

Type of Application: Reserved Matters

Proposal: Reserved matters application (appearance, layout, scale and landscaping) for the erection of 3no. detached dwellings (Phases 3, 4 and 6a) pursuant to outline planning permission 15/00162/OUTMAJ (Outline application for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access)

Location: Euxton Mill Dawbers Lane Euxton

Case Officer: Mr Iain Crossland

Applicant: Mr Rick Downes, EPD No.1

Agent: Mr James Glover, selfbuildplans

Consultation expiry: 4 December 2020

Decision due by: 15 January 2021 (extension of time to be agreed)

RECOMMENDATION

1. It is recommended that reserved matters consent is granted subject to conditions.

SITE DESCRIPTION

2. The application site is located in the Green Belt at Euxton and was previously occupied by a large mill building, which was demolished owing to safety concerns in 2011. The historic boundary wall remains adjacent to the highway at Dawbers Lane, and two dwellings have been constructed to the northern part of the site adjacent to this boundary in addition to the construction of the estate road. Other than this remaining part of the site comprises cleared ground.
3. The site is located between the River Yarrow to the south and Dawbers Lane to the north and slopes from the highway down towards the river. The area comprises sporadic ribbon development of mostly residential properties and surrounding open agricultural land of lowland character.
4. Outline planning permission was granted in November 2018 for a self-build residential development comprising up to 8no. detached dwellings with all matters reserved save for access (15/00162/OUTMAJ). Several reserved matters applications have since been approved and two dwellings completed to the northern part of the site adjacent to the highway.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. This application seeks reserved matters consent for the erection of 3no. detached dwellings on plots that form phases 3, 4 and 6a pursuant to the outline planning permission detailed above. The proposed dwellings would be large detached dwellings of traditional design

style. Retaining walls would be constructed to the rear of each dwelling in order to respond to the distinct change in levels towards the river.

REPRESENTATIONS

6. No representations have been received.

CONSULTATIONS

7. Euxton Parish Council: No comments have been received.
8. Environment Agency: Any comments will be reported on the Addendum.

PLANNING CONSIDERATIONS

Principle of the development

9. The acceptability of the principle of the development has been established by the grant of outline planning permission. The S106 legal agreement that is attached to the outline permission sets out that the total available volume across the site is 32,413 cubic metres. The cumulative volume of development resulting from the proposed dwellings and those that have been previously approved would have a combined volume well beneath that set out in the S106 agreement, leaving scope for the remaining plots. Once the volume limit set out in the S106 agreement has been met, then any subsequent applications would not be acceptable under the provisions of the outline planning permission and would need to be assessed as part of a fresh planning application and considered on their own merits, however, a significant amount of volume remains available for development.

Impact on the character and appearance of the locality

10. The application site is visible from Dawbers Lane located to the north, where the boundary consists of a distinctive stone wall, which is to be retained as part of the overall development. Beyond the stone wall are two recently completed dwellings of traditional design style faced in red brick. From Dawbers Lane the land slopes towards the River Yarrow to the south, whilst there is a more distinct change in levels closer to the river. The phase 3, 4 and 6a plots are located to the south of the site adjacent to the boundary with the River Yarrow. As such they would not be prominent when viewed from Dawbers Lane as they would be sited at a lower level and screened by the dwellings on the plots adjacent to Dawbers Lane. The dwellings would be most visible from the public footpath alongside the River Yarrow to the south.
11. The proposed dwellings are large detached houses of traditional design style. They would have features including perpendicular gables, chimney stacks, and brick and stone work elements providing visual interest features. The proposed dwellings would be faced in red brick with the roof laid in grey tiles.
12. There is no predominant design style in the immediate area of the site with properties consisting of a range of residential types from traditional to more modern. The proposed dwellings would not, therefore, conflict with any particular local design character. The scale of the proposed dwellings is representative of what might be expected within a development of this type and reflects the scale of other properties in the vicinity, and those that have already been built. They are also of a suitable siting and plot to dwelling ratio. The design and siting of the proposed dwellings are, therefore, considered to be appropriate in the context of the site.
13. The plots would be landscaped with enclosed gardens to the rear and more open land and driveway areas to the front. Retaining walls would be required to the rear in order to deal with the change in levels, which has provided the opportunity for raise patio areas at the immediate rear of each property.
14. The National Planning Policy Framework (the Framework) attaches considerable importance on achieving good design and a high quality built environment. It states that planning

policies and decisions should respond to local character and history and seek to reinforce local distinctiveness. The importance of high quality design is reflected in the Central Lancashire Core Strategy (policy 17) and the Chorley Local Plan 2012 – 2026 (policy BNE1). It is considered that detached dwellings of the design proposed on these plots would be appropriate in the context of the character of the area.

