

APPLICATION REPORT – 22/00918/REM

Validation Date: 14 September 2022

Ward: Eccleston, Heskin And Charnock Richard

Type of Application: Reserved Matters

Proposal: Reserved matters application detailing access, appearance, landscaping, layout and scale pursuant to outline planning permission ref: 21/01116/OUT (Outline application with all matters reserved for demolition of buildings and residential development for up to nine detached dwellings)

Location: Hunters Lodge Motel Preston Road Charnock Richard Chorley PR7 5LH

Case Officer: Mike Halsall

Applicant: Mr. M. Atkinson, HGG Ltd

Agent: LMP Architects, Mr. Waseem Azam

Consultation expiry: 2 March 2023

Decision due by: 28 April 2023 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that reserved matters consent is granted subject to conditions.

SITE DESCRIPTION

2. The application site is located in the Green Belt as defined by the Chorley Local Plan Policies Map. It is occupied by a motel and restaurant which is mainly single storey with a high pitched roof, although at the rear there is a two storey dormer element to the motel. At the rear of the site there are several outbuildings and storage containers. There are large areas of hardstanding used for parking across the site. There are also several trees on the site, mainly along the southern boundary.
3. To the south of the site is a residential dwelling known as The Oaks, and to the north of the site is agricultural land with a residential property Woodlands further north.
4. Outline planning permission was granted in March 2022, with all matters reserved, for the demolition of buildings and residential development for up to nine detached dwellings. Conditions attached to the outline planning permission restrict the future development to be delivered through a reserved matters application to 9no. dwellings of maximum two storeys in height and a total combined volume of 6766m³.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. The application seeks approval of the reserved matters associated with the above referenced outline planning permission relating to details of appearance, access, layout, scale, and landscaping.
6. The submitted plans identify 9no. modern detached two-storey dwellings laid out around a central 'hammer-head' access road. Each dwelling would have four bedrooms, and some would benefit from detached garages.

REPRESENTATIONS

7. 3no. representations have been received citing the following grounds of objection:
- Poorly designed development
 - Green Belt harm
 - Inappropriate layout and scale, resulting in dominance
 - Increased volume and footprint goes significantly beyond existing motel footprint
 - Cramped form of development
 - 9no. large dwellings are too large for the plot
 - Overlooking
 - Overbearing
 - Contradicts - NPPF - Section 12, Paragraphs 126, 130, 134, Building for Life - Section 1, 5 and 6, - National Design Guide - Section C1, I1, L2, B2, - Chorley Local Plan - Policy HS9, Policy BNE1, Policy BNE5, Policy BNE9, Central Lancashire Design Guide SPD
 - Low quality design
 - Unsafe and unsuitable access / visibility
 - Insufficient information submitted with the application
 - Ecological harm
 - Increase in traffic
 - Lack of local amenities in the area
 - Insufficient local infrastructure
 - Contradicts other policies and guidance

CONSULTATIONS

8. Lancashire County Council Highway Services (LCC Highway Services): Initially responded to request a 2m wide footway be provided to the site frontage, visibility splays / sight lines of the access point on Preston Road and vehicle tracking of the site access and turning heads. Following a number of revisions to the submitted plans and further comments from LCC Highway Services, they responded with no objection to the proposal. Conditions have been recommended.
9. Charnock Richard Parish Council: Have responded with no objection to the proposal.

PLANNING CONSIDERATIONS

Principle of the development

10. The acceptability of the principle of the development has been established by the grant of outline planning permission for residential development.

Impact on character and appearance of locality

11. The National Planning Policy Framework (the Framework) attaches considerable importance on achieving good design and a high-quality built environment. It states that planning policies and decisions should respond to local character and history and seek to reinforce local distinctiveness. The importance of high-quality design is reflected in the Central Lancashire Core Strategy (policy 17) and the Chorley Local Plan (policy BNE1). It is considered that detached dwellings of the design proposed on this site would be appropriate to the character of the area.
12. There is no streetscene as such on this section of Preston Road as dwellings are spread-out, although the nearest dwellings are of red brick and white render. The proposed detached dwellings are of a modern design and appearance with some interesting features. The materials palette consists of mainly brick elevations, slate/tile roofs with stone window sills. This design is consistent with that of the nearest dwelling to the site, The Oaks, located to the south. Two of the proposed dwellings are of a more traditional design, faced

entirely in stone with timber framed porches. This provides a variety of dwellings across the site, rather than nine 'off the peg' dwellings. The final choice of materials would be agreed through a suitably worded planning condition, as already attached to the outline planning permission.

