

Item 5 **10/00023/FULMAJ** **Refuse Full Planning Permission**

Case Officer **Mr Andy Wiggett**

Ward **Clayton-le-Woods West And Cuerden**

Proposal **Erection of 10 dwellings and associated infrastructure**

Location **96 Lancaster Lane Clayton-Le-Woods Leyland PR25 5SP**

Applicant **Wainhomes Limited**

Proposal

1. The application concerns the redevelopment of the site of a large bungalow located at the corner of Lancaster Lane and Spring Meadow for 10 two storey dwellings following demolition.

Recommendation

2. It is recommended that the application be refused on design grounds as the scheme put forward is cramped, fails to meet the Council's adopted interface distances and has an adverse impact on the streetscene of this part Lancaster Lane. The proposal would insert two storey dwellings in an area of predominantly single storey dwellings and have dwellings with their rear amenity space orientated towards the main highway at a prominent road junction

Main Issues

3. The main issues for consideration in respect of this planning application are:

- *Site layout and streetscene*
- *Car parking*
- *Landscaping*

Representations

1. 30 letters of objection have been received
2. Parish Council – no comments received

Consultations

3. **The Environment Agency** – no comments
4. **Lancashire County Council (Highways)** -
5. **Chorley's Waste & Contaminated Land Officer** – no comments received
6. **Lancashire County Council (Planning Contributions)** - wish to secure a contribution of £20000 towards transport in the area and £4800 towards waste disposal
7. **Coal Authority** – standard comments

Assessment

Issue 1

8. The site is occupied by a large bungalow set back from the highway with a low boundary wall at the back edge of the footway. There is an extensive landscaped front garden which wraps around the road frontages. Access is taken from Lancaster Lane. To the northeast of the site are bungalows and across Spring Meadow to the

west are other bungalows. To the north across Lancaster Lane are houses set behind a landscaped amenity area and to the south on Spring Meadow there is a mixture of bungalows and houses. PPS3 sets out national criteria to be taken into account in assessing design quality and these are:

- *is easily accessible to community facilities and services with public transport available and the scheme is well laid out so that all the space is used efficiently, is safe, accessible and user friendly*
- *provides or enables good access to community and green and open amenity and recreational space (including playspace) as well as private outdoor space such as residential gardens, patios and balconies*
- *is well integrated with and complements the neighbouring buildings and local area more generally in terms of scale, density, layout and access*
- *facilitates the efficient use of resources during construction and in use and seeks to adapt to and reduce the impact of climate change*
- *takes a design led approach to the provision of car parking space that is well integrated with a high quality public realm and streets that are pedestrian, cycle and vehicle friendly*
- *creates, or enhances, a distinctive character that relates well to the surroundings and supports a sense of local pride and civic identity.*

In relation to these criteria, it is considered that the introduction of two storey dwellings at this prominent location on Lancaster Lane would be incongruous and adversely impact on the streetscene by dominating the adjoining bungalows. In addition, there will be an adverse impact on the streetscene by orientating the properties such that their rear gardens front onto Lancaster Lane with the inevitable pressure to fence this area off to give privacy and the possible visual clutter of sheds etc.

The layout is cramped resulting in the Council's interface distances not being met on plots 7 and 8, with side facing windows reflecting the cramped nature and inappropriate design solution adopted. The interface distances are designed to prevent overlooking from first floor habitable room windows. Overall the proposed layout is not considered to satisfy the relevant criteria in PPS3 and reflecting the guidance that design which is inappropriate in its context should not be accepted, it is recommended for refusal.

Issue 2

9. For new development proposals the Council now uses the draft Regional Parking Standards that are in the course of being approved. The standards in the RSS have been considered at the Examination in Public earlier this month and can be afforded significant weight. These require that 2 and 3 residential properties should have two off-street parking spaces and 4 bedroom and above should have should have three off-street spaces. The two houses which have their access directly off Spring Meadow are both four bedroom and have single integral garages but drives of only 5.5m and therefore, are deficient in spaces.

Issue 3

10. Several mature trees have been removed from the site, however, there are three protected trees on the Lancaster Lane frontage which are retained in the layout. On the southern boundary there is a high Leylandii hedge that the applicant proposes to reduce to 2m in height but if this course of action were to be followed this would result in very little foliage cover or amenity value. Behind the hedge there is a 1.8m high open boarded fence which gives some screening the adjoining bungalows on Spring Meadow. It is considered, however, that landscaping and boundary treatments are essential in this part of the site which can be achieved by a condition.

Section 106 Agreement

11. The applicant has been requested to contribute towards the provision of playspace in the area. It is not considered that the County Council's requests could be substantiated and the developer would not be prepared to contribute.

Overall Conclusion

12. As submitted the layout is unsatisfactory in that it does not comply with the Council's adopted interface distances as there is a cramped relationship between dwellings. The design of the two storey houses on the Lancaster Lane frontage is out of character with the area that is predominantly made up of bungalows and the orientation of the layout with rear gardens fronting onto the road would have an adverse impact on the streetscene.

Other Matters

The application was accompanied by a bat survey that confirmed that there were no bats present in the bungalow and that the proposed development would be unlikely impact on bats in the area. The results have been assessed with regard to the requirements of the Conservation (Natural Habitats Etc) Regulations 1994.

Planning Policies

National Planning Policies:

PPS1, PPS3

North West Regional Spatial Strategy

Policies:

L4

Adopted Chorley Borough Local Plan Review

Policies:

GN5, GN1, HS4, TR4

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Chorley's Local Development Framework

- Policy SR1: Incorporating Sustainable Resources into New Development
- Sustainable Resources Development Plan Document
- Sustainable Resources Supplementary Planning Document

Planning History

None relevant

Recommendation: Refuse Full Planning Permission

Reasons

1. The design of the two storey houses on the Lancaster Lane frontage is out of character with area that is predominantly made up of bungalows, the orientation of the layout with rear gardens fronting onto the road would have an adverse impact on the streetscene and is not in accordance with design guidance in the Council's SPG – Design Guidance and as set out in PPS1 and PPS3

2. The proposed layout is unsatisfactory in that it does not meet the Council's adopted interface distances and there is a cramped relationship between dwellings contrary to the provisions of policies GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.
