

APPLICATION REPORT – 24/00175/PIP

Validation Date: 13 March 2024

Ward: Croston, Mawdesley And Euxton South

Type of Application: Permission In Principle

Proposal: Permission in principle application for a minimum of 4no. dwellings and a maximum of 5no. dwellings

Location: Land At The Rear 36 New Street Mawdesley Ormskirk L40 2QP

Case Officer: Daniel Power

Applicant: SELIJA PROPERTIES LLP

Agent: MR MARTIN BOARDMAN

Consultation expiry: 27 March 2024

Decision due by: 24 May 2024

RECOMMENDATION

1. It is recommended that permission in principle is granted.

SITE DESCRIPTION

2. The application site is located within the settlement area of Mawdesley as defined by policy V2 within the Chorley Local Plan 2012 – 2026 and is located to the eastern side of New Street. The application site is located behind several existing properties fronting New Street, which forms part of the garden area for the residential property, occupied by outbuildings.
3. To the south of the site is a large garden laid to lawn to the rear of 34 New St, to the north and east and is open grassland for which planning permission was granted under application 22/00941/FULMAJ for 55 houses.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. This application seeks permission in principle for a minimum of 4no. and maximum of 5 no. dwellings. The National Planning Practice Guidance (NPPG) on Permission in Principle, states that “the scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these ‘in principle’ matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission.”
5. The permission in principle process came into force on 15 April 2017 with the government intention of simplifying the planning process for developers, and to give developers more certainty over whether a site is suitable for development ahead of going to the expense of working up more detailed proposals necessary to obtain full planning permission. The

government expected this to encourage new development and increase the amount of land available to build on, thereby helping to boost housing supply. While the council has been clear that it prefers a locally-led planning process, as the local planning authority, the current NPPG has to be followed.

REPRESENTATIONS

6. No comments have been received.

CONSULTATIONS

7. Parish Council- No comments have been received.
8. CIL Officers – No comments have been received.

PLANNING CONSIDERATIONS

9. The National Planning Practice Guidance (NPPG) on Permission in Principle, states that “the scope of permission in principle is limited to location, land use and amount of development. Issues relevant to these ‘in principle’ matters should be considered at the permission in principle stage. Other matters should be considered at the technical details consent stage. In addition, local authorities cannot list the information they require for applications for permission in principle in the same way they can for applications for planning permission.”
10. Section 38(6) of the Planning and Compulsory Purchase Act 2004 provides that if regard is to be had to the development plan for any determination then that determination must be made in accordance with the plan unless material considerations indicate otherwise.
11. The Development Plan comprises the adopted Central Lancashire Core Strategy (2012) and the adopted Chorley Local Plan 2012- 2026.
12. Mawdesley falls to be considered as an ‘other place’ when considering the location of development in relation to Policy 1 of the Central Lancashire Core Strategy. Policy 1(f) of Core Strategy Policy 1 reads as follows:
“In other places – smaller villages, substantially built up frontages and Major Developed Sites – development will typically be small scale and limited to appropriate infilling, conversion of buildings and proposals to meet local need, unless there are exceptional reasons for larger scale redevelopment schemes.” The proposed development is considered to be small in scale and therefore complies with this policy.
13. The application site is located within the Settlement Area of Mawdesley as designated by policy V2 of the Chorley Local Plan 2012- 2026. Policy V2 states that within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development, subject to material planning considerations and the other Policies and Proposals within this Plan.
14. The application proposes up to 5 no. dwellings with residential properties to the south, which could reflect the density of the locality, therefore the principle of the development is considered acceptable.

CONCLUSION

15. The principle of erecting up to 5 no. dwellings at the application site is considered acceptable in terms of location, land use and the amount of development. It is, therefore, recommended that permission in principle is granted.
16. National Planning Practice Guidance (PPG) advises that it is not possible for conditions to be attached to a grant of permission in principle and its terms may only include the site location, the type and amount of development. Nonetheless, the PPG indicates that, unless

some other period is justified, where permission in principle is granted by application, the default duration of that permission is three years. This will be added as an informative note to any grant of permission for this development.

RELEVANT HISTORY OF THE SITE

Ref: 75/00490/OUT **Decision:** PEROPP **Decision Date:** 9 September 1975
Description: Outline application for bungalow

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.