

**Item 4h**                      **11/01087/REMMAJ**

**Case Officer**              **Caron Taylor**

**Ward**                         **Clayton-le-Woods and Whittle-le-Woods**

**Proposal**                    **Reserved matters application for the erection of 12 no. three-storey dwellings (to south east side of square)**

**Location**                   **Parcel H8 Euxton Lane Euxton Lancashire**

**Applicant**                 **Redrow Homes**

**Consultation expiry:** **20 January 2012**

**Application expiry:** **9 March 2012**

#### **Proposal**

1. Reserved matters application for the erection of 12 no. three-storey dwellings (to south east side of square).
2. The application proposal would form the final side of the square on Guernsey Avenue and Cornwall Avenue.

#### **Recommendation**

3. It is recommended that this application is granted planning approval subject to conditions.

#### **Main Issues**

4. The main issues for consideration in respect of this planning application are:
  - Principle of the development
  - Background information
  - Density
  - Design and Layout
  - Levels
  - Impact on the neighbours
  - Open Space
  - Trees, Landscape and Ecology
  - Flood Risk
  - Highways and Parking
  - Contamination and Coal Mines
  - Drainage and Sewers
  - Waste Collection and Storage

#### **Representations**

5. No letters of representation have been received.
6. Whittle-le-Woods Parish Council believe it is sensible to go down this route – there are no real grounds for comment.

#### **Consultations**

7. **The Environment Agency**  
Have no objection and state the site has already undergone validation for contamination. If during development contamination not previously identified is found to be present then no further development should take place until the developer has submitted and have approved in writing a remediation strategy detailing how this unsuspected contamination shall be dealt, and then shall be implemented as approved.
8. **The Architectural Design and Crime Reduction Advisor**  
Have no comments to make.

9. **United Utilities**

Has no objection subject to the site draining on a separate system.

10. **Lancashire County Council (Highways)**

The application is for the erection of 12no dwellings. The site already has outline planning permission and as such there would be no overriding highway objection to the principle of the development. The proposed access and parking arrangements would also appear to be satisfactory.

**Applicants Case**

11. The applicant states that trading conditions are very challenging at present and the apartment market has collapsed almost entirely, such that they have a great deal of unsold units within the adjacent block which is complete. In view of this, they state than have no alternative than to re-plan the area to provide family housing of a nature that the market (so far as they can tell) requires.

**Assessment**

Principle of the development

12. Buckshaw Village was given planning permission by outline applications 97/00509/OUT and 02/00748/OUTMAJ, the principle of housing on this site is therefore established. This parcel had planning permission granted in 2007 under ref: 07/00248/REMMAJ to build apartments along with the northeast side of the square. The northeast side is now complete and the apartments are either occupied or being marketed.

Background Information

13. There are existing apartment blocks on the three other sides of the square which are between three and four storeys in height with parking provided to the rear.

Density

14. The Masterplan for the Village states that parcels such as this should have a typical density of 30-50 dwellings per hectare. The application proposal is the equivalent of 41 dwellings per hectare so complies with this density.

Design and Layout

15. The site falls within a 'Period Formal' secondary character area in the approved Residential Design Code for this part of Buckshaw Village. This has a character theme of embracing Georgian/Victorian/Edwardian architectural styles of 2-3 storeys, occasionally 4 storey laid out in a formal arrangement, possibly a square, crescent or a circle to appear as late 18<sup>th</sup>/early 19<sup>th</sup> century expansion of the village.
16. The proposal is for twelve, three-storey town houses split into blocks of four. They would all front the square in a row to match the layout of the apartments and are from Redrow's New Heritage range (Kensington house type) which is influenced by the Arts and Crafts movement.
17. The properties will have an integral garage with either a balcony or bay window above and rear Juliet balconies. Parking is provided to the front of each property accessed by a private road along the frontage, separated from Guernsey Avenue by planting and frontage railings. Visitor parking spaces will be created on Guernsey Avenue itself.
18. Although the detailing of the proposed properties results in them having a more inter-war appearance they are formal in their design and layout and will be viewed next to Kensington house types to the southwest of the application site. Therefore they are considered acceptable in terms of the Design Code as providing a formal layout to finish off the square on a site that is constrained by existing surrounding development.
19. The main difference between the existing development on the other three sides of the square and what is proposed is that the properties will be set further back from the road to allow frontage access and parking. The existing apartments are set back by between 5m and 7.5m

from the road whereas the proposed properties are set back 17.5m from the road. This is however considered acceptable as the properties are of a similar height and of a formal appearance so will still be viewed as enclosing the southeast side of the square. The proposed properties are considered as the best alternative solution to apartments on the site. They will have matching railings along the frontage and be constructed of similar materials to the apartments on the other sides of the square.

