

Item 9 09/00804/REMMAJ Approve Reserved Matters

Case Officer Mrs Nicola Hopkins

Ward Astley And Buckshaw

Proposal Proposed re-plan of Parcel K (amendment to previous approval 05/00106/REMMAJ) replacing apartments, town houses and coach-houses with 27 dwelling houses.

Location Land North Of Main Street And Immediately East Of Coopers Place Buckshaw Village Lancashire

Applicant Barratt Homes Manchester

Consultation expiry: 18th November 2009
Application expiry: 15th January 2009

Proposal This application relates to Parcel K, Buckshaw Village and proposes an amendment to a previously approved layout. Planning permission was granted in April 2005 for this parcel of land which included the erection of 155 dwellings which included a mixture of houses and apartments. The proposal incorporates amending part of this parcel.

The proposal includes erecting 27 dwellings. 18 of the proposed dwellings are located within Chorley Borough and the remaining properties are located within South Ribble. The scheme includes constructing Barratts Aspirations house types. These properties are modern dwellings which reflect the size of an apartment however they are in the form of 2 storey dwellings.

Summary The proposals reflect an amendment to a previously approved scheme which is considered to be appropriate for the specific character area and will introduce a variation of house types into the Village.

Planning Policy **National Policies:**
PPS1, PPS3, PPS23, PPS25

North West Regional Spatial Strategy:
Policy DP1: Spatial Principles
Policy DP4: Make the best use of Existing Resources and Infrastructure
Policy DP7: Promote Environmental Quality
Policy RDF1: Spatial Priorities
Policy L4: Regional Housing Provision
Policy L5: Affordable Housing
Policy RT9: Walking and Cycling
Policy EM5: Integrated Water Management

Adopted Chorley Borough Local Plan Review:
GN2: Royal Ordnance Site, Euxton
GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats
GN9: Transport Accessibility

EP18: Surface Water Run Off
HS4: Design and Layout of Residential Developments
HS5: Affordable Housing
TR1: Major Development- Tests for Accessibility and Sustainability
TR4: Highway Development Control Criteria
TR18: Provision for pedestrians and cyclists in new developments

Planning History **97/00509/OUT:** Outline application for mixed use development (granted in 1999)

02/00748/OUT: Modification of conditions on outline permission for mixed use development

05/00106/REMAJ- Reserved Matters application for residential development comprising of 155 dwellings, garages, parking areas and landscaping. Approved April 2005

09/00900/NLA- Neighbouring Local Authority application from South Ribble Borough Council for a proposed re-plan of Parcel K replacing apartments, townhouses and coachhouses with 27 house types. No objection

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

- Current market conditions dictate that three storey properties are unpopular and it is difficult to get mortgages on apartments. Therefore this part of the site has been replanned
- 23 of the proposed 27 plots are from the Aspirations range which is a new concept of housing at more affordable market values
- The properties have been designed to mirror the living space of an apartment over two storeys

Representations None received

Consultations **South Ribble Borough Council** have no objections

Environment Agency has no objections

United Utilities have no objection subject to various conditions/informatives

Chorley Environmental Services have no objection

Assessment

Principle of the Development

Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. Parcel K is wholly allocated as Village Street character area within the Master plan approved under the outline permission and the Buckshaw Village Design Code

In respect of the village street character housing parcels the Masterplan states that these parcels are defined as pre and post Industrial revolution character areas within 2 to 3 storey blocks principally terraces with a density of 40-50 dwellings per hectare.

All of the proposed dwellings which fall within the boundary of Chorley Borough are the Aspirations house types. These are modern dwellings which include a mixture of 2 and 3 storey dwellings. The scheme represents a continuation of the village centre theme running into the village street and therefore the layout is characterised by narrow frontages with vertical emphasis with three-storey properties interspersed with two-storey predominantly in rows rather than detached and semi-detached properties. The current scheme reflects this character and is considered to be acceptable in respect of the approved design code. Although the proposed house type range is a modern interpretation the proposed dwellings will be constructed of traditional red brick and render which will be in keeping with the more traditional surrounding house types.

Proposed amendments

The originally approved layout for this part of the site incorporated a mixture of two bedroom apartments, two bedroom houses and three bedroom houses. Parking was in the form of a parking court to the rear of the dwellings and accommodated 1 parking space per property.

The proposed scheme incorporates a mixture of two and three storey properties which include 2 and 3 bedroom dwellinghouses. The property on plot 89 is a one bedroom flat over garage which is very similar to the approved scheme. The proposals incorporate a mixture of courtyard parking and in curtilage parking all at 100% (1 space per property). The Quartz house types on plots 168-170 accommodate in curtilage parking.

The proposed layout is very similar to the approved layout and will result in a very similar layout which is considered to be acceptable.

