

**Item 4**                      **10/00404/FULMAJ**

**Case Officer**            **Liz Beard**

**Ward**                        **Chorley South East**

**Proposal**                 **Re-plan to plots R281 to R323 / R351 / R358 to R376 / R388 to R400 (76 No dwellings, garages and associated works) (76 No dwellings garages and associated works)**

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

**Applicant**                **Redrow Homes (Lancashire) Limited**

**Consultation expiry: 30 June 2010**

**Application expiry: 26 August 2010**

### **Proposal**

1. The proposal is to re-plan plots R281 to R323, R351, R358 to R376, R388 to R400 which is a total of 76 no. dwellings, garages and associated works.
2. The proposal will provide 2 no. 2 bedroom apartments (2 storey), 6 no. 2 bedroom houses (2 storey), 28 no. 3 bedroom houses (2 storey), 20 no 4 bedroom houses (2 storey), 12 no. 4 bedroom houses (2.5 storey) and 8 no, 4 bedroom houses (3 storey).
3. There will be a 7 less dwellings included in this phase, from what was previously approved, which reduces Redrows total to 194 dwellings on the overall site.

### **Recommendation**

4. It is recommended that this application is granted full planning permission.

### **Main Issues**

5. The main issues for consideration in respect of this planning application are:
  - The design and appearance of the proposal.
  - The tenure and mix of the properties provided.
  - Whether the proposal complies with the appropriate privacy distances and other guidance as set out in the Council's design guidance.

### **Representations**

6. There has been one letter of objection received, where the following issues are raised:
  - Residents on Kirkstall Road were not consulted.
  - Original planning was given to Redrow to build dwellings not overlooking the much lower residents viz. 33, 35, and 37 Kirkstall Road: this replan will afford a view directly into the bedrooms of Kirkstall bungalows.
  - No-one has approached those residents to discuss possible replacement of a boundary in very poor repair.
  - Cross hatched areas adjoining the boundary fence are not specified. The existing mature trees are both large and in good health: what does the environmental impact strategy stipulate in this regard?
  - Boundary A-E to be replaced but non-one to know what with.
  - Given extensive re-plan and serious lack of privacy for residents on Kirkstall Road therefore feel compelled to contact Lindsay Hoyle on behalf of existing ratepayers.

## Consultations

7. The Environment Agency have no objection in principle but state that surface water run off should be restricted to existing rates in order that the proposed development does not contribute to an increased risk in flooding. Surface water run-off can be managed through the use of sustainable drainage systems (SUDS). It is also recommended that the developer considers the following; water management within the development, use of sustainable forms of construction including recycling materials and energy efficient buildings.
8. United Utilities have no objection to the layout change and the previous comments provided with application 07/01226/REM still apply. These relate to providing a separate drainage system with only foul drainage connected into the foul sewer.
9. Lancashire County Council (Highways)- No comments received.
10. Environmental Protection –No comments received.
11. Council's Tree Officer- No comments received.

## Assessment

### Design and Appearance

12. Outline planning permission with all matters reserved, except for access, was approved in April 2005 for residential development. Subsequently all reserved matters have been approved by way of three reserved matters applications. Therefore the principle of development has been established and this application is considering a re-plan of a number of plots with a view to using different house types. Therefore the design and layout of these plots will be considered as part of this application.
13. 'The Central Area' (Plots R358 to R361/R363-373 but excluding R371) was designed to have 3 storey dwellings, and this has been retained. The rear parking courts have been removed in favour of integral garaging and frontage parking to meet the current market demand. All the plots highlighted will be retained as 3-storey dwellings as approved under application ref. 09/00594/FULMAJ, but will be a different house design. However, it proposed to change the adjacent plots R362 and R368 to 2.5 storey house types to ensure there is a roofscape graduation onto the streetscene.
14. 'The Square Area' (Plots 288 to 299) has been retained with a square arrangement, with traditional 2 storey terraced cottages and 2.5 storey semi-detached dwellings. The garage blocks assist with squaring off the space and ensuring a private and secure environment for the residents. Access, into the area, is obtained between the double garages of Plots R299 and R288, from the retained Homezone and landscaped space.
15. Plots R300 and R301 have been reorientated to create a visual focal stop to the approach into the homezone area. The garages are also aligned so they match the position of the houses and creates additional privacy to the frontage of these two dwellings.
16. 'The Traditional Square' Area (Plots R302 to R306 & R398) have been changed so there is a change in house type which makes a transition from the more formal terraced and semi-detached denser zones of development to a more detached form of development to the Eastern Parcels. Plots R303 and R303 forms a mirrored visual stop when viewed from the Eastern approach and the same goes for plots R305 and R306 when approached from the north. Plot R398 is an L-shaped dwelling type that turns the corner and serves to create an entrance point to the latter end of the site.
17. The frontage onto Lighthurst Lane (Plots R281 to R285) has been designed in a similar way to the approved scheme with a strong build frontage to Plots R282 to R285 and a corner turning dwelling type to Plot R281. The existing sub-station is retained along with its easement and framed with two detached garages. Access is gained into this area between Plots R281 and R286.

