

Item 4b **12/01056/FUL**

Case Officer **Hannah Roper**

Ward **Euxton North**

Proposal **Erection of 4 semi-detached dwellings**

Location **Land 40m south of Euxton Youth Club, Laurel Avenue, Euxton Lancashire**

Applicant **Adactus Housing Association Ltd**

Consultation expiry: 29 November 2012

Application expiry: 3 January 2013

Proposal

1. The proposal relates to the development of a site at the end of the cul-de-sac at Laurel Avenue, Euxton for the development of four, two bedroom properties. The site is currently undeveloped.
2. The properties will be 100% affordable units.
3. Each property will have two car parking spaces. Two of the four units will have these provided to the front of the property and two will have a driveway to the side with two spaces provided behind each other., Each property will also have private amenity space situated to the rear.
4. Due to the need to accommodate the drainage requirements on the site, it is proposed to raise the levels of the site.

Recommendation

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

Main Issues

6. The main issues for consideration in respect of this planning application are:
 - Principle of the development
 - Levels
 - Impact on the neighbours
 - Design
 - Open Space
 - Trees and Landscape
 - Ecology
 - Traffic and Transport
 - Contamination and Coal Mines
 - Drainage and Sewers

Representations

7. 5 letters of objection have been received outlining the following issues
- Increased flood risk due to the water table
 - Ecological impact due to loss greenfield site and trees
 - Increase in noise from motorway due to the loss of trees
 - It is next to the children's centre
 - The road is already too narrow for emergency services and waste collection
 - Upset to neighbouring residents
 - Site is too small
 - The Parish Council have objected
 - Noise due to more children in the area spoiling the enjoyment of existing residents
 - Already been a football pitch laid out without consultation nearby
 - Groups teenagers already in the area
 - Personal reasons – illness and have done a lot to house
 - Interferes with line of sight
 - No need for more housing
 - The Parish Council have objected to the proposal on the following grounds:
 - Loss of trees which form shelter for the properties on Runshaw Lane.
 - Laurel Avenue is a narrow and very busy avenue already and compounded by having a Nursery at the end of it.
 - The Nursery has no parking, turning, waiting or manoeuvring space on its site and relies on parents using the road and turning circle at the top. The ability to wait, turn or park will be taken away by the four new properties. For nearly every child dropped/picked up from the Nursery, a vehicle is parked for a period allowing the baby/toddler to be walked in/out or the nursery then the vehicle has to turn or manoeuvre back out of the road.
 - The parking layout of two of the properties allows for two cars, but one behind another (trapped). It is envisaged that this would lead to cars being parked in front of the properties (because one car would be trapped otherwise) and would add to the parking and vehicle movement problems off the housing site and in the whole avenue.
 - There is much concern over high occupancy properties (recommended for 4 persons) on such a tight space with minimal vehicle manoeuvring space only two parking spaces for each property two of the properties only have one space, and a trapped parking space
 - not even one, additional space for properties in the event that even one of the four properties has more than two vehicles not even one, additional space for even one visitor to visit any one of the four properties
 - The Council is very concerned that the above circumstances will further add to the tight road layout, lack of parking already present and high traffic numbers for the Nursery drop off, who obviously require to park to be able to taken their babies/toddlers into nursery, and who identifiable already do so.

Consultations

8. **Lancashire County Council (Ecology) – no comments received to date**
9. **Director People and Places – no objection subject to appropriate conditions**
10. **United Utilities – no objection subject to appropriate conditions**
11. **Lancashire County Council (Highways) – no objection**
12. **Chorley's Waste & Contaminated Land Officer – no objection subject to appropriate condition**

13. **Chorley's Affordable Housing Manager** has provided information in support of the application as follows:
- To secure the funding for the affordable dwellings work must commence no later than March 2013.
 - The delivery of the new homes is required to help the Council deliver on its affordable housing target which is currently 50 affordable homes rising to 100 affordable from next financial year 2013/14.
 - On completion the properties will be advertised and let through the Select Move choice based lettings system. Prospective tenants will need to have a local connection Chorley in respect of the two Euxton sites.

