

**Item** 10/00653/FULMAJ

**Case Officer** Liz Beard

**Ward** Chorley South East

**Proposal** Change of use of house type to phase 3, plots B 140 to B 172 approved under planning approval 07/01226/REMMAJ

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

**Applicant** David Wilson Homes North West

**Consultation expiry: 1 September 2010**

**Application expiry: 27 October 2010**

### **Proposal**

1. The application relates to the substitution of house types on Phase 3 at the former Multipart site, Pilling Lane in Chorley. Planning permission was granted in January 2008 (Ref. 07/01226/REMMAJ) for a total of 400 dwellings, on the whole site. The site was then split into two where Redrow gained planning permission to develop part of the site and Barratts gained planning permission to develop the other part.
2. This planning application relates to the half that is owned by Barratts. David Wilson have subsequently taken over part of the site (owned by Barratts) and are looking to add in their own house types, hence the requirement for this application.
3. The proposal includes substituting previously approved Barratt house types with those of David Wilson Homes. The plots that are included in this application are B140 to B172, which is a total of 33 dwellings within Phase 3. This small section of the overall site backs onto the existing properties along Southdowns Road and Melrose Way.

### **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:
  - Principle of Development
  - Impact on the Neighbours
  - Design and Appearance
  - Highways and Parking
  - Trees

### **Representations**

6. No letters of objection have been received.

### **Consultations**

7. Lancashire County Council (Highways): no comments have been received.
8. Chorley's Arboricultural Officer: no comments have been received.

### **Assessment**

#### Amendments to the Approved Scheme

9. This replan effects plots B140-B172 of the approved scheme. Most of the scheme will be a like for like replacement with similar housetypes being proposed.

10. The vehicular access remains from Pilling Lane and is a broad avenue leading to a formal garden area which will include a play area. A secondary vehicular access will be located at the junction of Lighthurst Lane and Sandgate. The road layout remains as per the approved layout.
11. Higher density housing is proposed in the north of the site and fronting onto Pilling Lane, which blends in with the existing terraced houses. Lower density suburban style housing is located to the west and south of the site, keeping in context with the properties on Melrose Way, Southdowns Road and Kirkstall Drive.
12. This application includes 33 dwellings, 11 no four bedroom properties and 22 no. three bedroom properties.
13. The overall heights of the dwellings, in relation to the adjoining properties have in some cases been increased, however in these instances the distances between the existing and proposed properties have been extended. The majority of the proposed properties will now be lower in relation to the existing properties than those on the approved scheme.

#### Principle of Development

14. The principle of developing this site for residential development was established through the granting of outline planning permission in April 2005 (ref. 04/00934/OUTMAJ) and the subsequent reserved matters in January 2008 (ref. 07/01226/REMAJ).
15. The site is the redevelopment of a brownfield site in a sustainable location. The whole site is approximately 10.1 hectares, and will be developed with 400 houses. This equates to 40 dwellings per hectare, across the whole site.

#### Impact on the Neighbours

16. The originally approved levels did not appear to take into account the technical aspects of the site in relation to drainage. However, the applicant was aware of the issues in relation to impact on the existing properties and the ground level will be regraded to ensure that the majority of the new properties will be at a lower level than those on the approved scheme. There have been cross sections provided as part of the application to demonstrate this. These include Plot 143 in relation to 39 Southdowns Road, Plot 149 in relation to 35 Southdowns Road, Plot 152 in relation to 20a Melrose Way, and Plot 155 in relation to 24 Melrose Way.
17. There are a couple of instances where the proposed new houses will be at a higher level than those previously approved, but these have been moved further away from the existing properties. There is a cross section, which shows Plot 158 in relation to 26 Melrose Way, where the revised house type is slightly higher than that of the approved scheme and has therefore been moved further away from the property.
18. Southdowns Road and Melrose Way are at a higher level than the application site. It is considered that the proposed changes are an improvement in terms of amenity and the impact on the neighbouring properties will be less than that of the approved scheme.

#### Design and Appearance

19. The height and massing of the development has taken into account the surrounding house types and the requirement for a variety of building heights and roof lines. These are all the newer designs which have been adapted according to what the market are currently buying.
20. The application is effectively a plot for plot substitution, substituting David Wilson house types for those from Barratts. The house types are included in the application and are a mix of different types of red brick, grey tiles, with art stone detail and cills, bay windows and dormer windows. It is considered that the proposed changes are appropriate and they will fit in with the surrounding area and provide a good mix of housing designs.

#### Highways and Parking

21. The proposed highway layout has not changed from that which was previously approved. The plot substitutions involve three and four bedroom properties. In accordance with the Council's standards two off road parking spaces are provided for the three bedroom properties and three off road parking spaces are provided for the four bedroom properties.

22. There is a mix of integral garages and detached garages, which are all of adequate sizes. The driveways are all of an adequate length as well. The proposal is therefore considered appropriate in relation to highway safety and adequate off road car parking.

### Trees

23. The trees will be retained as per the approved scheme. The trees are all within the boundary of David Wilson site and a boundary fence will be placed behind them. The retaining wall will ensure that the trees are retained and have space to continue growing. These will essentially be at the end of the gardens of the new dwellings, and away from the houses themselves. The trees provide a screen and softer boundary between the existing houses and the newer properties.

### **Overall Conclusion**

24. The principle of development was established with the approval of the outline application and subsequent reserved matters application. The amendments to the housetypes are essentially like for like and will not impact on the existing properties that surround the site. The house types are of a suitable design and adequate mix and as such the scheme is considered acceptable.

### **Other Matters**

#### Public Consultation

25. The applicant carried out some pre-application consultation, with the residents in the area. This included a covering letter and a copy of the plan, which showed the proposed layout and cross sections. There were some comments provided and this has been reflected in the layout that formed the application. It is considered that an appropriate level of public consultation was carried out in relation to this scheme.

### **Planning Policies**

#### National Planning Policies:

PPS1, PPS3, and PPS23.

#### Adopted Chorley Borough Local Plan Review

Policies: GN1 and HS4

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.

07/01226/REMMAJ Reserved matters application for the erection of 200 houses, with associated roads, footpaths and works. Approved January 2008.

08/00419/REMMAJ Substitution of house types and amendment to layout (amendment to part of the site-reserved matters approval 07/01226/REMMAJ). Approved June 2008.

09/00441/FULMAJ Substitution of house types and inclusion of electricity sub-station (amendment to part of the site-reserved matters approval 07/01226/REMMAJ). Approved September 2009.

## **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 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. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the area(s) so fenced. All excavations within the area so fenced shall be carried out by hand.  
*Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 and HT9 of the Adopted Chorley Borough Local Plan Review.*
5. The external facing materials detailed on the approved plans 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, and, HS4 of the Adopted Chorley Borough Local Plan Review.*
6. 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.*
7. Prior to the commencement of 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 commencement of 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.*

8. 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 and EM2 of the Adopted Chorley Borough Local Plan Review.*

9. The development hereby permitted shall be carried out in accordance with the measures set 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.*

10. Prior to the commencement of 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.*

11. The site shall be remediated in accordance with BAE Environmental Remediation Strategy Report (Reference:A0356-02-R1-1). Upon completion of the remediation works a verification/completion report containing any validation sample results shall be submitted to and approved in writing by the Local Planning Authority.

*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 Government advice contained in PPS23: Planning and Pollution Control.*

12. 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 TR4 of the Adopted Chorley Local Plan Review.*

13. The garage 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. TR8 of the Adopted Chorley Borough Local Plan Review.*

14. 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.*