

Item 7 **10/00437/REMAJ**

Case Officer **Caron Taylor**

Ward **Astley And Buckshaw**

Proposal **Reserved matters application for residential development comprising of 36 no. dwellings and associated works**

Location **Parcel J Buckshaw Avenue Buckshaw Village Lancashire**

Applicant **David Wilson Homes North West**

Consultation expiry: 28 July 2010

Application expiry: 1 September 2010

Proposal

1. This application is a reserved matters application for residential development comprising of 36 no. dwellings and associated works at Buckshaw Village.

Recommendation

2. It is recommended that this application is granted planning permission, subject to conditions.

Main Issues

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

- Principle of the proposal
- Appearance, layout and scale
- Access and parking
- Impact on neighbour amenity

History

97/509/OUT: Outline application for mixed use development (granted in 1999)

02/748/OUT: Modification of conditions on outline permission for mixed use development

Representations

4. No representations have been received.

Consultations

5. Environment Agency – has no objection in principle and state the site has been previously remediated and validated by BAe Systems as part of the Area 7 eastern residential area.

6. United Utilities – no objection subject to a condition being added to any permission.

7. Police Architectural Liaison Officer (MAPS) – have no comments to make.

Assessment

Principle of the development

8. The principle of housing on this site has already been established by the original outline permission for the whole of Buckshaw.

Appearance, Layout and Scale

9. The parcel is located towards the centre of Buckshaw Village to the east of the Primary School currently under construction. To the north of the site is another housing parcel, to the east is a green corridor beyond which is a landscaped area, to the south is green space and play area and another part of Parcel J that has been developed by Barrett Homes. To the west is another

part of parcel J which has also been developed by David Wilson Homes, the applicant for this parcel.

10. 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. The site is allocated as a contemporary housing area in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets. It is therefore considered that the proposals as amended accord with Policy GN2.
11. Policy GN5 covers building design and states that developments should be well related to their surroundings with landscaping integrated into the scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. As stated previously the proposals are considered to be in line with the Buckshaw Village Design Code.
12. The parcels already permitted and complete or under construction around the application site are characterised by large detached properties. The application proposals continue this style with all the properties being detached. In terms of orientation the properties on the edge of the site face outwards onto the roads and green corridors around it, which is looked upon favourably as it avoids the less detailed backs or properties being highly visible and provides natural surveillance within the site.
13. Originally four affordable units were proposed on the site, however the s106 legal agreement for the whole of Buckshaw does not require affordable units to be constructed on this site. In addition it was not considered that the four smaller terraced type properties and their parking sat comfortably within the site layout that was characterised by larger detached properties all with in-curtilage parking. The amended scheme with the replacement of these smaller properties with larger properties is considered more acceptable. Although the affordable units have been removed from the application parcel the same number of affordable units across the whole of Buckshaw will still need to be provided and they will therefore need to be provided on other parcels in the village as required by the original s106 agreement.

Access and Parking

14. Policy TR4 outlines the highway development control criteria.
15. In terms of parking the properties all have at least three off-road parking spaces. The majority off properties have a detached double garage (large enough to be counted as two spaces) and at least two off-road parking spaces in addition. The integral garages on some proposed house types are smaller, but are of a size that can be counted as at least one space, with two off-road parking spaces on a driveway. The parking standards for the parcel are therefore considered acceptable. A condition will be applied to the properties with integral garages that they be kept for the parking of cars to avoid the loss of parking through conversion without the control of the Council.

Neighbour Amenity

16. The layout of the parcel and orientation of the properties ensures that the Council's interface distances between the proposed properties and those on adjacent parcels are met and the proposals therefore comply with Policy HS4.

Overall Conclusion

17. The application is considered acceptable in relation to policies GN2 and GN5 of the Local Plan subject to conditions.

Planning Policies

18. Adopted Chorley Borough Local Plan Review
Policies: GN2, GN5, HS4.

**Recommendation: Permit Full Planning Permission
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 approved plans are:

| Plan Ref. | Received On: | Title: |
|------------------------|--------------|--|
| BVP2/SK02 Rev C | 1 July 2010 | Sketch Layout 2 |
| P2BUCK-33-38/01 | 2 June 2010 | Street Scene Plots 33-38 |
| BVP2/MAT/01 Rev A | 1 July 2010 | Materials Layout |
| BVP2/SK02/Levels Rev A | 1 July 2010 | Proposed Levels |
| 01499 Rev A | 1 July 2010 | Landscaping Scheme |
| H533---5 Rev A | 2 June 2010 | House Type H533 Elevations |
| H533---5 Rev A | 2 June 2010 | House Type H533 Floor Plans |
| H575---5 Rev A | 2 June 2010 | House Type H575 Elevations |
| H575---5 Rev A | 2 June 2010 | House Type H575 Floor Plans |
| H526---5 Rev A | 2 June 2010 | House Type H526 Elevations |
| H526---5 Rev A | 2 June 2010 | House Type H526 Floor Plans |
| H536---5 Rev A | 2 June 2010 | House Type H536 Elevations |
| H536---5 Rev A | 2 June 2010 | House Type H536 Floor Plans |
| H454---5 Rev A | 2 June 2010 | House Type H454 Elevations |
| H454---5 Rev A | 2 June 2010 | House Type H454 Floor Plans |
| H534---5 Rev A | 2 June 2010 | House Type H534 Elevations |
| H534---5 Rev A | 2 June 2010 | House Type H534 Floor Plans |
| H421---5 Rev A | 2 June 2010 | House Type H421 Elevations & Floor Plans |
| P341-E-5 | 2 June 2010 | House Type P341-E-5 Elevations & Floor Plans |
| Garage Type G203 Rev A | 2 June 2010 | Double Garage |
| EXT WKS 06v | 2 June 2010 | 1800 Brick Screen Wall |
| EXT WKS 07 | 2 June 2010 | 1800 Close Boarded Timber Fence |
| EXT WKS 08 | 2 June 2010 | 1800 Privacy Gate Detail |

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

3. 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.

4. 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.

5. 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.

6. 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.

7. The properties hereby permitted shall only be constructed out using the approved external facing materials as shown on plan BVP2/MAT/01 Rev A, unless otherwise agreed to in writing by the Local Planning Authority

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.

8. 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.

9. The integral 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.

10. During the development if contamination, which has not previously been identified, is found to be present at the site no further development shall be carried out until a Method Statement has been submitted to and approved in writing by the Local Planning Authority detailing how this unsuspected contamination will be dealt with. The development shall then only be carried out in accordance with the Method Statement.

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 PPS23.

11. 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.
