

Item 4i **12/00783/FUL**

Case Officer **Hannah Roper**

Ward **Astley And Buckshaw**

Proposal **Proposed re plan of 4 dwellings and the addition of 2 dwellings to the residential development approved under 11/00934/FULMAJ**

Location **Parcel F3 Central Avenue, Buckshaw Village, Chorley, Lancashire**

Applicant **Barratts Homes Manchester**

Consultation expiry: **31 August 2012**

Application expiry: **28 September 2012**

Proposal

1. The proposal relates to a small parcel of land within Parcel F3 at Buckshaw Village on the eastern boundary, opposite the village green.
2. The area of land to which the application relates is triangular in shape. In 2011 the site formed part of a larger scheme for residential development and as part of this scheme four semi detached properties with parking and road access. The proposal is for a re-plan of this small area of land to provide 6 smaller semi detached properties with parking. These dwellings will be reduced from three storey to two storey.
3. The six proposed dwellings will be offered as affordable housing.
4. Each property will have two private car parking spaces to the front of the property and private amenity space to the rear. The access route will remain as approved. A small area of the landscaping approved under the previously approved application will be lost to accommodate car parking for the two end units.

Recommendation

5. It is recommended that this application is granted conditional outline planning approval.

Main Issues

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

Representations

7. No letters of objection or support have been received

Consultations

8. **Lancashire County Council (Highways)** – no objection

9. **Affordable Housing Officer** – has no objection to the proposal

Assessment

Principle of the development

10. The area of land in question formed part of a larger residential scheme that was approved in 2011 with four dwellings, two semi-detached and two detached properties all with garages. The principle of residential development on the site has therefore been established

Housing Development

11. The National Planning Policy Framework seeks to secure a choice of high quality homes. This is endorsed through Policy 7 of the Central Lancashire Core Strategy which seeks to ensure that there is sufficient provision of affordable and special housing to meet local need. In this instance the developer is providing the affordable housing in addition to that approved under the original application. Therefore there is no objection to the principle of the development.

Impact on the neighbours

12. Whilst part of a larger residential scheme, the location of these properties on the site almost renders them almost a self-contained entity. To the east is the village green. These properties will be screened to the rear by trees that are proposed as saplings under the original application and a footpath/cycleway. The nearest residential properties are over 30m away to the north, south and west and as such there will be no issues with regard to overlooking or amenity.

Design

13. The previously approved dwellings were three storey in height and consisted of two detached properties and two semi detached properties with garages. The proposed properties are three, two storey semi detached properties. The housing in the surrounding area predominantly consists of three storey town houses with three-storey semi detached properties on the periphery of the development, as such the previously approved dwellings represented a deviation from the houses in close proximity as would the proposed two storey dwellings.
14. The proposed dwellings carry forward the design features from the previously approved housing on this part of the site, they have similar roof pitches, identical porches and identical window location and design. Whilst only two storey, they are 9m in height and as such will not look small or out of keeping when compared to the surrounding three storey properties.
15. In terms of materials, the approved house types both on this site and across the rest of the development were approved as a mixture of red brick, red contrasting brick and render. The proposed dwellings are proposed to be red contrasting brick with slate grey detail and as such will be in keeping with the rest of the properties across the site.
16. In terms of boundary treatments, these will be similar to those approved under the original application in terms of railings and wooden fences and as such are considered acceptable.

Traffic and Transport

17. The initial application raised a number of comments from Highways. As such the layout of the proposal has been amended to take these into consideration. In particular the width of the driveways has been increased to 5.4m to allow acceptable width to open car doors comfortably.
18. Concerns were made regarding the need for the residents of plot 55 to run around the turning head to leave in forward gear given their location parallel to the road. Concerns were also raised regarding potential conflict with vehicles leaving plots 12-17, 22 and 15-52. Similarly concerns were raised regarding the residents of plot 50 needing to make a double movement

in order to leave their parking spaces. In order to alleviate these concerns the turning head has been enlarged. Highways have now confirmed that they have no objection to the proposal.

Landscaping

19. Landscaping will remain predominantly as previously approved, with the exception of a loss of a small area of landscaping to the south of the site along the road way which will be lost for car parking. Despite this loss, landscaped front gardens will be provided. It is considered that this will offset this loss.

Overall Conclusion

20. That the application be approved subject to appropriate conditions

Other Matters

Sustainability

21. A condition will be added to ensure that the dwellings meet the required code on a timed basis.

Waste Collection and Storage

22. The applicant has submitted a waste strategy which clearly shows that there is space provided for bin storage and that these bins can be moved to the front of the property.

Planning Policies

National Planning Policies:

National Planning Policy Framework

Adopted Chorley Borough Local Plan Review

Policies: TR4, GN2, HS4, HS5

Joint Core Strategy

Policy 7: Affordable Housing

Policy 17: Design of New Buildings

Planning History

Ref: 11/00934/REMMAJ **Decision:** PERRES **Decision Date:** 19 January 2012
Description: Erection of 53 dwellings including associated roads and footpaths at Parcel F, Buckshaw Village

Ref: 12/00272/DIS **Decision:** PCO **Decision Date:**
Description: Application to discharge conditions 10 (routing of construction traffic), 11 (landscaped buffer) on permission 11/00934/REMMAJ (erection of 53 dwellings including associated roads and footpaths and open space).

Ref: 12/00783/FUL **Decision:** PCO **Decision Date:**
Description: Proposed re plan of 4 dwellings and the addition of 2 dwellings to the residential development approved under 11/00934/FULMAJ

Recommendation: Permit Full Planning Permission
Conditions: To follow