

**Item**                           **10/00682/OUT**

**Case Officer**               **Mr David Stirzaker**

**Ward**                           **Euxton South**

**Proposal**                   **Erection of detached bungalow**

**Location**                   **Fairview Runshaw Lane Euxton Chorley PR7 6EX**

**Applicant**                   **Mr Kevin Joyce**

**Consultation expiry: 1 September 2010**

**Application expiry: 30 September 2010**

### **Proposal**

1. This application is being reported to the Development Control Committee as the applicant is Councillor Kevin Joyce. Members will recall a similar application (09/00996/OUT) was reported to Development Control Committee earlier this year on 9<sup>th</sup> February 2010 wherein outline planning permission was refused on Green Belt and highway safety grounds. The access point to the site has now been amended to try and address the previous highway safety reason for refusal.
2. The application has again been submitted in outline format with all matters reserved apart from access. The site is in the Green Belt and is to the rear of Fairview which is a detached bungalow fronting onto Runshaw Lane, Euxton. Access to the site would be taken from Dawbers Lane onto which the proposed dwelling would front. No trees are proposed to be removed as part of the application.
3. The erection of a detached bungalow is proposed on land to the rear of Fairview which is presently a sand paddock with a stable building to the rear. The bungalow would have a dormer style roof with an overall height of 6.5 to 7m. Vehicular and pedestrian access will be taken off Dawbers Lane.
4. Fairview forms part of a small cluster of approximately 30 residential properties of varying age and design most of which sit of generous sized plots. The majority of these properties front onto either Runshaw Lane or Dawbers Lane.

### **Recommendation**

5. It is recommended that this application be refused outline planning permission.

### **Main Issues**

6. The main issues for consideration in respect of this planning application are:
  - Principle of development
  - Green Belt
  - Neighbour amenity
  - Impact on highway safety & parking provision
  - Impact on trees

### **Representations**

7. Representations have been received from 3 local residents, two of which raise objections to the application whilst one more raises no objections but requests a reduction in the speed limit on Dawbers Lane to reduce risk of accidents for vehicles leaving the site. The contents of the representations raising objections can be summarised as follows: -
  - The applicants assertion that the bus shelter is no longer used is incorrect as it is still used by local residents and school children

- The bungalow would lead to a loss of light as it is too close to Woodville
- The applicant incorrectly asserts that the bungalow would line through with adjacent properties and sits between two other properties
- The proposals have a detrimental visual impact on the local area as would the removal of trees on the site
- Allowing this application would open the floodgates to many more similar applications

### **Consultations**

8. LCC (Highways) raise no objections to the access point as the required visibility splays can now be provided.
9. Planning Policy advise that the application site is not part of a continuous built up frontage and should be assessed against Policy DC4 of the Local Plan Review.
10. Euxton Parish Council object to the application as it would create new residential development in the Green Belt.
11. The Director of People & Places recommends a ground contamination desk study and risk assessment informative be attached to any permission granted.

### **Assessment**

#### Principle of development

12. The site is in the Green Belt wherein a new single dwelling is not normally granted planning permission. Policy DC4 of the Chorley Borough Local Plan reflects guidance in PPG2 (Planning Policy Guidance Note 2), national guidance on new development in Green Belts and sets out the criteria that an infill site must meet in order for the 'principle' to be considered acceptable.
13. The application site, due to its size and position to the rear and east of Fairview, has an unquestionably open and rural feel to it. Whilst the front of the proposed bungalow would roughly line through with the front of Woodville, the property to the east, it would sit forward of Fairview by approximately 10m which fronts onto Runshaw Lane and not Dawbers Lane so the proposed bungalow would extend the group of dwellings by virtue of its position. There is also a significant distance from the applicant's property (Fairview) to the proposed dwelling of approx. 30m which means the open nature of the site would remain even after the construction of the proposed bungalow.
14. On the basis of the above and as with the previously refused application reported to Development Control Committee earlier this year (09/00996/OUT), it is not considered that the site constitutes a rural infill plot hence does not meet the guidance in Policy DC4 and PPG2.