18. The actual design of the dwellings proposed are the evolution of the current house type range that has already been used on this development and in other parts of the country. The plot layouts and orientations are largely the same as the approved scheme, but by bringing updated designs ensures that Redrow meet their customer's needs.

#### Tenure and Mix of Properties

19. The tenure and mix of the properties ranges from 2 bedroom apartments to 4 bedroom houses. It provides a variety of housing for first time buyers, people moving into the area and for people moving within the area. This scheme provides a virtually identical range of house types, but they are updated designs from Redrows new range of house types. This is considered appropriate and fulfils the requirements as set out in PPS3.

#### Compliance with Council's Design Guidance

20. The privacy distances, garden areas and parking requirements have all been considered. All of the properties internally within the parcels achieve the required spacing standards to ensure the amenities of future residents are protected.

21. There are some garden areas which are not 10 metres in length, however, in these instances the garden areas are relatively wide which ensures that sufficient private amenity space is provided for the dwellinghouse in accordance with PPS3. In these instances where the garden is not 10 metres in length these properties are sited to ensure there will be no overlooking created by first floor windows to neighbouring garden areas and therefore complies with PPS3.

22. Where all the new houses bound existing established housing the garden areas are all 10 metres or more in length. A plan has been provided to demonstrate the following:

- Plot 321 provides 15.76m distance from its blank gable to the rear of the existing property to Melrose Way. Although there is a slight reduction, as the previous distance was 16.56m the figure is still within the Council's standards and the dwelling has been reduced from 2.5 storeys to 2 storeys in height.
- Plot R320 provides a 21.26m rear to rear aspect and has been reduced from 2.5 storeys to 2 storeys in height.
- Plot R319 has been reduced from 2.5 storeys to 2 storeys in height. The distance has been improved by 0.65m.
- Plot R318 replaces two previously approved plots. It is orientated differently and achieves a privacy distance of 41.02m to the existing dwellings on Kirkstall Road.
- Plot R317 distance is improved by 0.86m.
- Plot R316 distance is improved by 0.75m.
- Plot R315/R314 (previously R314/313) have been re-orientated so R315 achieves a privacy distance of 25.09m and R314 achieves a privacy distance of 25.15m. Both these plots have been reduced from 2.5m storeys to 2 storeys in height.
- Plot R313 has a distance of 18m from the gable elevation to the existing property on Kirkstall Road and 24.37m from the rear to rear elevations of other properties. This property is shown to change from 2.5 storeys to 2 storeys.
- Plot R312 provides a distance of 27.62m from the rear elevation to the existing property on Kirkstall Road. This property is shown to change from 2.5 storeys to 2 storeys.
- Plots R311/R310 have changed in orientation and from 2.5 storeys to 2 storeys. The privacy distances are 36.68m and 43.5m respectively to the existing properties on Kirkstall Road.
- Plot R309 the privacy distance has been improved by 2.33m
- Plot R308 the privacy distance has been improved by 2.33m
- Plot R307 the privacy distances are 26.45m from the existing property, which is an increase in approximately 3.362m.
- Plots R306/R305 show a privacy distance of 22.08m.
- Plots R304 show that the side gable has been moved a further 10.74m into the site away from the boundary to the existing houses.
- Plots R294/R293 show privacy distances of 19m and 22.39m respectively from the side gable to the existing rear elevations. This area was previously a large block of 2 and 3 storey dwellings which backed onto the site boundary.

