

Item 8	10/00435/FULMAJ
Case Officer	Mr Matthew Banks
Ward	Astley and Buckshaw
Proposal	Proposed re-plan of plots 44, 111-113 and 124-128 of previous approval (07/00483/FULMAJ) to replace 9 dwellings with 13 dwellings
Location	Land South Of Parcel 7 and Parcel F Euxton Lane Euxton Lancashire
Applicant	Miller Homes Ltd

Consultation expiry: 22 July 2010

Application expiry: 1 September 2010

Application No. 10/00435/FULMAJ
Consultation expiry: 22nd July 2010
Application expiry: 1st September 2010

Proposal

1. This application seeks permission to re-plan plots 44, 111-113 and 124-128 of previous approval (07/00483/FULMAJ) to replace 9 dwellings with 13 dwellings on land south of Parcel 7 and Parcel F, Euxton Lane, Euxton.

Recommendation

2. Approve, subject to conditions.

Main Issues

3. This application seeks permission to re-plan plots 44, 111-113 and 124-128 of previous approval (07/00483/FULMAJ) to replace 9 dwellings with 13 dwellings on land south of Parcel 7 and Parcel F, Euxton Lane, Euxton. It is therefore considered that the principle of the development has already been established and as such, the issues for consideration in determining this application are the proposed housing mix, design and impact on the streetscene, impact on neighbour amenity and impact on highways/access.

Representations

4. To date (30 July 2010) no representations have been made concerning this application.

Consultation

5. Environmental Protection – No objections

6. United Utilities – No objections

7. Environment Agency – No objections

Assessment

8. The application site comprises a piece of land south of Parcel 7 and Parcel F, Euxton Lane, Euxton. The proposed re-plan predominately comprises a series of prominent dwellings that will front onto Buckshaw Avenue. The site is relatively flat and largely undeveloped barring a few houses erected to the immediate east of the site which group Sharrock Street.

9. This re-plan is one of the more imminent phases of the Buckshaw scheme and has been predominately re-planned to help the sale of the properties, making them more accessible to a wider clientele.

Summary and Analysis of issues

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. This parcel is allocated as an contemporary housing plot in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Master plan states that contemporary housing plots should incorporate modern estate development with 1-3 storey detached, semi-detached and terraced housing
11. The proposed re-plan will be situated on plots that are in a prominent location in relation to the full size of this parcel. The majority of houses will front onto Buckshaw Avenue and will extend westwards to the junction with Central Avenue. The proposed plots are situated in a prominent location and as such the impact on the street scene is therefore of great importance.
12. The previously approved layout comprised 9 large 2 and 2.5 storey 4 and 5 bedroom houses which fronted Buckshaw Avenue in a uniform layout. The proposed re-plan seeks to erect smaller 2 and 2.5 storey properties in place of these larger units to form a street scene that has an interesting and distinctive character using a range of property types. The proposed property types now include 3, 4 and 5 bedroom terrace, semi-detached and detached houses with garages. It is considered that the proposed house types will mirror the uniformity of the primary access road (Buckshaw Avenue) and as such, will provide a strong built frontage.
13. The proposed materials will reflect a previously approved brick type on the development (Hansen Beekingham Red Multi with Smooth Red Details) which will provide a uniform appearance between the rendered plots at each end. The proposed roofing will comprise dark grey roof tiles throughout, with a red ridge line to match the existing approval.
14. The proposed layout will set a backdrop behind a listed building and the 'southern commercial area' and as such, is considered a landmark site to which the proposed design appropriately reflects. In addition, the proposed house types will sit comfortably with the adjacent houses already erected to the east of the application site giving some indication of their appropriateness in terms of design and appearance in the surrounding area.
15. It has been noted that the proposed development will be of a higher density than previously approved, however, still provides a well laid out settlement with attractive homes which will create a safe and pleasant environment. The majority of the amended house types still provide direct access to the primary access road and will ensure amicable living conditions for the occupants.
16. The proposed development will utilise the existing approved road pattern and will provide 2 off-road parking spaces per dwelling, one of which will be a garage. Although the site is considered to be tightly packed, it will provide a functional environment and not cause significant harm to highway safety.

Overall Conclusion

17. It is considered that the re-plan of this part of the Buckshaw Development accords with Policies GN2, GN5 and HS4 of the Adopted Chorley Borough Local Plan Review and the Buckshaw Village Residential Design Code. The development is laid out comprehensively and the design is of a high quality whilst ensuring that the amenities of the future residents are maintained. The proposal will create a vibrant and interesting built-up frontage which is important to this part of the overall site. The re-

plan is therefore recommended for approval subject to conditions.

Planning Policies

18. Adopted Chorley Borough Local Plan Review 2003

GN2: Royal Ordnance Site, Euxton

GN5: Building Design and Retaining Existing Landscape Features and Natural Habitats

HS4: Design and Layout of Residential Developments

TR4: Highway Development Control Criteria

TR18: Provision for pedestrians and cyclists in new developments

EP17: Water Resources and Quality

EP18: Surface Water Run Off

EP19: Development and Flood Risk

Planning History

19. The site history of the property is as follows:

Ref: 07/00483/FULMAJ

Decision:

PERFPP

Decision Date: 18 July 2007

Description: Proposed private residential development consisting of 139 No 2,3,4 and 5 bed roomed dwellings

Ref: 08/00078/FUL

Decision:

PERFPP

Decision Date: 28 March 2008

Description: Substitution of house type to plots 24 & 25 on Parcel F,

Ref: 08/00524/FUL

Decision:

PERFPP

Decision Date: 16 July 2008

Description: Substitution of house types on plots 25, 112, 120, 124, 125 and 128 on Parcel F, Buckshaw Village (part amendment to original approval 07/00483/FULMAJ),

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 91 of the Town and Country Planning Act 1990.

2. The approved plans are:

Stamp-dated on:	Title:	DWG No:
2/06/2010	Proposed Site Layout	A1a
2/06/2010	Materials & Boundary Treatment Plan	A1b
2/06/2010	Boundary Treatments	A1c
2/06/2010	Esk House Type	A1d
2/06/2010	Esk House Type	A1e
2/06/2010	Milne House Type	A1f
2/06/2010	Milne House Type	A1g
2/06/2010	Rolland House Type	A1h
2/06/2010	Rolland House Type	A1i
2/06/2010	James House Type	A1j
2/06/2010	James House Type	A1k

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 using the following previously approved external facing materials:

1. Brick type – Hansen Beckingham Red Multi with Smooth Red Details
2. Roof tiles – Dark grey roof tiles with a red ridge line.

Reason: To ensure 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.

4. 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.

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. 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. The first floor windows on the rear elevation (east elevation) of the Melville House type (Plot 131 of Plan reference MEL/ENG/PD/1000) shall be fitted with obscure glazing and obscure glazing shall be retained at all times thereafter.

Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B) or any Order revoking or re-enacting the Order, no hard surfacing shall be provided within any curtilage that is adjacent to a highway of any dwelling hereby permitted, nor shall any means of access to a highway be formed, laid out or constructed to any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality, in particular to avoid the proliferation of frontage parking and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

9. 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: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (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.

11. 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.

12. No development shall take place until details of the proposed surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

13. 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.
