

Item 4g **12/00842/FULMAJ**

Case Officer **Adele Hayes**

Ward **Chorley South East**

Proposal **Application to vary conditions 1, 4 (approved plans) and 9 (site levels) in respect of plots 2, 30-52, 63, 64, 132-134 (including reduction in the number of dwellings and the repositioning of the gated access) of planning approval 12/00269/REMMAJ**

Location **Duxbury Park Myles Standish Way Chorley Lancashire**

Applicant **Arley Homes North West Ltd**

Consultation expiry: **17 October 2012**

Application expiry: **27 November 2012**

Proposal

1. This application is a Section 73 application to vary 3no.of the conditions attached to the reserved matters approval for the residential parcel of land at the former Vertex training site, Myles Standish Way, which is being developed by Arley Homes. This application relates to plots 2, 30-52, 63, 64, and 132 - 134 of the approved scheme.
2. Outline planning permission was originally granted to United Utilities in December 2008 to construct up to 200 dwellings and 10,800 square metres of B1 office space on the site. This outline approval was subsequently amended by virtue of a S73 application in January 2011 and Arley Homes were granted reserved matters approval for the erection of 135 dwellings on the residential part of the site in February 2011.
3. Since the original grant of reserved matters approval there have been 3 subsequent Section 73 applications to vary several of the planning conditions. This additional S73 seeks to further vary 3 of the conditions attached to the previous S73 application (ref: 12/00269/REMMAJ).

Recommendation

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

Main Issues

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

Representations

6. One letter of objection was received but subsequently withdrawn because the resident was initially under the impression that the application proposed additional housing development was proposed.

Consultations

7. **Lancashire County Council (Highways)** has no objection

Assessment

Principle of the development

8. The principle of redeveloping the site with housing was established by the grant of outline planning permission and the subsequent reserved matters approval. This application purely proposes amendments to the detail of the approval which is addressed below.
9. When reserved matters was originally approved for the residential development of this site (February 2011) the scheme incorporated 135 dwellings. Subsequent amendments resulted in the loss of 4 units resulting in the erection of 131 dwellings on the site.
10. Therefore the acceptability of the principle of development has been established and this application is for the consideration of plot substitutions only.

Design and Appearance

11. Arley Homes are proposing changes to the layout, house types, streetscenes and other general amendments. The proposed amendments to the layout are as follows:
 - Replacing 14 semi-detached and 9 detached dwellinghouses (originally approved as plots 30-52) with 18 detached dwellinghouses (proposed as plots 35-52) which results in a further reduction of 5 dwellings on the site.
 - Resiting the approved dwellings on plots 2, 132, 133 and 134 further forward by one metre.
 - Resiting the approved dwellings on plots 132 and 133 one metre further away from each other.
 - Resiting the approved dwelling on plot 64 one metre closer to the dwelling on plot 65.
 - Handing the approved dwelling on plot 63.
 - Resiting the approved gates in front of plot 63 to in front of plot 62.
12. The revised house types have been previously approved on this site and fencing and landscaping have been kept to the same standards as those previously approved.
13. The submitted layout accords with the Council's spacing standards and the layout ensures that the dwellings each have sufficiently sized rear gardens.
14. The finished floor levels on plots 2, 63, 64, 132, 133 and 134 remain unchanged.
15. Plots 35 - 52 are located at the south western corner of the site and are separated from existing dwellings to the west by a woodland area. Most of the dwellings will be no higher than those previously approved except the dwelling on plot 40 which will be 15cm higher. There will be no adverse impact on the amenity of neighbours or the street scene as a result.

Impact on the Neighbours

16. It is considered that the relationship with the neighbouring properties would be acceptable and would not result in a reduction in the level of residential amenity currently enjoyed by the occupiers of any of these dwellings or a greater degree of harm when assessed against the approved scheme. The proposed slab levels are also considered to be acceptable.

Other issues raised

17. Concerns have been raised by local residents and Councillor Bradley in respect of the appropriateness of boundary treatments along the rear boundaries of the approved properties on plots along the northern boundary of the site. The approved boundary treatment to these plots are unaffected by the current proposal.

Section 106 Agreement

18. As the approval of this application results in the issuing of a new planning approval a short supplemental S106 Agreement is required tying this application into the original obligations.

Overall Conclusion

19. The acceptability of the principle of residential development on this site was established with the previous grant of planning permission. The amendments to the layout and house type substitutions are considered to be acceptable.

