

**Item 4c**                      **12/00094/FUL**

**Case Officer**              **Mrs Nicola Hopkins**

**Ward**                         **Chorley South East**

**Proposal**                    **Substitution of house types on plots R281 and R302-306 (approved as part of applications 10/00404/FULMAJ and 11/00071/FULMAJ) and the addition of plot R404 (7 dwellings in total)**

**Location**                   **Formerly Multipart Distribution Limited Pilling Lane Chorley Lancashire**

**Applicant**                  **Redrow Homes Lancs**

**Consultation expiry:** **15 March 2012**

**Application expiry:**    **12 April 2012**

### **Proposal**

1. The application relates to substitution of house types on plots R281, R302-306 and R404 previously approved on the Redrow part of this site. The principle of redeveloping the site for residential development was established with the grant of outline planning permission in April 2005 and the subsequent grant of reserved matters (07/01228/REMMAJ) in January 2008. The proposal incorporates the redevelopment of a brownfield site within a sustainable location.
2. The whole site is approximately 10.1 hectares in area. 400 dwellings equates to approximately 40 dwellings pre hectare.

### **Recommendation**

3. It is recommended that this application is granted conditional planning approval subject to the associated Section 106 Agreement

### **Main Issues**

4. The main issues for consideration in respect of this planning application are:
  - Principle of the development
  - Background information
  - Design and appearance
  - Impact on the neighbours
  - Parking
  - Section 106 Agreement

### **Representations**

5. 2 letters of objection have been received raising the following points:
  - Cause more parking congestion on pathways and the blocking of driveways.
  - Originally the plans detailed 3 houses to the right hand side of plot 39: by cramping another house in this area the owners will park on pathways etc.

### **Consultations**

6. **Lancashire County Council (Highways)** have no objection

## **Assessment**

### Principle of the development

7. Outline planning permission with all matters reserved, except for access, was approved in April 2005 for residential development. Subsequently all reserved matters have been approved by way of three reserved matters applications.
8. There has also been a previous application on this part of the site for a replan which included a re-plan of 76 dwellings (10/00404/FULMAJ).
9. Therefore the principle of development has been established and this application is for the consideration of a further re-plan of 7 plots on this part of the site.

### Background Information

10. Planning permission was originally granted to Redrow Homes to erect 200 dwellings on their part of the site in January 2008. At this time four detached dwellings were approved (plots R304-R307) and a pair of semi-detached dwellings (plots R285 and R286) on the part of the site subject to this application.
11. Since the original approval planning permission has been granted to amend part of this parcel and in particular planning permission was granted in July 2010 (10/00404/FULMAJ) to re-plan various plots. This included the plots subject to this application. This planning approval incorporated five detached York 2.5 storey house types on plots R302-R306 and a detached Tenby two storey house type on plot R281.
12. Redrow Homes have confirmed that the proposed amendments are due to amendments to their New Heritage Range house types and current market demand. Redrow consider that the changes create a better use for its surroundings and a key design aspect of the development forming a pleasant traditional street scene.
13. The proposed changes include:
  - Replacing the five detached dwellings on plots R302-R306 with a row of three terraced 2.5 storey dwellings and a pair of semi-detached 2 storey dwellings
  - The inclusion of an additional dwelling (plot R404)
  - Substituting the house type in plot R281 with a Brecon 2 storey three bedroom house type.

### Design and Appearance

14. The proposed scheme incorporates the erection of 7 dwellings which are examples of Redrow's standard house types which has been utilised elsewhere on the site. As such the principle of these house types has already been established on this site.
15. Where 2.5 storey dwellings are proposed the dwelling appears as a two storey dwelling with accommodation in the roof space incorporating a front dormer.

### Impact on the Neighbours

16. The immediate neighbours to this part of the site are 9 and 11 Kirkstall Close, 2 Lighthurst Lane and plots R286, R307, R296-R299 and R401-403.
17. The only immediate neighbour to plot R281 is only the opposite side of an access way. The only windows proposed in the elevation which faces this property serve a bathroom and a secondary window to the lounge. These windows do not directly face the private rear garden area of plot R281 and as such will not result in loss of privacy.
18. Number 2 Lighthurst Lane is immediately opposite plot R281 on the opposite side of Lighthurst Lane. The proposed dwelling however will be over 17 metres from the front garden boundary of the existing property and over 23 metres from the corner of the existing dwellinghouse. As such the proposed dwelling will not lead to any loss of privacy to the residents of this property.

19. The three 2.5 storey dwellings and the proposed detached dwelling back onto plots R296-R299 and R401-403 of the Redrow parcel. Plots R302, R303 and R404 retain the required spacing distances however when the scheme was originally submitted plot R304 was sited too close to plot R298. The applicant was advised of this and the scheme has been amended to incorporate the required 21 metres spacing distance.
20. Plots R305 and R306 back onto 9 and 11 Kirkstall Close however they retain in excess of 21 metres to the rear elevation and as such will not result in loss of privacy to the existing or future residents. The proposed levels of the dwellings are identical to those originally approved on this part of the site.
21. Plot R404 is adjacent to the garden area of plot R301 however no windows are proposed in the side elevation and as such there will be no loss of privacy.

#### Parking

22. The proposal incorporates the erection of 3 four bedroom dwellings and 4 three bedroom dwellings. In accordance with the Council's Parking Standards two off road parking spaces are required for three bedroom dwellings and three off road parking spaces are required for four bedroom dwellings.
23. Each of the dwellings incorporates garage accommodation and driveway space. The detached garages conform with the dimensions set out within Manual for Streets (6X3 metres) and as such can be counted as a parking space. The proposal incorporates sufficient parking and as such it considered to be acceptable.
24. It is noted that concerns have been raised about the lack of parking in the area however as the scheme accords with the required parking standards it is not considered that the scheme could be refused on these grounds.

