

Item 4i **11/00977/FUL**

Case Officer **Mr Adrian Morgan**

Ward **Chorley South East**

Proposal **Substitution of house types on 5 plots previously approved under permission reference 07/01226/REMMAJ (substitute 5x Patterdale with 5x Kingsville houses) and associated works.**

Location **Barratt Homes Development Pilling Lane Chorley Lancashire**

Applicant **Barratt Homes (Manchester)**

Consultation expiry: 6 December 2011

Application expiry: 3 January 2012

Proposal

1. Substitution of house types on 5 plots previously approved under permission reference 07/01226/REMMAJ (substitute 5x Patterdale with 5x Kingsville houses) and associated works.

Recommendation

2. It is recommended that this application is approved.

Main Issues

3. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Impact on the neighbours
 - Design

Representations

4. No letters of objection have been received
5. No letters of support have been received

Assessment

Principle of the development

6. The proposal relates to part of an extensive housing development on the former Lex site, which is situated south of Bolton Road and east of Pilling Lane amid areas older housing. Most of the wider development is presently completed and occupied. The application relates to part of the northern most section of the wider development site; situated just to the rear of houses on Bolton Road.
7. As planning permission has already been granted for five houses on the plots in question, the only issue relates to whether substituting the previously approved house type with the proposed alternative house type would present any material planning considerations that would make the proposed substitution unacceptable.

Design

8. The Patterdale house type referred to in the proposal description is identical to the Palmerston referred to on the previously approved plans according to Barratt.
9. The key differences between the approved house type and the proposed alternative are that the Kingsville would be 0.4 metres less deep, 0.6 metres less wide and 1 metre taller than the approved Patterdale, with a third storey in the roof space. There would be one central

dormer window at this second floor level on the front elevation of each house and a roof-light window on the rear roof slope of each. Both house types have four potential bedrooms, the smallest of which is identified as a study on the plans.

10. As a result of the slight narrowing of the footprint, the five-house terrace that would have been formed by the Patterdales is reduced to a three-house terrace and a semi-detached pair, with a break of approximately 2 metres between the two groups.

Impact on the neighbours

11. The distances from both the front and rear elevations to adjoining properties would effectively be the same as previously approved.
12. The additional windows at second floor level present no issues in relation to policy. The front dormer would overlook the Focal Square, with the facing houses standing 25 metres away. The rear roof light windows, being in the roof slope, would not offer direct views over neighbouring properties to the rear. Parts of the development already built and occupied contain similar 3 storey houses directly facing other homes at considerably closer distances.
13. Apart from the slight variation in footprint and additional height, all other aspects of the proposal, for example, materials and car parking requirements, would be consistent with the house types previously approved and reflect the wider scheme.

Overall Conclusion

14. As the wider, previously approved, scheme already includes similar houses to those proposed, the house type itself is acceptable. Likewise, as other aspects of the proposal, such as the car parking requirements and the materials do not vary from the approved type, there are no issues in these respects. The main issue is whether the Kingsville type is appropriate in this particular location within the development, primarily because of its additional height and three storey design.
15. The 1 metre additional ridge height would present no material difference in terms of overshadowing. Although the houses would stand to the south-west of the existing homes on Bolton Road, the minimum distance from a garden boundary would be approximately 13 metres and from a rear elevation, approximately 17 metres. Even these distances would only be at one point, after which they would gradually increase up to 22 and 28 metres respectively. There would be no policy conflicts in terms of overlooking due to both the distances involved and the fact that there would only be roof light windows at the rear.

Planning Policies

Adopted Chorley Borough Local Plan Review

Policies: HS3A, HS4

Supplementary Planning Guidance:

- Design Guide

Planning History

The site history of the property is as follows:

Ref:	04/00934/OUTMAJ	Decision:	PEROPP	Decision
Date:	6 April 2005			
Description:	Residential development including roads, sewers, open space, landscaping and associated works,			

Ref:	07/01226/REMMAJ	Decision:	PERRES	Decision
Date:	21 January 2008			
Description:	Reserved Matters Application for the erection of 200 houses, with associated roads, footpaths, and works,			

Ref: 09/00850/FUL **Decision:** PERFPP **Decision Date:** 7 January 2010

Description: Re-plan of part of the site including the construction of 8 dwellings, parking court and associated garages (amendment to reserved matters approval 07/01226/REMMAJ). Including the erection of 1 additional dwelling.

Ref: 09/00865/DIS **Decision:** PEDISZ **Decision Date:** 17 November 2009

Description: Application to discharge condition 5 attached to planning approval 07/01226/REMMAJ

Ref: 11/00977/FUL **Decision:** PCO **Decision Date:**

Description: Substitution of house types on 5 plots previously approved under permission reference 07/01226/REMMAJ (substitute 5x Patterdale with 5x Kingsville houses) and associated works.

**Recommendation: Permit subject to legal agreement
Conditions**

1. The approved plans are:

Plan Ref.	Received On:	Title:
400-SLP-00	8/11/11	Site Location Plan
400-PL-00 Rev M	8/11/11	Proposed Planning Layout
400-ML-00 Rev M	8/11/11	Proposed Materials Layout
400-BTL-00 Rev M	8/11/11	Proposed Boundary Treatments Layout
400/KIN/T/00	8/11/11	Kingsville Type Plans & Elevations
400-BTD-00	8/11/11	Boundary Treatment Details

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

2. The external materials detailed in the Design & Access Statement submitted with the planning application and received 8/11/11, shall be used and no others substituted without the prior written approval of the Local Planning Authority.

Reason: *To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 of the Adopted Chorley Borough Local Plan Review*

3. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced.

Reason: *To protect the appearance of the locality and 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*

4. 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 of the Adopted Chorley Borough Local Plan Review.*