

**Item** 11/00318/REM

**Case Officer** Mr Matthew Birkinshaw

**Ward** Coppull

**Proposal** Reserved matters application for details of appearance and landscaping

**Location** Building 15M North Of 246 - 248 Spendmore Lane Coppull

**Applicant** Mr Dean Horrocks

**Consultation expiry: 13 June 2011**

**Application expiry: 6 June 2011**

**Consultation expiry date: 30 May 2011**

**Decision date: 6 June 2011**

### **Proposal**

1. This application seeks approval for the appearance and landscaping pursuant to planning permission 08/00507/OUT. This permission gave consent for the redevelopment of the site for 6no. apartments spread across two 2-storey buildings.
2. The appearance would be fairly typical constructed from red brick with grey concrete tiles. Due to the constrained nature of the site only a small hard landscaped yard is proposed.
3. The application site is currently vacant, previously used for bakery and storage/distribution uses to the rear of 246-248 Spendmore Lane and opposite the side of terraced houses on John Street. The buildings were predominantly single with some 2-storey elements to the established B2 use.

### **Recommendation**

4. It is recommended that reserved matters application is granted conditional planning approval.

### **Main Issues**

5. The main issues for consideration in respect of this planning application are:
  - Character and Appearance
  - Impact on Residential Amenity

### **Representations**

6. **Coppull Parish Council** raised no objection.

### **Consultations**

7. Peter McAnespie - Design Advice - No comments received
8. The Coal Authority - Standard comments

### **Assessment**

#### Character and appearance

9. The character of the immediate area is dominated by 2-storey, red brick terraced properties of varying ages. Properties along Spendmore Lane are mainly commercial at ground floor although retain the same 2-storey, red brick character with a mix of older slate and modern concrete tile roofing.

10. The appearance of the apartments would follow this context and the applicant has proposed a modern red brick with grey concrete roof tile to this 2-storey building. This would match both the older properties and more modern buildings directly to the south, in accordance with Local Plan Policy GN5. Whilst the rear would introduce a blank facade which could potentially be quite dominant this would be largely screened from view from anywhere on Spendmore Lane.

#### Impact on residential amenity

11. Whilst the layout and number of properties has been approved the appearance of the buildings is not, and with it requires a determination of the window positioning. Notwithstanding this the same plans were submitted as per the outline application whereby the officer considered the impact on neighbouring residential amenity by virtue of overlooking.
12. Conditions were proposed preventing rear windows (serving kitchens) from being anything other than obscure. This condition could be repeated and would protect those residents to the rear. The siting and scale of the buildings in such close proximity could be overbearing however this has already been approved.
13. In terms of the front no properties from John Street have objected to either the outline or reserved matters, even though it would appear there would be some form of overlooking to their rear yard – albeit fairly restricted. The overlooking to 2 John Street was considered at the outline stage where it was concluded that this would not give rise to a detrimental impact on residential amenity, with bedroom windows facing the blank side elevation and yard wall.
14. The proposal appears somewhat constricted and with 6no. apartments proposed would represent a significant 60 dph density with no parking. Notwithstanding this the number of apartments, and layout and siting of the building are again already approved and whilst the arrangement proposed is not considered the best, there is no scope to substantiate a reason for refusal in respect of these considerations.
15. The applicant has chosen to amend the north-east elevation removing the Juliet balcony in favour of two traditional windows. Whilst no neighbouring properties have objected this will have a positive impact and remove any potential for future overlooking / noise and disturbance.

#### **Overall Conclusion**

16. This application seeks approval for the appearance and landscaping alone. Whilst the appearance of the building would add first floor bedroom windows facing the side of 2 Johns Street this was considered to be acceptable at the outline stage where the impact was assessed. Due to the constraints of the site and quantum of development already approved this leaves very little scope to improve this relationship which would largely face a blank gable end wall. Given no immediate neighbours have objected to either application on grounds of amenity and the applicant has removed the proposed Juliet balcony it is therefore recommended that the appearance and landscaping are approved.

#### **Planning Policies**

##### National Planning Policies:

##### Adopted Chorley Borough Local Plan Review

Policies: HS4, GN5

##### Supplementary Planning Guidance:

- Design Guide

#### **Planning History**

08/00507/OUT - Demolition of existing building and erection of six no. 1 bed apartments – Approved 28/7/08

**Recommendation: Approve Reserved Matters  
Conditions**

1. This consent relates to the amended plan(s), received on 16 June 2011 (Reference 086/10 2/2).  
*Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.*
  
2. All windows in the first floor of both building's south elevation shall be fitted with obscure glass to Pilkington Level 5 (or similar level of obscurity from other manufacturer) and obscure glazing shall be retained at all times thereafter.  
*Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*
  
3. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
086/10 P1	11 April 2011	Proposed Floor Plans
086/10 P2	11 April 2011	Proposed Elevations

*Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.*
  
4. The external facing materials detailed on the approved plan(s) shall be used and no others substituted without the prior written approval of the Local Planning Authority. For the avoidance of doubt the brick to be used shall be a 'Terca 65mm Crofters Medley' and roof tile a Grey 'Marley Modern'.  
*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.*