Planning Policies

National Planning Policies:

National Planning Policy Framework

North West Regional Spatial Strategy:

Policies DP1, DP4, DP7, RDF1, L4, L5, RT9, EM1, EM5, EM15, EM16, EM17

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN5, GN9, EP4, EP9, EP17, EP18, HS4, HS5, HS6, HS21, EM1, EM2, TR1, TR4, TR18

Supplementary Planning Guidance:

- Design Guide

Central Lancashire Core Strategy

Policy 1: Locating Growth

Policy 2: Infrastructure

Policy 5: Housing Density

Policy 7: Affordable Housing

Policy 17: Design of New Buildings

Policy 22: Biodiversity and Geodiversity

Policy 26: Crime and Community Safety

Policy 27: Sustainable Resources and New Developments

Policy 28: Renewable and Low Carbon Energy Schemes

Policy 29: Water Management

Policy 30: Air Quality

Planning History

06/00850/CB3 - Creation of an access junction off the proposed Eaves Green Link Road (site area 0.31ha). Approved November 2006.

08/01044/OUTMAJ - Outline application for the erection of a mixed use development incorporating residential and B1 employment use following the demolition of the existing buildings (7.2 hectares). Approved December 2008.

10/00004/DIS - Application to discharge condition 29 of planning approval 8/01044/OUTMAJ. Discharged January 2010

10/00240/DIS - Application to discharge condition 14 of planning approval 8/01044/OUTMAJ. Discharged April 2010.

10/00888/FULMAJ - Application to vary conditions 11, 12 (ground remediation), 19 (surface water attenuation) and 21 (archaeology) of outline planning permission ref: 8/01044/OUTMAJ to enable the site to be developed in phases. Approved 11th January 2011.

10/00946/REMAJ - Reserved Matters application, pursuant to Section 73 planning permission 10/00888/OUTMAJ, proposing full details for the siting, layout, appearance and landscaping for a residential development comprising 135 dwellings at Duxbury Park, Myles Standish Way, Chorley. Approved February 2011.

11/00190/DIS - Application to discharge conditions 6, 8, 9, 12, 13, 14, 19, 21, 22, 24, 26, 27, 28, 29, & 30 attached to planning approval 10/00946/REMMAJ. Discharged May 2011.

11/00263/FUL - Construction of a temporary junction and access road for use during the construction period. Approved May 2011.

11/00453/REMMAJ - Section 73 application to vary conditions 1 (approved plans), 4 (approved plans), 10 (finished floor levels in respect of plots 6-8, 80-89 and 126-134), 26 (carbon emissions) and 27 (code for sustainable homes) attached to planning approval 10/00946/REMMAJ. Approved August 2011.

11/00947/DIS - Application to discharge conditions 5, 10 and 18 attached to planning approval 11/00453/REMMAJ. Discharged January 2012.

11/01019/REMMAJ - Section 73 application to vary conditions 1 and 4 (approved plans) and 25 and 27 (plot references) attached to planning approval 11/00453/REMMAJ. Approved April 2012.

12/00269/REMMAJ- Section 73 application to vary conditions 1 and 4 (approved plans) and 9 (finished floor levels), in respect of plots 58-68 and plot 75, attached to planning approval 11/01019/REMMAJ. Approved August 2012

12/00326/FUL - Construction of a temporary site access junction. Refused September 2012.

12/00510/OUTMAJ - Application to extend the time limit for implementation of extant outline planning permission 08/01044/OUTMAJ for the erection of a mixed use development incorporating residential and B1 employment use following the demolition of the existing buildings (7.2 hectares). Approved September 2012.

12/00823/MNMA - Minor non-material amendment to application 12/00269/REMMAJ to amend the roof pitch of approved properties. Approved September 2012.

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

- 1. The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.**
Reason: To define the permission and in the interests of the proper development of the site.
- 2. The proposed development must be begun not later than two years from the date of planning approval reference 10/00946/REMMAJ (9th February 2011) or not later than six years from the date of the outline planning permission (reference 08/01044/OUTMAJ).**
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.
- 3. All windows in the first floor of the rear elevation on plots 77 and 78 shall be fitted with obscure glass and obscure glazing shall be retained at all times thereafter.**
Reason: In the interests of the privacy of occupiers of neighbouring property and in accordance with Policy Nos. GN5, HS4 and HS9 of the Adopted Chorley Borough Local Plan Review