Parking and Highways

Although no comments have been received from the Highway Engineer the proposed layout reflects the approved scheme which was considered to be acceptable. The adoptable part of the highway is identical to the approved scheme and does not form part of this application. The remainder of the site will not be adopted and will be privately managed, as such no adverse comments from the Highway Engineer are envisaged.

Each property has 1 car parking space. In accordance with the draft Regional Spatial Strategy car parking standards and the Council's House Extension Design Guidelines two and three bedroom properties should provide 2 off road parking spaces. However in this situation the properties, although dwellinghouses reflect the internal dimensions of apartments. Additionally this parking provision reflects the previously approved provision and this permission could still be implemented. As such it is not possible to require additional parking provision. However taking into account the size of the dwellings proposed and the location of the dwellings one space per dwelling is considered to be acceptable.

Refuse Collection

The properties on plots 168-170 will have their own in curtilage refuse storage. The remainder of the properties will have a designated bin storage area. The Council's Waste &

Contaminated Land Officer has confirmed that the proposals are acceptable from a waste storage and collection perspective.

Neighbour amenity

This site forms part of a larger residential parcel at Buckshaw Village. When planning permission was originally granted for this parcel due to the utilisation of this tight-knit village character the visibility interface standards on certain parts of the development were reduced below what would normally be required. Given the high density achieved and the variation in orientation and house types used, it was considered that the layout achieved satisfactory natural light to the properties and satisfactory levels of privacy by way of the design rather than distance.

This part of the site represents a continuation of the village street character area with a high density relatively 'tight' layout. The parcel is 0.3 hectares in size and the erection of 27 dwellings represents a very high density. However as already set out the density reflects the approved density for this part of the site and is considered to be appropriate for this village street character area.

The majority of the plots within the Chorley boundary do not have private garden areas however this reflects the approved layout. The site is adjacent to a Green Corridor and landscaped pedestrian access is provided to this open space. This communal open space will be maintained by a private management company

The three quartz house types do have an element of private space in the form of first floor terrace areas and second floor roof terraces. These two areas of private space will overlook the Green Corridor. The first floor terrace area for plot 170 adjoins the terrace area for plot 169 however the internal layout of these properties has been orientated to ensure that no habitable room windows overlook these private areas creating usable outdoor space.

It is not considered that the layout will create amenity issues to the detriment of the future residents and future purchasers will be aware of the tight layout.

Levels

The application is accompanied by a levels plan which demonstrates that the proposed levels are similar to the surrounding properties and the adjacent Green Corridor. As such there will be no neighbour amenity issues created through significant level differences.

Green Corridor

Part of the Green Corridor network which forms the cycle and pedestrian links through the village borders the site. The properties adjacent to the Green Corridor overlooks the corridor which provides natural surveillance, utilises this asset within the design of the properties and provide visual interest along the Green Corridor.

Conclusion

Reserved matters approval has already been granted for this part of Buckshaw Village. The amendments proposed are not considered to be significant and will introduce a variation in house type across the Village. As such the scheme is considered to be acceptable.

Recommendation Approve Reserved Matters

Conditions

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

Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended 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. 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. 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.

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. 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 dwellings 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.

7. The external facing materials detailed within the submitted Design and Access Statement, namely Terca Woodland Mixture Facing Brick, 2 coat sand/ cement render and Russell Galloway Anthracite Grey roof tiles, shall be used and no others substituted without the prior written approval of the Local Planning Authority.

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

8. The hard ground- surfacing materials detailed within the submitted Design and Access

Statement, namely Pennant Grey Tegular Paving for the main vehicle route, Brindle Block Paving for the parking bays and Buff paving slabs for the access to and around the properties, shall be used and no others substituted without the prior written approval of the Local Planning Authority.

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

9. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. RT2 of the North West Regional Spatial Strategy 2008.

10. The approved plans are:

Plan Ref.	Received On:	Title:
03/213/FF01 Rev A	16th October 2009	Proposed Finished Floor Levels
03/00213/PL01 Rev T	16th October 2009	Planning Layout
03/213/HT01B	16th October 2009	Elevations for Plots 168-170
03/213/HT01A	16th October 2009	Plans for Plots 168-170
03/213/HT05A	16th October 2009	Plans for Plots 90-100
03/213/HT05B	16th October 2009	Elevations for Plots 90-100
03/213/HT03	16th October 2009	Plans and Elevations for Plots 101-103
03/213/HT00	16th October 2009	Plans and Elevations for Plot 89
03/213/OS 01(C)	16th October 2009	Ordnance Survey
03/213/TS01	16th October 2009	As Constructed/ Topographical Survey
c-632-01 Rev A	16th October 2009	Detailed Landscape Proposals
03/213/BS01	16th October 2009	Bin Store Detail
WF01 Rev A	16th October 2009	Walls and Fences

Reason: To define the permission and in the interests of the proper development of the site.
