

**Item 4k**                    **12/00235/FUL**

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

**Ward**                      **Coppull**

**Proposal**                **Amendments to previously approved application 11/00865/FULMAJ to include an additional dwelling (plot 26), the substitution of house types on plots 23 and 25 and the repositioning of plots 22 and 24 to allow for this.**

**Location**                **Land To The North Of Northenden Road With Access Off Moss Bank Coppull**

**Applicant**                **Persimmon Homes Lancashire**

**Consultation expiry:** **10 April 2012**

**Application expiry:** **26 April 2012**

**Proposal**

1. Amendments to previously approved application 11/00865/FULMAJ to include an additional dwelling (plot 26), the substitution of house types on plots 23 and 25 and the repositioning of plots 22 and 24 to allow for this.

**Recommendation**

2. It is recommended that this application is granted planning approval subject to the associated Section 106 Agreement and conditions.

**Main Issues**

3. The main issues for consideration in respect of this planning application are:
  - Principle of the Development
  - Density
  - Levels and Impact on the neighbours
  - Design and Layout
  - Access and Parking
  - Section 106 Agreement
  - Other Issues

**Representations**

4. No letters of representation have been received.

Coppull Parish Council

5. Have no objection.

**Consultations**

6. None received.

## **Assessment**

### Principle of the development

7. The principle of the development has already been established by the previous permissions granted in September 2010 and November 2011 (10/00833/FULMAJ and 11/00865/FULMAJ). This report will therefore only look at the acceptability of the changes that have been made to the scheme.

### Density

8. The previous approvals worked out at a density of 18 per hectare. The inclusion of an additional house on the site will increase this to 18.8 per hectare.

### Levels and Impact on the Neighbours

9. The properties on plots 23 and 25 will be substituted with a Crathorne and Roseberry house type (from a Rufford previously approved). The house types on plots 22 and 24 will remain the same but their position will be amended slightly to allow for the change in house types on the adjacent plots.
10. It is not considered this change will detrimentally impact on any adjacent existing properties or proposed properties within the site. The nearest properties to the plot 22 are those on Mavis Drive, particularly numbers 41 and 43. However there will be approximately 40m between these properties and the nearest amended property on plot 22 and will be at a lower level as the land drops away to the brook.
11. The additional property will be within the site layout and will not affect properties off site. In addition it will not impact on the amenities of other proposed properties as it will face towards the site of plot 13.

### Design and Layout

12. The proposed additional dwelling is achievable on the site due to the relocation of a previously planned pumping station being changed to be underground, rather than above ground (a change approved under permission 11/00865/FULMAJ). This has therefore freed up land for a further house where the pumping station had previously planned to be located.
13. The house types to be substituted and the additional property are all house types already used elsewhere within the site and are therefore acceptable in design terms.

### Access and Parking

14. The proposed properties will each have two off road parking spaces to the front and an integral garage. Although the garage is not of a size that would normally be classed as a parking space, the parking provided is considered sufficient. Due to the long access road which only has properties on one side of it on street parking is unlikely to cause problems in the street and the parking provision is therefore considered acceptable.

### Section 106 Agreement

15. A supplemental to the original Section 106 agreement is not required as this application only relates to five plots within the site. The amendment to the original permission is still being implemented in terms of the affordable homes and commuted sum for public open space requirements. Therefore a supplemental Section 106 is not required to ensure these are secured.

## Other Issues

16. It is not considered the changes will impact on other aspects of the proposal such as ecology, impact on Coppull Enterprise Centre (Ring Mill) as a listed building and parking provision subject to appropriate conditions being applied as were applied to the previous permission.

## Overall Conclusion

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

## National Planning Policies

NPPF, Manual for Streets

## Adopted Chorley Borough Local Plan Review

Policies GN1, GN5, EP2, EP4, HS1, HS4, HS5, HS19, HS21, TR4

Sustainable Resources Development Plan Document

Sustainable Resources Supplementary Planning Guidance

## **Planning History**

**Ref:** 97/00730/OUT      **Decision:** Permitted      **Decision Date:** 10 July 2001

**Description:** Outline application for 18 dwellings & construction of roads & sewers in connection with residential development. This consent lapsed in July 2004.

**Ref:** 04/00717/FULMAJ      **Decision:** Withdrawn      **Decision Date:** 29 September 2004

**Description:** Erection of 18 residential units and construction of associated roads and sewers

**Ref:** 04/01452/FULMAJ      **Decision:** Withdrawn      **Decision Date:** 4 March 2005

**Description:** Erection of 18 residential units (including optional conservatories) and construction of associated roads and sewers,

**Ref:** 05/00413/ADV      **Decision:** Withdrawn      **Decision Date:** 18 November 2005

**Description:** Retrospective application for the erection of a sign for a housing site

**Ref:** 05/00674/FULMAJ      **Decision:** Refused      **Decision Date:** 28 September 2005

**Description:** The erection of 16 residential units including optional conservatory positions with associated roads and drainage. This was refused on housing land availability grounds, and the absence of affordable housing in the scheme. An appeal was submitted but withdrawn before it was determined.

**Ref:** 10/00833/FULMAJ      **Decision:** Approved      **Decision Date:** 9 September 2010

**Description:** Erection of 25 no. two-storey dwellings and associated infrastructure (including 20% affordable dwellings).

**Ref:** 11/00865/FULMAJ      **Decision:** Approved      **Decision Date:** 23 November 2011

**Description:** Application to vary conditions 1, 4 and 8 of planning approval 10/00833/FULMAJ to allow alterations to the approved plans. The amendments are: slight repositioning of plots 5 - 13 to accommodate a sewer easement, changes to the finished floor levels (raising plots 1-4, lowering plots 5-13 and raising plots 14 - 22), alterations to the elevations of the Rufford house type, changes to window style of all properties and omission of the water pumping station building.

**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. This permission does not imply or grant permission for conservatories on any of the properties.  
*Reason: For the avoidance of doubt and in the interests of proper planning.*
3. The approved plans are:

Plan Ref.	Dated:	Title:
F157.PL.03 Rev C	1 March 2012	Proposed House Types 1 of 2
F157.PL.04 Rev B	1 March 2012	Proposed House Types 2 of 2
NER.101 Rev B	1 March 2012	Site Plan

*Reason: To define the permission and in the interests of the proper development of the site.*
4. No dwelling shall be occupied until all fences and walls 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 external facing materials detailed on the application forms shall be used and no others substituted.  
*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.*
6. Before each dwelling hereby permitted is first occupied, its driveway shall be surfaced or paved, drained and marked out all in accordance with the approved details.  
*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.*
7. The integral/attached garages shall be kept freely available for the parking of cars and shall not be converted to living accommodation without the express grant of planning permission unless off-road parking for at least two cars will be maintained, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.  
*Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.*
8. 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.*
9. Each dwelling hereby permitted shall be constructed to achieve the relevant Code for Sustainable Homes Level required by Policy SR1 of the Sustainable Resources DPD (Level 3 for all dwellings commenced from 1 January 2010, Level 4 for all dwellings

commenced from 1 January 2013 and Level 6 for all dwellings commenced from 1<sup>st</sup> January 2016) and achieve 2 credits within Issue Ene7: Low or Zero Carbon Technologies.

*Reason: To ensure the development is in accordance with Government advice contained in Planning Policy Statement: Planning and Climate Change - Supplement to Planning Policy Statement 1 and in accordance with Policy SR1 of Chorley Borough Council's Adopted Sustainable Resources Development Plan Document and Sustainable Resources Supplementary Planning Document.*