4. The approved plans are:

Title	Plot	Drawing Reference	Received date
Planning Layout		502-102 Rev GG	26 September 2012
Topographical Survey		6010/01 Rev B	26 September 2012
Street Scenes		502-117 Rev K	26 September 2012
Location Plan		502-101	26 September 2012
Aspull	Plots 24-29, 103, 105-109, 112, 114 & 115	ASPUL-2/101 Rev C	26 September 2012
Euxton	Plots 21-23, 102, 104, 110, 111 & 113	EUXTON-3/101 Rev C	26 September 2012
Richmond	Plots 17-20	RICHMOND-4/101 A	26 September 2012
Oxford	Plots 1, 3 & 11	OXFORD-3/102 Rev D	26 September 2012
Oxford	Plot 73	OXFORD-3/103	26 September 2012
Cambridge	Plots 15 & 98	CAMBRIDGE-3/101 Rev B	26 September 2012
Durham	Plots 14, 36, 37, 42, 46, 53, 94 & 99	DURHAM-4/101 Rev A	26 September 2012
Aldgate A	Plots 80, 87, 118 & 125	ALDGATEA-3FL/101	26 September 2012
Prestbury	Plots 10, 59, 63 & 133	H1119-4/101 Rev F	26 September 2012
Prestbury	Plots 9, 12, 47, 52, 55, 57 & 96	H1119-4/102 Rev D	26 September 2012
Prestbury	Plot 66	H1119-4/103 Rev A	26 September 2012
Ashbourne	Plot 68	ASHBOURNE-4/101 Rev D	26 September 2012
Ashbourne	Plots 67 & 74	ASHBOURNE-4/103 Rev A	26 September 2012
Langley C	Plots 81, 83, 84, 86,	LANGLEY-	26 September 2012

	119, 120, 123& 124	4FL/101	
Langley C	Plots 82, 85, 121 & 122	LANGLEY-4FL/102	26 September 2012
Appleton	Plot 127	APPLETON-4F/101 Rev C	26 September 2012
Appleton	Plot 75	APPLETON-4S/102 Rev C	26 September 2012
Grantham	Plots 13, 45 & 76	GRANTHAM-5FA/101 Rev F	26 September 2012
Grantham	Plot 77	GRANTHAM-5FA/102 Rev B	26 September 2012
Grantham	Plots 8, 16, 78, 101 & 116	GRANTHAM-5SA/101 Rev C	26 September 2012
Westminster	Plots 43, 88 & 130	GRANTHAM+-5FA/101 Rev A	26 September 2012
Westminster	Plots 35 & 92	GRANTHAM+-5FA/102 Rev A	26 September 2012
Westminster	Plot 117	GRANTHAM+-5FA/103	26 September 2012
Newbury	Plots 2, 44, 48, 54, 56, 90, 95 & 97	NEWBURY-5/101 Rev E	26 September 2012
Newbury	Plots 6, 60, 64, 93, 100, 129 & 131	NEWBURY-5/102 Rev G	26 September 2012
Newbury	Plots 41, 51, 58 & 62	NEWBURY-5/103 Rev B	26 September 2012
Waverton	Plots 38, 39 & 79	WAVERTON-5/101 Rev D	26 September 2012
Waverton	Plots 91, 65 & 126	WAVERTON-5/102 Rev D	26 September 2012
Waverton	Plot 72	WAVERTON-5/103	26 September 2012
Portland	Plot 5	PORTLAND-5/101 Rev C	26 September 2012
Portland	Plot 4	PORTLAND-5/102 Rev A	26 September 2012
Merton	Plots 49 & 50	H1963-5/101	26 September 2012
Harbury	Plots 61 & 128	HARBURY-5/101 Rev F	26 September 2012

Harbury	Plots 7, 40, 89, 132 & 134	HARBURY-5/103 Rev D	26 September 2012
Single Garage		SG/DETAIL/101 Rev A	26 September 2012
Double Garage		DGL/DETAIL/101 Rev A	26 September 2012
1800 High Closeboard Fence		BT-04	26 September 2012
1800 High Closeboard Fence with 300mm Trellis		BT-05	26 September 2012
1800 High Brick Wall with Tile Crease		BT-28	26 September 2012
General Arrangements (Sheets 1 of 3)		1237-903 T	15 October 2012

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

5. Within one year of or within the first planting and seeding season following the completion of the access junction (whichever is the sooner) the structure planting along the access road and boundary of the site with Myles Standish Way shall be completed in accordance with approved plans (Entrance and Boundary Details ref: 1237-906 C and General Arrangements Sheet 3 of 3 ref: 1237-903 M) submitted as part of discharge of condition application 11/00947/DIS.

