

Item	11/00178/FUL
Case Officer	Caron Taylor
Ward	Clayton-le-Woods And Whittle-le-Woods
Proposal	Proposed replan of part of Parcel H4 (approved under 08/00767/FULMAJ) to change the layout and house types.
Location	Buckshaw Village Parcel H4 Persimmon Homes Buckshaw Village Lancashire
Applicant	Persimmon Homes Lancashire

Consultation expiry: 28 April 2011

Application expiry: 2 May 2011

Proposal

1. Proposed re-plan of part of Parcel H4 (approved under 08/00767/FULMAJ) to change the layout and house types.
2. The application proposes the erection of 9 dwellinghouses, 5 two storey detached dwellings and 4 two storey semi-detached dwellings.

Recommendation

3. It is recommended that this application is granted planning approval.

Main Issues

4. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Background information
 - Housing Development
 - Density
 - Levels
 - Impact on the neighbours
 - Design
 - Traffic and Transport

Representations

5. One letter of objection have been received from a property opposite the site raising the following concerns:
 - The proposed properties are larger and of a totally different design to those previously approved and it would alter the character of the area;
 - The properties would give the area less of a country feel and would alter the ambience from a rural village to a town;
 - The proposed houses are bigger and more densely packed and will give a more claustrophobic feel than those previously approved;
 - The previously approved layout minimised the presence and impact of cars, but the current layout turns the front gardens into car parks;
 - The proposed houses would cast a shadow over their rear garden – the previous properties had a gap between them that would have allowed light through. They would also result in a loss of privacy through overlooking;
 - There will be a driveway opposite their lounge window and door causing noise nuisance and fumes;
 - As larger houses are not proposed it will result in more parking problems.

Consultations

6. None received

Assessment

Principle of the development and background information

7. The application relates to a small part of the southern half of Parcel H4 at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council.
8. Planning permission was granted in 2006 to erect 77 dwellings on the parcel H4 for a mixture of 2, 2½ and 3 storey properties with associated garaging, roads and sewer works (ref: 06/01056/FULMAJ). Amendments to the southern half of the parcel were approved in 2008 (ref: 08/00767/FULMAJ), altering the layout and house types to accommodate 44 residential units comprising 15 two-bed houses and 29 three-bed houses. The principle of dwellings on the site has therefore already been established.

Housing Development

9. The parcel is located in a small area surrounded by existing development that is complete or nearing completion. Immediately adjacent to the west is the Debut 2 parcel (Parcel H7) of starter homes, but built of more traditional materials than the first Debut parcel built off Central Avenue.
10. Parcel H6 bounds with the application site to the immediate south and west.
11. The previously approved layout for this part of the site was for 10 two-storey dwellings, in five semi-detached pairs positioned close to the road with either driveway parking to the sides or parking in a small courtyard to the rear. The current application proposes reducing this to 9 properties, five of which will be detached houses and two pairs of semi-detached houses, all remaining two-storeys in height. All will have conservatories to the rear.

Density

12. The density of the proposal is approximately 46 per hectare, which is a reduction of the 51 per hectare of the previously approved layout as there is one less dwelling on the site. However, the application site is only a very small part of a much larger parcel and the layout needs to be viewed in the context of the wider area.

Design and Layout

13. The design of the properties is considered acceptable in accordance with Policy HS4. Although those previously approved on this site were semi-detached matching those to the immediate north on the southern part of Parcel H4 it is not considered the house types proposed are unacceptable. There is a wide range of properties in the area; the Debut properties to the east, the larger detached properties on the north part of Parcel H4 and those on the east part of Parcel H4 bounding with the link road. It is not considered that the proposed properties would look out of place taking into account the character of the surrounding area.
14. Although the proposed properties are set back further from the road, with frontage parking, than those previously approved the adjacent debut properties are also set back from the front frontage by a similar distance. The comments of the neighbour regarding the visual impact of parking to the front of the properties is noted, but it is not considered unusual on Buckshaw, and this needs to be balanced by ensuring the properties have sufficient parking to avoid on-road parking as the road is one of the main routes into the contemporary housing areas off the link road.
15. The view at the head of the vista from the north is considered acceptable with a symmetrical view of two detached properties.