13. With regard to the density of the development, the application proposes a low-density development of 9no. relatively large detached dwellings. It is not considered that the proposed density is significantly different to other development in the area, on Brook Lane to the south, and is not considered to render the scheme unacceptable.
14. It is considered that the 9no. detached properties in this location would assimilate with the built form of the area. The proposal is considered to be acceptable in terms of character and appearance and complies with policy BNE1 of the Chorley Local Plan 2012 – 2026 in respect of design considerations.

Impact on neighbour amenity

15. Policy BNE1 of the Chorley Local Plan 2012 - 2026 states that new development must not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact.
16. All separation distances between existing and proposed dwellings meets the Council's minimum interface distances. Plots 1 and 8 are identical dwellings and contain habitable room windows at ground and first floor level that would respectively face the front and rear gardens of The Oaks, the nearest dwelling to the south of the site. The separation distances would be 2.5m and 5m respectively and, as such, to protect the privacy of the occupants of The Oak, it is considered necessary to ensure the first-floor windows are obscurely glazed. With regards to ground floor windows, these should not result in any overlooking due to existing and future boundary treatments. There would, therefore, be no unacceptable impact on light, overshadowing, resultant overlooking or loss of privacy on the occupiers of surrounding dwellings as a result of the proposal.
17. The proposed dwellings have been designed in such a way to be compatible with each other without creating an amenity impact of adjacent plots. There would be an adequate degree of screening around the plots.
18. In light of the above, it is considered that the proposal is acceptable in terms of amenity impacts and accords with policy BNE1 of the Chorley Local Plan 2012 – 2026 in this regard.

Highway safety

19. The proposal involves making improvements to the existing site access from Preston Road. Following amendments to the submitted drawings, LCC Highway Services have responded with no objection to the proposal. The changes involved adding a 2m wide footway to the site frontage, visibility splays / sight lines of the access point on Preston Road and vehicle tracking of the site access and turning heads.
20. Full off-site highway works as detailed above are conditioned as part of the outline planning permission and will be subject to a S278 agreement with Lancashire County Council as the Highway Authority.
21. Adequate parking spaces are proposed to serve the development by way of garages, driveway space and parking areas between plots. This would ensure that the proposal complies with the Council's parking standard set out at policy ST4 of the Chorley Local Plan 2012 - 2026.
22. It is considered that the surrounding highway network could accommodate the uplift in traffic associated with the delivery of the dwellings and that the residual cumulative impacts on the road network would not be severe. The proposal is considered to be acceptable with regards to highway safety and parking.

Other issues

23. Issues relating to site levels, final choice of materials, the demolition of the existing buildings, replacement tree planting, protection of existing trees, ground contamination, site access construction, ecology, lighting, dwelling emission rates and site drainage are covered by conditions attached to the outline planning permission.
24. A detailed landscape planting scheme has been submitted in support of the application, which was also submitted with discharge of condition application ref. 22/01138/DIS, to which the Council's ecological advisor have responded with no objection. As boundary treatments and hard landscaping details are not included on the plan, these will be covered by a planning condition to be attached the any Reserved Matters consent.

Community Infrastructure Levy

25. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

26. The submitted details of reserved matters are considered to be acceptable and the application is recommended for approval.