Reason: In the interests of the amenity of the area and in accordance with Policy No.GN5 of the Adopted Chorley Borough Local Plan Review.

6. The development hereby permitted shall be carried out in accordance with the approved remedial measures (Section 7 of the updated ground investigation and risk assessment, dated 28th May 2010, Ref: CL1301-03 submitted as part of discharge of condition application 11/00190/DIS.) and in accordance with the conclusions of the Shallow Mining & Mineshaft Investigation, (dated 16th June 2010, Ref: CL1207-02-R1 submitted as part of discharge of condition application 11/00190/DIS).

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 the National Planning Policy Framework

7. Upon completion of the remediation works for each phase (as identified by LK Consult Limited Figure 1 Drawn August 2010) a validation report for that phase containing any validation sampling 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 the National Planning Policy Framework

8. The development hereby permitted shall be carried out in accordance with the approved Arboricultural Method Statement (submitted as part of discharge of condition application 11/00190/DIS) and the Ecologists suggestions (set out in the letter to Arley Home dated 17th May 2011).
Reasons: In the interests of the continued protection of the Biological Heritage Site. In accordance with Policy EP2 of the Adopted Chorley Borough Local Plan Review.
9. 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.
10. The access link from Little Carr Lane shall not be used for vehicular access purposes.
Reason: To ensure the acceptable development of the site and in accordance with Policy GN5 of the Adopted Chorley Borough Local Plan Review.
11. The development hereby permitted shall be completed in accordance with the approved surface water drainage scheme (Longitudinal Sections reference 02-04/01 Rev F, 02-04/02 Rev G, 02-04/03 Rev E, 02-04/04 Rev C, 02-04/05 Rev F, and the drainage layout reference 02-03 Rev H submitted 9th August 2011).
Reason: To reduce the risk of flooding at the site and in accordance with Government advice contained in the National Planning Policy Framework
12. The development hereby permitted shall be carried out in accordance with the approved programme of archaeological work (undertaken by John Trippier Archaeological and Surveying Consultancy/Bluestone Archaeology submitted as part of discharge of condition application 11/00190/DIS). On completion of the archaeological work the final report shall be submitted to and approved in writing by the Local Planning Authority.
Reason: The site is situated within an area of known archaeological interest and, as such, the site should be appropriately excavated and the remains recorded and in accordance with Policy Nos. HT11 and HT12 of the Adopted Chorley Borough Local Plan Review.
13. During the construction period, all trees to be retained shall be protected in accordance with the approved Tree Protection Arrangements Plan (reference P.130.10.02 Rev B) submitted as part of discharge of condition application 11/00190/DIS. No construction materials, spoil, rubbish, vehicles or equipment shall be stored or tipped within the areas so fenced. All excavations within the area so fenced shall be carried out by hand.
Reason: To safeguard the trees to be retained and in accordance with Policy Nos. EP9 of the Adopted Chorley Borough Local Plan Review.
14. 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.
15. If, during development, contamination not previously identified is found to be present at the site then no further development (unless otherwise agreed in writing with the

Local Planning Authority) shall be carried out until the developer has submitted, and obtained written approval from the Local Planning Authority for, an amendment to the Method Statement detailing how this unsuspected contamination shall be dealt with.

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 the National Planning Policy Framework

16. No dwelling hereby permitted shall be occupied until the highway alterations to the site access with Myles Standish Way, to include access roads into the two employment areas located to the east and west of the access junction, as set out on plan reference B3141 P017A, dated 21st November 2008, or any other such works which have been submitted to and approved in writing by the Local Planning Authority, have been completed to the satisfaction of the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

17. 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 plans which have been submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety and in accordance with Policy No.TR4 of the Adopted Chorley Borough Local Plan Review.

18. The approved Neighbourhood Consultation Document (undertaken by Arley Homes submitted as part of discharge of condition application 11/00190/DIS) shall be implemented and completed in accordance with the approved procedure. Copies of the update letters shall be sent to the Local Authority to keep a record on *the file*.

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

19. The external facing materials detailed on the approved plans 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.

20. The development hereby permitted shall only be carried out in conformity with the approved hard ground- surfacing materials (General arrangements plan- reference 1237-903 Rev T, submitted 15th October 2012 (sheets 1-3)).

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.

21. All planting, seeding or turfing comprised in the approved details of landscaping (General arrangements plan- reference 1237-903 Rev T, submitted 15 October 2012 (sheets 1-3)) 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.