- Plots R285 shows an improved gable location of 1.46m. The plot has been moved further into the site and reduced from 2.5 storeys to 2.0 storeys.

The proposal therefore complies with the Council's guidance and PPS3.

### **Neighbours Concerns**

23. The residents on Kirkstall Road were sent a letter notifying them of the development, including the resident who sent in the objection letter.
24. Changes have been made to proposed properties that bound onto Kirkstall Road and these properties do not overlook the existing properties. In some instances the privacy distances have been increased and the orientation of the properties has also improved aspects.
25. Redrow will consult with the residents in relation to the boundary treatment if planning approval is given.
26. The cross-hatched areas relate to the trees which are to be retained as part of the current approval.
27. The boundary details A-E relates to a Timber Fence 1.8m high which was approved as part of the original planning permission.

### **Overall Conclusion**

28. The proposed substitution of house types are acceptable and do provide a range of tenure for the area. The mix of materials and designs is appropriate for the area and fits in with what has already been approved. The proposal is therefore considered acceptable and complies with national, regional and local policies.

### **Planning Policies**

#### National Planning Policies:

PPS1 and PPS3

#### North West Regional Spatial Strategy

DP1: Spatial Principles,

DP7: Promote Environmental Quality

#### Adopted Chorley Borough Local Plan Review

GN1: Settlement Policy

GN5: Building Design and Retaining Existing Landscape Feature and Habitats

HS4 Design and Layout of Residential Development

#### 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**

04/00934/OUTMAJ Residential development including roads, sewers, open space, landscaping and associated works. Approved April 2005.

07/01227/REMMAJ Reserved matters application for the construction of access road, public open space, children's play area and associated landscaping. Approved January 2008.

07/01228/REMMAJ Reserved matters application for the erection of 200 houses, with associated roads, footpaths and works. Approved January 2008.

09/00594/FULMAJ Re-plan of part of the site including the construction of 42 dwellings, garages and associated works (amendment to reserved matters approval 07/01228/REMMAJ), including arrangements to existing parking areas to serve Plots 343-351 and 371. Approved November 2009.

**Recommendation: Permit Full Planning Permission Conditions**

1. 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.*

2. 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.*

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. 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.*

10. 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*

11. 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.*

12. 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.*

13. 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.*

14. The approved plans are;

Plan Ref/Title.	Received On:	
4081-11-02-003	21 May 2010	Location Plan
4081-11-02-001	21 May 2010	Planning Site Layout House Types
The Warwick	21 May 2010	C Series Render C3H102
The Stratford	21 May 2010	C Series Brick C4H109
The Tenby	21 May 2010	C Series Render C3H092

The Kensington+	21 May 2010	Mid Unit C4H140/End UnitC4H144
The Kensington+	21 May 2010	Side Elevation and Rear Elevation
The Kensington+	21 May 2010	Floor Plan
The Cambridge	21 May 2010	C series Brick C4H133
The Kenilworth	21 May 2010	C Series Brick C3H108
The Canterbury	21 May 2010	C Series Brick C4H141 Elevations
The Canterbury	21 May 2010	C Series Brick C4H141 Floor Plans
The York	21 May 2010	C Series Render C4H134
The Chester	21 May 2010	C Series Render C4H136
The Shrewsbury	21 May 2010	C Series Render C4H107
The Broadway & The Evesham	21 May 2010	C Series Brick C2H068 & C3H081 (Elevations and Floorplans)
The Ashdon(B)	21 May 2010	Option 2 detached garages
4081-GPD-02	21 May 2010	Garage and Planning Drawings

*Reason: to define the permission in the interests of the proper development of the site.*

15. 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.

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