15. Overall, it is considered that the impact on the character and appearance of the locality would be acceptable.

Impact on the neighbour amenity

16. The proposed dwellings would be located approximately 25m to the west of the nearest existing dwelling at 6 Armetriding Reaches. There is also an intervening plot between the proposed dwellings and this existing dwelling. The degree of separation and relative positioning are such, therefore, that there would be no unacceptable impact on light, outlook or privacy in relation to this dwelling.
17. It is acknowledged that the proposed dwellings would form part of a wider development and have been designed in such a way so as to be compatible with the surrounding plots without creating an amenity impact or restricting the development potential of adjacent plots. There would be an adequate degree of separation between the proposed dwellings and the two dwellings already completed as part of this development to the north at 7 and 8 Armetriding Reaches.
18. It is noted that there would be windows to habitable rooms at ground floor in the side elevations of the proposed dwellings that would face side elevations at close proximity. Although this would result in some impact on outlook and light for the prospective occupiers, these windows would not form the sole source of outlook to the rooms they would serve and would be secondary windows. Furthermore, the occupiers would be fully aware of the impact prior to occupation. In order to ensure an adequate degree of screening around the plots it is recommended that a condition is attached to any grant of permission requiring boundary treatment details.

Highway safety

19. The proposed dwellings would have more than four bedrooms and on-site parking for at least three cars, which meets with the Council's adopted parking standards as set out in the Chorley Local Plan 2012-2026. Matters of access have already been approved as part of the outline planning application.

CIL

20. The development is CIL liable, however, in line with the adopted CIL charges and associated regulations, it is likely that a self-build exemption will be applied for in respect of the proposal, which may result in a £0 CIL liability on the proviso that the correct procedures are adhered to including the submission of an assumption of liability form.

CONCLUSION

21. The details of the proposed dwellings are considered to be acceptable and it is recommended that the application for reserved matters consent is approved subject to conditions.

RELEVANT HISTORY OF THE SITE

Ref: 15/00162/OUTMAJ **Decision:** PEROPP **Decision Date:** 22 November 2018
Description: Outline application for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access

Ref: 15/00971/DIS **Decision:** PEDISZ **Decision Date:** 4 April 2016
Description: Application to discharge conditions 1 (external facing materials), 2 (hard ground-surfacing materials), 3 (levels), 5 (surface water drainage), 6 (foul water drainage/disposal), 7 (landscaping), 10 (invasive species), 11 (habitat enhancement and management plan), 14

(swallow nesting opportunities), 15 (lighting scheme), 16 (bin storage/recycling area), 17 (desktop study), 20 (Archaeology) and 21 (wheel washing facilities) attached to outline planning approval 10/00456/OUTMAJ

Ref: 15/01046/DIS **Decision:** PEDISZ **Decision Date:** 14 January 2016
Description: Application to discharge condition 4 (tree survey) attached to reserved matters consent 14/00913/REM

Ref: 15/01230/FUL **Decision:** PERFPP **Decision Date:** 6 October 2017
Description: Part retrospective application for the erection of 6 cottages with rear dormer windows (this part of the site has outline planning consent 10/00456/OUTMAJ and reserved matters approval 14/00913/REM for 6 cottages)

Ref: 17/01083/DIS **Decision:** PEDISZ **Decision Date:** 14 November 2018
Description: Application to discharge conditions 4 (surface water drainage), 14 (rear fencing details), and 17 (ramp access details) attached to planning permission 15/01230/FUL - Part retrospective application for the erection of 6 cottages with rear dormer windows (this part of the site has outline planning consent 10/00456/OUTMAJ and reserved matters approval 14/00913/REM for 6 cottages)

Ref: 18/01150/REM **Decision:** PERRES **Decision Date:** 7 February 2019
Description: Reserved matters application for the erection of a single detached dwelling (Phase 7) (pursuant to outline planning permission 15/00162/OUTMAJ)

Ref: 18/01157/DIS **Decision:** REDISZ **Decision Date:** 7 February 2019
Description: Application to discharge conditions 3 (surface water drainage scheme), 4 (management of sustainable drainage system), 5 (Ground Investigation Report), 8 (highway access scheme), 10 (ecological appraisal), 11 (invasive species protocol), 13 (lighting design strategy), 14 (phasing plan for the development), 15 (phasing of the self build plots), 16 (footpath upgrade), 20 (Construction Method Statement), 21 (estate phasing plan), 23 (street management details) and 25 (broadband scheme) attached to planning permission 15/00162/OUTMAJ - Outline application for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access

Ref: 18/01193/REM **Decision:** PERRES **Decision Date:** 4 March 2019
Description: Reserved matters application for the erection of a single detached dwelling and detached garage (Phase 8) (pursuant to outline planning permission 15/00162/OUTMAJ)

