

Case Officer **Mrs Nicola Hopkins**

Ward **Chorley South East**

Proposal **Re-plan of part of the site including the construction of 42 dwellings, garages and associated works (amendment to reserved matters approval 07/01228/REMAJ). Including amendments to existing parking areas to serve plots 343-351 and 371**

Location **Formerly Multipart Distribution Limited Pilling Lane Chorley**

Applicant **Redrow Homes Ltd**

Consultation expiry: 11th September 2009

Application expiry: 12th November 2009

Proposal The application relates to the substitution of house types at the former Multipart site, Pilling Lane. Planning permission was granted in January 2008 for the erection of 400 dwellings on the whole site. The site was split into two with Barratt Homes gaining planning permission for half the site and Redrow Homes gaining planning permission for the other half. The half of the site subject to this planning application relates to the Redrow half of the site and proposes a re-plan of part of the site and the construction of 42 dwellings. Through negotiations with the agent for the application it is also proposed to amend the parking area serving dwellings which also have planning approval.

Summary The principle of redeveloping the site was established with grant of outline and reserved matters at the site.

The proposal incorporates substituting previously approved Redrow house types which are minor changes and are considered to be acceptable.

Planning Policy PPS 1, PPS3, PPS23, PPG13. Policy DP1, Policy DP3, Policy UR7, Policy ER5 (NWRSS). Policy 7, Policy 12, Policy 21, Access and Parking SPG, Landscape and Heritage SPG (JLSP). GN1, EP4, EP9, EP10, HS4, HS19 (ACBLPR)

Planning History **04/00934/OUTMAJ** - Residential development including roads, sewers, open space, landscaping and associated works. Approved

07/01228/REMAJ - Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works. Approved January 2008

Applicant's Case The following points have been submitted in support of the application:

- The proposed changes are a direct result of current market forces and dwelling type demand. A significant reduction in 3 storey dwellinghouses is proposed and a move towards more traditional 3 and 4 bedroom housing in detached and semi-detached formations, with some small amounts of terracing where required.

Representations None received

Consultations **Lancashire County Council (Highways)** has no objection to the changes although some amendments have been suggested.

Lancashire County Council (Planning Contributions) have requested a contribution to waste management. The Section 106 for this site however has already been agreed and additional contributions cannot be requested or justified

Assessment

Principle of the Development

The principle of redeveloping the site for residential development was established with the grant of outline planning permission in April 2005 and the subsequent grant of reserved matters (07/01228/REMAJ) in January 2008. The proposal incorporates the redevelopment of a brownfield site within a sustainable location.

The whole site is approximately 10.1 hectares in area. 400 dwellings equates to approximately 40 dwellings per hectare which is higher than the minimum 30 dwellings per hectare recommendation set out in PPS3.

The site represents high density development which accords with the advice contained in PPS3.

Amendments to the Approved Scheme

The application relates to house substitutions and amendments to part of the Redrow half of the site. The proposal incorporates the following amendments:

- The originally approved layout for this part of the site incorporated two 2 bedroom apartments, sixteen 3 bedroom houses, nineteen 4 bedroom houses and four 5 bedroom houses. This split was combined of thirteen 2 storey dwellings, twelve 2.5 storey dwellings and sixteen 3 storey dwellings.
- The proposed re-plan incorporates four 2 bedroom apartments, twenty-two 3 bedroom houses and sixteen 4 bedroom houses. This split is combined of twenty-eight 2 storey dwellings and fourteen 2.5 storey dwellings
- The replan results in the provision of an additional dwelling.
- The dwellings which overlook the central play space area where originally three storey which have now been replaced with 2.5 storey dwellings
- Some direct road access parking spaces are incorporated
- Dual aspect properties are incorporated
- Terraced properties have been replaced with detached and semi-detached dwellings
- The design of the dwellings have been amended
- The parking area serving plots 352-370 has been amended

Impact on the Neighbours

The part of the site subject to this application is wholly within the site and does not border with existing residential properties around the site however the relationship of the proposed dwellings is a consideration.

Plots 324-342 are located along the boundary of Redrow's part of the site and back onto part of the site which will be developed by David Wilson Homes. The David Wilson properties will be slightly higher than the proposed Redrow dwellings however this is taken to account as part of this development and the proposals accord with the Council's spacing standards including additional spacing where the level changes exceed 0.5 metres.