#### Green Belt

15. As the principle of the development is not accepted in that the proposed development does not accord with Policy DC4 as a rural infill plot, any 'very special circumstances' forwarded in support of the application must be considered that may outweigh the harm caused by the proposal, which is by definition inappropriate development. However, the applicant has not specifically made mention of 'very special circumstances' in the supporting documentation.
16. The harm by way of the inappropriateness of the development in the Green Belt is not therefore outweighed by any 'very special circumstances' hence the proposal is contrary to Policy Nos. DC1 and DC4 of the Local Plan.

#### Neighbour amenity

17. The property to the east is a modern rebuilt bungalow which has a window in its side elevation which according to the approved plans for the property (01/01014/FUL) serves a study/games room. The proposed bungalow will be sited approx. 12m from this window which given a bungalow is being proposed, is considered to be an acceptable relationship. To the rear of the bungalow is a stable building then the site boundary which is approx. 26m away which is over and above the normal 10m distance required.

18. The comments of the occupier of Woodville are noted but the site plan shows the dwelling sited 12m from this property which is sufficient to ensure that the occupiers of this property would not experience a detrimental loss of residential amenity.
19. On this basis, it is not considered that the dwelling would harm the living conditions of the occupiers of the adjacent properties (Danesbury to the north and Woodville to the east).

#### Impact on highway safety & parking provision

20. The applicant has, following discussions with LCC (Highways), amended the access point into the site so as adequate visibility splays can be provided to ensure safe ingress and egress to and from the site. LCC (Highways) advise that the visibility is now acceptable and no longer object to the application. With regards to the comments made by a neighbour about reducing the speed limit to 30mph, as stated, LCC (Highways) are now happy with the proposals in terms of the visibility splays being provided which are suitable for the road speed on Dawbers Lane. There is adequate space within the site for a vehicle to enter and leave in a forward gear and there would be adequate space to allow off street parking for at least 4 vehicles.

#### Trees

21. The access point does not propose the removal of any trees and to prevent root damage, there are a range of modern surfacing systems that can be used to allow water to reach the tree roots whilst providing a stable surface for vehicles to drive over hence there are no objections to the application on these grounds.

#### Overall Conclusion

22. The site, to constitute a 'rural infill plot' has to meet the tests set out in Policy DC4 of the Local Plan. However, in this case, the application site is not considered to meet the Policy DC4 tests and does not therefore represent a 'rural infill plot'. On this basis, the principle of the development is not considered to be acceptable.
23. With regards to the impact of a dwelling on the character and appearance of the locality, as the principle of the bungalow is not considered to be acceptable in that it does not comply with Policy DC4, the proposal is therefore considered to be inappropriate development and no 'very special circumstances' have been forwarded in support of the application that outweigh the harm by way of inappropriateness.
24. In terms of neighbour amenity, it is not considered that a detached bungalow would harm the living conditions of the occupiers of the adjacent properties so there are no objections to the proposal on these grounds.
25. With regards to highway safety, the previous concerns with regards to visibility have been addressed satisfactorily and LCC (Highways) no longer object to the application hence there are no objections to the application on highway safety grounds.

#### **Planning Policies**

26. National Planning Policies:  
PPS1, PPG2, PPS3

27. Adopted Chorley Borough Local Plan Review  
Policies: GN5 / DC1 / DC4 / EP18 / HS4 / TR4

#### **Planning History**

The site has been the subject of the following planning applications:

- 09/00996/OUT - Erection of detached bungalow style residence (Refused)

**Recommendation: Refuse outline planning permission as the proposals does not accord with Policy DC4 of the Local Plan Review as it does not represent a rural infill plot in the Green Belt.**

1. The proposed bungalow would be located within the Green Belt as defined by the Chorley Borough Local Plan Review. For a new dwelling to be acceptable in the Green Belt, the site upon which it is proposed must constitute a 'rural infill' plot. In this case, the site on which the bungalow is proposed does not constitute a single plot within an existing substantial built up frontage hence the proposed bungalow is contrary to Policy No. DC4 of the Chorley Borough Local Plan Review and PPG2.