Ref: 19/00096/REM **Decision:** PERFPP **Decision Date:** 15 April 2019
Description: Reserved matters application for the erection of a single detached dwelling (Phase 6) (pursuant to outline planning permission 15/00162/OUTMAJ)

Ref: 19/00150/REMMAJ **Decision:** PERRES **Decision Date:** 26 April 2019
Description: Reserved matters application for the landscaping of the development pursuant to outline planning permission 15/00162/OUTMAJ for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access

Ref: 19/00221/REM **Decision:** PERRES **Decision Date:** 29 May 2019
Description: Reserved matters application for the erection of two detached dwellings (Phases 3 and 4) (pursuant to outline planning permission 15/00162/OUTMAJ)

Ref: 19/00585/DIS **Decision:** PEDISZ **Decision Date:** 28 November 2019
Description: Application to discharge conditions 3 (surface water drainage scheme), 4 (management of sustainable drainage system), 5 (ground investigation report), 7 (scheme of highway works (footway)), 8 (highway access scheme), and 21 (estate phasing plan) attached to planning permission 15/00162/OUTMAJ (Outline application for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access)

Ref: 19/00624/REM **Decision:** PERRES **Decision Date:** 5 September 2019
Description: Reserved matters application for the erection of a single detached dwelling (Phase 5) (pursuant to outline planning permission 15/00162/OUTMAJ)

Ref: 19/01179/DIS **Decision:** PEDISZ **Decision Date:** 10 January 2020
Description: Application to discharge condition 15 (phasing of the self build plots) attached to planning permission 15/00162/OUTMAJ - Outline application for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access

Ref: 20/01096/REM **Decision:** PCO **Decision Date:** Pending
Description: Reserved matters application (appearance, layout, scale and landscaping) for the erection of a detached dwelling (Phase 2) pursuant to outline planning permission 15/00162/OUTMAJ (Outline application for a self-build residential development comprising up to 8 detached dwellings with all matters reserved save for access)

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested conditions

No.	Condition																		
1.	<p>The proposed development must be begun not later than two years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>																		
2.	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"> <thead> <tr> <th>Title</th> <th>Drawing Reference</th> <th>Received date</th> </tr> </thead> <tbody> <tr> <td>Location plan</td> <td>SPB4678-PD-01</td> <td>26 October 2020</td> </tr> <tr> <td>Proposed site plan</td> <td>SPB4678-PD-02 Rev.A</td> <td>07 December 2020</td> </tr> <tr> <td>Plot 2 – Planning Drawing</td> <td>SBP4678/PD/03 Rev.B</td> <td>26 October 2020</td> </tr> <tr> <td>Plot 3 – Planning Drawing</td> <td>SBP4678/PD/04 Rev.D</td> <td>07 December 2020</td> </tr> <tr> <td>Plot 5 – Planning Drawing</td> <td>SBP4678/PD/05</td> <td>07 December 2020</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	Location plan	SPB4678-PD-01	26 October 2020	Proposed site plan	SPB4678-PD-02 Rev.A	07 December 2020	Plot 2 – Planning Drawing	SBP4678/PD/03 Rev.B	26 October 2020	Plot 3 – Planning Drawing	SBP4678/PD/04 Rev.D	07 December 2020	Plot 5 – Planning Drawing	SBP4678/PD/05	07 December 2020
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3.	<p>Prior to the erection of the superstructure of the dwellings hereby approved samples of all external facing and roofing materials (notwithstanding any details shown on previously submitted plan(s) and specification) shall be submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																		
4.	<p>Before the development hereby permitted is first commenced full details of existing</p>																		

	<p>and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out strictly in conformity with the approved details.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
5.	<p>Prior to the erection of the superstructure of the dwellings hereby approved, full details of the alignment, height and appearance of all fences and walls and gates to be erected (notwithstanding any such detail shown on previously submitted plan(s)) 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.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
6.	<p>Prior to the erection of the superstructure of the dwellings hereby approved development details shall be submitted to and approved in writing by the Local Planning Authority demonstrating that each dwelling will achieve a minimum Dwelling Emission Rate of 19% above 2013 Building Regulations. The development thereafter shall be completed in accordance with the approved details.</p> <p><i>Reason: Policy 27 of the Adopted Central Lancashire Core Strategy requires new dwellings to be built to Code for Sustainable Homes Level 4 however following the Deregulation Bill 2015 receiving Royal Assent it is no longer possible to set conditions with requirements above a Code Level 4 equivalent. However as Policy 27 is an adopted Policy it is still possible to secure energy efficiency reductions as part of new residential schemes in the interests of minimising the environmental impact of the development. This needs to be provided prior to the commencement so it can be assured that the design meets the required dwelling emission rate.</i></p>