#### Section 106 Agreement

25. The original outline planning approval incorporated a Section 106 Agreement which was directly related to that outline permission and subsequent reserved matters applications. As reserved matter approval has been granted at the site and the date for submitting reserved matters has expired this plot substitution application is dealt with as a full application. As such a supplemental S106 agreement is required to tie this application into the Section 106 obligations.

#### Overall Conclusion

26. The principle of residential development on this site was established with the grant of outline planning permission and reserved matters approval. The amendments to the layout and house type substitutions to the application site are considered to be minor and as such the scheme is considered to be acceptable

#### **Other Matters**

##### Waste Collection and Storage

27. All of the properties subject to this application have kerb-side frontage and as such waste collection is not considered to be an issue.

#### **Planning Policies**

##### National Planning Policies:

PPS 1, PPS3, PPS23, PPG13.

##### North West RSS:

Policy DP1, Policy DP3, Policy UR7, Policy ER5

##### Adopted Chorley Borough Local Plan Review

Policies: GN1, EP4, EP9, EP10, HS4, HS19

## Supplementary Planning Guidance:

- Design Guide

### **Planning History**

**04/00934/OUTMAJ** Residential development including roads, sewers, open space, landscaping and associated works. Approved April 2005.

**07/01227/REMAJ** Reserved matters application for the construction of access road, public open space, children's play area and associated landscaping. Approved January 2008.

**07/01228/REMAJ** Reserved matters application for the erection of 200 houses, with associated roads, footpaths and works. Approved January 2008.

**09/00594/FULMAJ** Re-plan of part of the site including the construction of 42 dwellings, garages and associated works (amendment to reserved matters approval 07/01228/REMAJ), including arrangements to existing parking areas to serve Plots 343-351 and 371. Approved November 2009.

**10/00404/FULMAJ** Re-plan to plots R281 to R323/R351/R358 to R376/R388 to R400 (76 no. dwellings, garages and associated works). Approved July 2010.

**11/00071/FULMAJ:** Re-plan to plots R282 - R299 (18 No dwellings) and an additional 3 No dwellings (Plots R401 - R403). Approved April 2011

### **Recommendation: Permit (Subject to Legal Agreement) Conditions**

1. The proposed development must be begun not later than two years from the date of this permission.  
*Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.*

2. The approved plans are:

<b>Plan Ref.</b>	<b>Received On:</b>	<b>Title:</b>
<b>4081-11-02-001 Rev Z1</b>	<b>2 March 2012</b>	<b>Planning Site Layout</b>
<b>L-4081-SG01-001</b>	<b>2 February 2012</b>	<b>Single Garage</b>
<b>L_TSG01-01</b>	<b>2 February 2012</b>	<b>Triple Garage</b>
<b>DHSB11</b>	<b>2 February 2012</b>	<b>The Kenilworth</b>
<b>DHSB11</b>	<b>2 February 2012</b>	<b>The Kenilworth (floor plans)</b>
<b>DHSB11</b>	<b>2 February 2012</b>	<b>The Kenilworth (second floor plans)</b>
<b>D3H099</b>	<b>2 February 2012</b>	<b>The Chesham</b>
<b>D3H095</b>	<b>2 February 2012</b>	<b>The Letchworth</b>
<b>D3H095</b>	<b>2 February 2012</b>	<b>The Letchworth (floor plans)</b>
<b>D3H098</b>	<b>2 March 2012</b>	<b>The Brecon</b>
<b>C-SD0812</b>	<b>2 February 2012</b>	<b>Screen Wall/ Fencing</b>
<b>C-SD0806</b>	<b>2 February 2012</b>	<b>Free Standing Brick Walls</b>
<b>C-SD0905</b>	<b>2 February 2012</b>	<b>1350mm Close Boarded/ 450mm Trellis Fencing</b>
<b>4081-11-001-001 Rev J</b>	<b>2 March 2012</b>	<b>Material Schedule</b>
<b>4081-11-02-003 Rev I</b>	<b>2 February 2012</b>	<b>Location Plan</b>
<b>553_201.04</b>	<b>2 March 2012</b>	<b>Landscape Structure</b>

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

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.  
*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. The external facing materials detailed on the approved plans shall be used and no others substituted. (Namely Ibstock New Sandhurst Stock bricks, Ibstock Weston Red Multi Stock, Ibstock New Cavendish Stock and Redland Duoplain roof tiles colour rustic brown and charcoal grey)  
*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.*
5. 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.*
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. 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.*
8. No dwelling hereby permitted shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.  
*Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.*
9. 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.  
*Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review*

10. The development hereby permitted shall be carried out in accordance with the measures set out within the action plan of the Residential Travel Plan dated April 2009 (submitted under application 09/00374/DIS).

*Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.*
11. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plans) shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until all fences and walls shown in the approved details 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.*
12. The site shall be remediated in accordance with BAE Environmental Remediation Strategy Report (Reference:A0356-02-R1-1). Upon completion of the remediation works a verification/completion report containing any validation sample results shall be submitted to and approved in writing by the Local Planning Authority.

*Reason: To protect the environment and prevent harm to human health by ensuring that the land is remediated to an appropriate standard for the proposed end use and in accordance with Government advice contained in PPS23: Planning and Pollution Control*
13. The development hereby permitted shall be carried out in accordance with the approved residents' consultation procedure (discharged as part of application 11/00360/DIS). The site managers are Steve Mason (David Wilson Homes), Gavin Flannery (Barratt Homes) and Paul Aaron (Redrow Homes). The residents shall be kept continually updated on the progress of the development in accordance with the procedures set out within the approved strategy.

*Reason: To ensure that the existing residents are fully aware of the progress of the development.*