RELEVANT HISTORY OF THE SITE

Ref: 21/01116/OUT **Decision:** PEROPP **Decision Date:** 11 March 2022
Description: Outline application with all matters reserved for demolition of buildings and residential development for up to nine detached dwellings

Ref: 22/01138/DIS **Decision:** PCO **Decision Date:** Pending
Description: Application to discharge conditions no.5 (existing and proposed ground levels), no.8 (replacement planting), no.10 (land contamination), no.11 (details of access and off-site works) , no.13 (lighting), no.14 (biodiversity enhancement plan), no.15 (Reasonable Avoidance Method Statement) and no. 20 (surface water drainage scheme) of outline planning permission 21/01116/OUT (Outline application with all matters reserved for demolition of buildings and residential development for up to nine detached dwellings)

RELEVANT POLICIES: In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Local Plan 2012-2026 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

Suggested 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 be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan & Existing Site Layout	22/035/L01	24 August 2022
Proposed Site Plan	22/035/P01 Rev A	14 September 2022
Proposed House Type (4H2346) - Plots 1 and 8	22/035/P02	13 April 2023
Proposed House Type (4H1834) - Plot 2 (As), 7 (Ha)	22/035/P03	24 August 2022
Proposed House Type (4H2076) - Plot 3	22/035/P05	24 August 2022
Proposed House Type (4H1827) - Plots 4, 9	22/035/P04	24 August 2022
Proposed House Type (4H2125) - Plot 5	22/035/P06	24 August 2022
Proposed Single Garage - Floor Plans & Elevations	22/035/P08	24 August 2022
Proposed Detached Garage - Floor Plan & Elevations	22/035/P07	24 August 2022
Visibility Splay - 152m	7480-ADS-XX-00-DR-C-900 Rev P2	9 February 2023
Visibility Splay	7480-ADS-XX-00-DR-C-901 Rev P2	9 February 2023
Section 278 - New Site Footpath	7480-ADS-XX-00-DR-C-101 Rev P3	9 February 2023
Section 278 - New Site Entrance Standard Details	7480-ADS-XX-00-DR-C-102 Rev P2	9 February 2023
Swept Paths - Refuse Vehicle	380-23-1	10 March 2023
Proposed House Type (4H2346) - Plot 6	22/035/P09	13 April 2023
Landscape Planting Plan (Sheet 1 of 2)	P.1718.22.03	19 April 2023
Landscape Planting Plan (Sheet 2 of 2)	P.1718.22.03	19 April 2023

3. The private car parking and manoeuvring areas shall be marked out in accordance with the approved plans before occupation of the associated dwellings and permanently maintained thereafter.

Reason: To allow for the effective use of the parking areas.

4. The car parking area and manoeuvring area the development shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least sub base before any development takes place within the site.

Reason: To ensure that provision is made for the storage of materials and contracting staff.

5. No development shall be commenced until details of the proposed arrangements for future management and maintenance of the proposed streets within the development have been submitted to and approved by the local planning authority. [The streets shall thereafter be maintained in accordance with the approved management and maintenance details until such time as an agreement has been entered into under Section 38 of the Highways Act 1980 or a private management and Maintenance Company has been established].

Reason: To ensure that provision is made for the future management and maintenance of the proposed streets.

6. The Chorley Council document "Code of Practice for Construction and Demolition" shall be adhered to throughout the construction period.

Reason: To protect the amenities of the nearby residents.

7. Before the development of the site hereby permitted is first commenced, full details of facilities to be provided for the cleaning of the wheels of vehicles leaving the site shall be submitted to and approved in writing by the Local Planning Authority. The wheel wash facility shall be provided, in accordance with the approved details, before the use of the site hereby permitted is first commenced and thereafter retained at all times during operation of the site.

Reason: To prevent the tracking of mud and/or the deposit of loose material upon the highway, in the interests of public safety.

8. All windows in the first floor south facing elevations of Plots 1 and 8 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter. The obscure glazing shall be to at least Level 3 on the Pilkington Levels of Privacy, or such equivalent as may be agreed in writing by the local planning authority.

Reason: In the interests of the privacy of occupiers of neighbouring property.

9. Prior to any works taking place above DPC level, the following details shall be submitted to and approved in writing by the Local Planning Authority:

- a) Details of the colour, form and texture of all hard ground- surfacing materials.
- b) Location, design and materials of all fences, walls and other boundary treatments.

Prior to the first occupation of any of the approved dwellings hereby permitted, all fences and walls shown in the approved details to bound its plot shall have been erected in conformity with the approved details.

Reason: In the interests of the visual amenities and character of the area and to provide reasonable standards of privacy to residents.