22. No dwelling on plots 2, 6, 9, 10, 12, 14, 16, 36, 37, 41, 42, 44, 46, 47, 48, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 62, 63, 64, 66, 67, 74, 77, 78, 81, 82, 83, 84, 85, 86, 90, 93, 94, 95, 96, 97, 99, 100, 119, 120, 121, 122, 123, 124, 129, 131 and 133 shall be occupied until a garden shed has been provided in accordance with the approved details (submitted as part of discharge of condition application 11/00190/DIS). The garden sheds shall be retained in perpetuity thereafter.
Reason: The garages are smaller than would normally be provided and therefore to ensure sufficient storage/cycle storage is provided at the properties in accordance with Manual for Streets.
23. 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: 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
24. The open market dwellings hereby approved shall be constructed in accordance with and incorporate the approved on-site low/ zero carbon technology set out in Appendix A of the Renewable Energy Options Appraisal (submitted as part of discharge of condition application 11/00190/DIS). The approved measures shall be retained in perpetuity.
Reason: To ensure the proper planning of the area. In line with Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD
25. Within 1 month of this planning approval full details of the on-site measures, in respect of the affordable dwellings hereby approved (plots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27,28, 29, 102, 103, 104,105, 106, 107, 108, 109, 110, 111, 112, 113, 114 and 115), to reduce the carbon emissions of the development by 6% (related to predicted energy use using the 2006 Building Regulations as the base figure) shall be submitted to and approved in writing by the Local Planning Authority. The approved measures shall be retained in perpetuity.
Reason: To ensure the proper planning of the area. In line with Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD
26. All of the open market dwellings hereby approved shall meet Code for Sustainable Homes Level 3, in accordance with the submitted Renewable Energy Options Appraisal (submitted as part of discharge of condition application 11/00190/DIS). The approved details shall be retained in perpetuity. Please note any dwellings commenced after 1st January 2013 will be required to meet Code for Sustainable Homes Level 4.
Reason: To ensure the proper planning of the area. In line with Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD
27. Within 1 months of this planning approval full details of how all of the affordable dwellings (plots 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27,28, 29, 102, 103, 104,105, 106, 107, 108, 109, 110, 111, 112, 113, 114 and 115) hereby approved achieve a minimum of 21 credits in respect of Code for Sustainable Homes criteria shall be submitted to and approved in writing by the Local Planning Authority. The measures shall include details of the following and the credits awarded to each:
- Low energy lighting

- All white goods fitted
- Any external lighting
- Fixtures and fittings designed to reduce water consumption
- Rainwater collection butts
- The construction specification (Green Guide rating)
- Composting facilities
- Details of the GWP of Insulants
- The construction heating specification
- The sound insulation
- Home User Guide
- Details of the Considerate Contractors scheme
- Details of the ecological enhancements and protection of ecological features

The approved details shall be retained in perpetuity.

Reason: To ensure the proper planning of the area. In line with Policies EM16 and EM17 of the Regional Spatial Strategy and Chorley Borough Council's Sustainable Resources DPD

28. The approved play area (reference 1237-905 Rev A received 21st April 2011 submitted as part of discharge of condition application 11/00190/DIS) shall be implemented and completed in accordance with the approved details prior to the occupation of the dwellinghouses on plots 30, 39-47, 101, 27-29 and 102.
Reason: To ensure adequate provision for public open space and play area within the development and in accordance with Policy Nos. HS20 and HS21 of the Adopted Chorley Borough Local Plan Review.
29. The approved Habitat Creation, Enhancement & Management Plan (undertaken by TPM Landscape dated February 2011 submitted as part of discharge of condition application 11/00190/DIS) shall be implemented in full.
Reason: To ensure that habitat connectivity is provided throughout the site and to ensure the protection and enhancement of the Biological Heritage Site. In accordance with Policy EM1 of the North West Regional Spatial Strategy.
30. No dwelling shall be occupied until all fences and walls shown in the approved details (reference SD-24, SD-??, SD-15-W01 and SD-?? 1800 High Closeboard Fence read in conjunction with the General arrangements plan- reference 1237-903 Rev T, submitted 15th October 2012 (sheets 1-3)) 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.
31. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings on plots 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 36, 37, 39, 40, 41, 42, 43, 44, 45, 64, 65, 66, 67, 68, 72, 73, 74, 75, 76, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 91, 93, 94, 95, 96, 97, 98, 99, 100, 101, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128 and 129 hereby permitted, or any garage, shed or other outbuilding erected (other than those expressly authorised by this permission).
Reason: To protect the appearance of the locality and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.