Levels

16. The site is relatively flat and it is considered therefore that full level details can be controlled by condition.

Impact on the neighbours

17. The main impact of the properties will be to those opposite as there will be approximately 16m between the fronts of the properties at the closest point. However, the proposed properties are set further back on their plots than those previously approved, so there will be an improvement to neighbour amenity and less impact on privacy which was raised as a concern by the neighbour opposite the application site.
18. The comments of the neighbour regarding the loss of light to their garden is noted, however it is not considered that there will be a reduction in the impact to this property due to it being set further away from them.
19. The rear gardens are all more than 10m long (apart from plot 203) and to the rear is a parking area for properties approved as part of Parcel H6. As such it is not considered there will be a loss of amenity to properties to the rear. The garden of plot 203 is angled and there is only 8m to the boundary with the garden of plot 204 from one of the bedroom windows. However, plot 204 has a conservatory at this point in the garden and therefore this relationship is considered acceptable.

Traffic and Transport

20. An amended layout had been submitted in response to concerns that the properties did not have sufficient parking. The Hatfield properties now have two off-road parking spaces (by removing the garages), in line with the Council's parking standards and the driveways on the Rufford and Roseberry house types have been widened. The Rufford and Roseberry house types now have a single integral garage (but of a size now considered sufficient to be counted as a parking space), but also have a double driveway. This is considered acceptable for the three bedroom Rufford property.
21. The Roseberry house type however is one space short (not counting the small garage) with only a double driveway. However, taking the scheme as a whole this is considered acceptable as the other seven properties have enough parking, so there is unlikely to be a shortage of on-street parking.

Overall Conclusion

22. The application is recommended for approval subject to conditions.

Other Matters

Waste Collection and Storage

23. All the properties have frontage access to allow bins to be collected.

Other

24. The neighbour has raised the issue of noise and disturbance from frontage parking, however the distance between the properties is considered sufficient to ensure this is not at an unacceptable level of impact in terms of neighbour amenity.

Planning Policies

National Planning Policies:

PPS1, PPS3

Adopted Chorley Borough Local Plan Review

Policies: GN2, HS4

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Planning History

97/00509/OUT: Outline application for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities & rail station) & indication of junction improvements on surrounding road network. Permitted 24th August 1999.

02/00748/OUTMAJ: Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station). Permitted 16th December 2002.

06/01056/FULMAJ: Erection of 77 dwellings and associated works. Permitted 14th December 2006

08/00767/FULMAJ: Amendments to the southern half of Parcel H4 (approved under 06/01056/FULMAJ) altering the layout and house types to accommodate 44 residential units comprising 15 No 2 bed houses and 29 No 3 bed houses. 25th September 2008

(Prior to the Persimmon applications, Redrow was granted permission for their house types but these were never built).

**Recommendation: Permit Full Planning Permission
Conditions. -**

1. 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.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:

Plan Ref.	Received On:	Title:
JB/PL1/BVPS1	15 April 2011	Planning Layout – Plot Substitution 201-209
PR.S.D.24/2	3 March 2011	1800mm Wall with Brick Pillars
PR.S.D.22	3 March 2011	1800mm High Close Boarded Fence
PR.S.D.33	3 March 2011	450mm High Post and One Rail Fence
2307-124	3 March 2011	Conservatory Details
HAT	3 March 2011	The Hatfield House Type
ROS	3 March 2011	The Rufford House Type
RUF	3 March 2011	The Rufford House Type
SGD-01 Rev B	3 March 2011	Typical Single and Double Garage Details

Reason: To define the permission and in the interests of the proper development of the site.

3. 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.

4. 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. The garages shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review

5. 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.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class A) or any Order revoking or re-enacting the Order, no extensions shall be undertaken to any dwelling hereby permitted.

Reason: The properties have been permitted with a rear conservatory which will form part of the original dwelling. To erect a further extension under permitted development rights off this may have an unacceptable impact on the neighbouring properties and in accordance with Policy No. HS9 of the Adopted Chorley Borough Local Plan Review.

8. The development hereby permitted shall not commence until full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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.

9. 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.

10. 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.

11. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, 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.