There is a two storey Ashdon house type located to the rear of plots 350 and 343. This property is a first floor two bedroom flat with garage accommodation below. The distance retained between these properties does not meet the required 12 metres window to gable distance however the relationship between these properties is an improvement to the previously approved scheme. The Ashdon house types are not directly to the rear of the two properties and as such will not create an overbearing appearance when viewed from the rear of the dwellings or the garden area. Additionally the roofs of the Ashdon house type will be gabled away from the adjacent properties. It is considered, taking into account the proposed siting of the properties, the fact that the spacing does not achieve 12 metres (the distance maintained is 10.5 metres) will not create an adverse impact on the future residents amenities.

The distance between plots 352 and 370 with plot 401 will be 10 metres and 11 metres respectively. However this distance will be between the rear of the dwellings and the side gable of single storey garages which ensures that the proposal will not create an overbearing impact to the detriment of the neighbours.

Amendments to the parking areas serving plots 352-370 have resulted in amendments to the garden areas associated with the properties. Most of the proposed gardens are sufficient to provide private amenity space for family dwellings.

Three of the properties do not have 10 metre long gardens however when compared to the approved scheme the proposed garden areas of 2 of these properties are greater in length than the approved scheme. One property has a reduced garden area which has resulted from amendments to the parking court. It is considered on balance that the improvements proposed to the garden areas outweighs the fact that one of the properties has a slightly reduced garden area. This property still has a garden area which is 9.3 metres long. Additionally further re-plans of the area may enable additional garden area for these properties.

Highways and Parking

Through negotiations the parking arrangements for the properties have been amended to ensure that adequate off road parking provision is provided for the size of dwellings proposed. The garages have been increased in size to 6 x 3 metres (single garages) and 6 x 6 metres (double garages) in accordance with Manual for Streets

The Highway Engineer initially made comments on the scheme which resulted in amendments to the scheme. Following the amendments the Highway Engineer was reconsulted and his additional comments will be reported on the addendum.

Design and Appearance

The house types have been amended however the proposed new dwellings incorporate modern dwellings which is considered acceptable on this site. The main change is the properties which overlook the central play area have been amended from 3 storey dwellings to 2.5 storey dwellings due to current market trends. The originally submitted proposal incorporated some 2 storey dwellings around the central square however to provide some height and prominence around this square and to compliment the David Wilson Homes on the opposite side of the square the plans have been amended to 2.5 storey dwellings in this location. This ensures that the properties around the square create a visual border to the square.

Section 106 Agreement

The original outline planning approval incorporated a Section 106 Agreement which was directly related to that outline permission and subsequent reserved matters applications. As reserved matter approval has been granted at the site and the date for submitting reserved matters has expired this plot substitution application is dealt with as a full application. As such a supplemental S106 agreement is required to tie this application into the Section 106 obligations. This document has been agreed and signed by all parties.

The Section 106 Agreement includes a High Density Mitigation obligation which will require the developers to pay a specified commuted sum for each dwelling built over 400 dwellings. The sum is dependent on the size of the additional dwellings and will be used for the provision of community facilities or services which benefit the local area or mitigate impacts of the development. As set out earlier this proposal results in an additional dwelling however amendments to the whole site are proposed which may lead to a reduction in the number of dwellings, particularly as there is currently no market in apartments so this part of the scheme may be amended. This will be monitored via the Section 106 Agreement.

Conclusion

The principle of residential development was established with the grant of outline planning permission and reserved matters approval. The amendments to the layout and house type substitutions to the application site are considered to be minor and as such the scheme is considered to be acceptable.

Recommendation: Permit Full Planning Permission 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 only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

3. 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.

4. 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.

5. The development hereby permitted shall not commence until samples of all external facing materials to the proposed buildings (notwithstanding any details 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 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

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. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.

8. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

9. The site shall be remediated in accordance with BAE Environmental Remediation Strategy Report (Reference: A0356-02-R1-1). Upon completion of the remediation works a verification/ completion report containing any validation sample results shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control

10. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

11. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review

12. Prior to the commencement of the development full details of the proposed residents consultation procedure shall be submitted to and approved in writing by the Local Planning Authority. The details shall include information on how the residents will be kept informed on the progress of the development prior to commencement and during the development period. Additionally details of the main contact / site manager during the development shall be provided to the Local Planning Authority and the residents prior to the commencement of the development. The residents consultation plan shall be implemented and completed in accordance with the approved procedure.

Reason: To ensure that the existing residents are fully aware of the progress of the development.

13. 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.

14. The development hereby permitted shall be carried out in accordance with the measures set out within the action plan of the Residential Travel Plan dated April 2009 (submitted under application 09/00374/DIS).

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.