#### Impact on the neighbours

20. The properties will face onto the square so there will not be overlooking to the front including from the balconies on this elevation. To the rear on plots 782 – 787 are also Kensington house types. Plots 782/783 will be side on to the proposal and meet the interface distances of 12m to a blank wall and 10m to boundaries with other properties. Between the proposed properties and those already under construction on plots 784-787 there will be 21.5m between facing windows and 11.5m from the application properties to the boundary with these plots. There is a pair of two-storey houses on plots 788/789 which are already complete and there will also be 11.5m to their boundary. All of the above distances comply with the Council's interface standards. The application is therefore considered acceptable in terms of neighbour amenity.

#### Levels

21. The nearest properties to the rear (the Kensington house types) have a finished floor level (FFL) 10cm higher than the FFL of the proposed properties. The Council's interface distances do not therefore need to be extended and have been found to be acceptable in the section above. The properties on plots 788 and 789 have a FFL 20cm lower than the proposed properties so again there is no need to increase the interface distances. The application is therefore considered acceptable in this respect.

#### Open Space

22. There is no requirement for a commuted sum towards open space for these properties as the site has been laid out as a comprehensive development under the original permissions and associated Master Plan.

#### Trees, Landscape and Ecology

23. There are no trees on the site which is just rough ground and has been remediated as part of the permission for the Village. The proposal will not therefore impact on trees or ecology.

#### Flood Risk

24. The proposal is not in flood zone 2 or 3 and does not require a flood zone to be submitted.

#### Highways and Parking

25. Lancashire County Council Highways has not objected to the proposal and considers the proposed access and parking arrangements to be satisfactory.

26. Each property would have two parking spaces in front of it and an integral garage of a size sufficient to be counted as a parking space. The properties will have four bedrooms which the Council's standards require to have three off road parking spaces. Subject to a condition being applied ensuring retention of the garage as a parking space the application is considered acceptable in this respect.

#### Contamination and Coal Mines

27. The site has already undergone validation for contamination as part of the larger Village site and is not in a coal area. The condition recommended by the Environment Agency will be applied in case previously not identified contamination is found to be present when the site is developed.

#### Drainage and Sewers

28. A Sustainable Urban Drainage System has been implemented for Buckshaw Village which took account of this parcel in its design. A condition regarding site specific drainage for this application is proposed. The proposal is therefore considered acceptable in this respect.

Waste Collection and Storage

29. The properties all have rear access to allow bin storage in the rear gardens.

### **Overall Conclusion**

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

### **Planning Policies**

National Planning Policies:

PPS1, PPS3, PPS9, PPG13

Adopted Chorley Borough Local Plan Review

Policies: GN2, HS4,

Buckshaw Village Residential Design Code

### **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.

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.

07/00248/REMMAJ: Reserved Matters Application for the erection of 76 dwellings with associated parking, landscaping, bin stores, roads and sewers. Permitted

### **Recommendation: Permit Full Planning Permission Conditions**

- 1. 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.*
- 2. The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan ref: BV-H8-11-02-001 Rev E 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.*
- 3. The external facing materials detailed on approved plan ref: BV-H8-11-02-002 (Materials Schedule) 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 and HS4 of the Adopted Chorley Borough Local Plan Review.*
- 4. No dwelling shall be occupied until all fences and walls shown in the approved details on plan ref: BV-H8-11-02-003 (Boundary Treatment Plan) and plan ref: BVED-01 (Various Detail) to bound its plot, have been erected in conformity with the approved details. Other fences and walls shown in the approved details shall have been erected in conformity with the approved details prior to substantial completion of the development.**  
*Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review.*

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

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

Drawing Number:	Date:	Title:
BV-H8-11-02-001 Rev E	15 February 2012	Site Layout (with levels on)
BV-H8-11-02-003	9 December 2011	Boundary Treatment Plan
BVED-01	9 December 2011	Various Details
BV-H8-11-02-001	9 December 2011	Site Layout
Elevations	9 December 2011	The Kensington + New Heritage Collection (C Series)
Floor Plans	9 December 2011	The Kensington + New Heritage Collection (C Series)
4286-11-02-007	9 December 2011	Proposed Street Scene
BV-H8-11-02-002	9 December 2011	Material Schedule

*Reason: For the avoidance of doubt and in the interests of proper planning.*

7. The integral garage shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

*Reason: To ensure each property has adequate garaging/off street parking provision and to thereby avoid hazards/congestion caused by on-street parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.*

8. Before the development hereby permitted is first occupied, the car parking and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plans. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.*

9. If during development contamination not previously identified is found to be present then no further development should take place until the developer has submitted to and had approved in writing by the Local Planning Authority a remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then only be carried out in accordance with the approved strategy.

*Reason: To ensure any contamination on the site is dealt with appropriately and in accordance with PPS23.*

10. 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 No. EP17 of the Adopted Chorley Borough Local Plan Review.*

11. 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 Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.***

- 12. 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 No. EP18 of the Adopted Chorley Borough Local Plan Review.***