Assessment

Principle of the development

14. The site is located within the defined settlement boundary of Euxton where there is a presumption in favour of appropriate development subject to the other policies and provisions of the development plan. Policy 1 of the Adopted Joint Central Lancashire Core Strategy part d also states that in Euxton some growth and investment will be encouraged to help meet local housing need.
15. Policy HS6, requires a number of criteria to be met where new housing is proposed, specifically part f requires that in the case of a previously developed site that the applicant can demonstrate that there are no suitable allocated or previously developed sites available in the settlement. In this instance the terms by which the site is being acquired make it the only viable option in terms of the affordability of providing social rented housing and as such it is considered that the proposal is in accordance with this part of the policy.

Density

16. The site area is 0.0925ha. This leads to a density of 43 dwellings per hectare. This is considered to be acceptable in this settlement location and is in keeping with the surrounding residential area. It is therefore considered that in terms of density the proposal is acceptable.

Impact on the neighbours

17. The only residential properties with which this property directly relates are numbers 102 and 104 Runshaw Lane. Both of these properties have rear facing habitable room windows and as such the impact on these windows need to be considered. The setting of these properties is unusual as to the west are open fields within the greenbelt. To the north east is an unusual arrangement where there is an area which has a dense tree covering that has been fenced and now forms part of the rear garden of properties further along Runshaw Lane. It is therefore considered due to the offset nature of the proposal to both properties (the side elevation of the end property does not interface of the whole rear elevation of either property) that the interface distances (14m from the rear of the properties on Runshaw Lane to proposed side elevation) are acceptable.
18. Windows in the east facing elevation will overlook the wooded area to the rear of the properties fronting Runshaw Lane. The distance to the boundary is 6.5m at its nearest point. The Council's interface distance normally require a 10m distance between first floor habitable room windows and the boundaries of neighbouring amenity space. This location is somewhat unusual as these windows will overlook a large wooded area. This area has been fenced but it is difficult to determine the property to which it forms part due to its extent. The wooded area is not the intimate private amenity space of any dwelling and it is an additional area to the properties existing residential curtilage and the properties along Runshaw lane

have further amenity space directly to the rear of each property. It is therefore considered that in this instance the reduced interface relationship is considered acceptable.

19. Concerns regarding noise from the motorway have been raised by objectors due to the loss of trees on the site. I have consulted with our Environmental Health Officer who has confirmed that trees provide little in the way of an effective barrier in terms of noise unless they are especially densely planted. He considers that the presence of a property is likely to screen noise far more effectively than a tree belt.

Levels

20. In order to accommodate adequate drainage on the site it has been necessary to raise the levels across the site. Currently the site is flat with its surroundings, however it is proposed to gradually raise the ground level of the site from north to the south by approximately 1m. The rear elevation of the properties along Runshaw Lane will be over 14m away from the side elevation of the proposed dwelling. The side elevation of the proposed end dwelling will be 1.5m higher than the properties on Runshaw Lane and only partially interface with the rear of property numbers 102 and 104 Runshaw Lane. Both of these properties, due to the nature of the surrounding area enjoy open aspect to the front or rear which will allow light to their properties. It is therefore considered that even taking into consideration the small rise in levels on the site, that the interface distance between the properties on Runshaw Lane and the side elevation of the proposed dwellings are acceptable.

Design

21. It is proposed to develop the site for two pairs of semi-detached properties. The houses will face down the length of Laurel Avenue and will be separated by the drives for the middle two properties. The most northerly pair of properties will be traditional style properties with a canopy across the frontages and brick feature to add interest.
22. The southernmost pair of properties will have an unusual arrangement whereby one projects forward of the other with the front door on the north facing elevation. This is to make the optimum use of the space within the site. It is considered that the design of the proposals is acceptable and is in keeping with the surrounding semi-detached properties.
23. The applicant has proposed boundary treatments of 1.8m and 2.1m high close boarded fence and gates. These are considered to be acceptable in this locality.

Open Space

24. Each property will have private amenity space to the rear backing onto the greenbelt land. A small lawned area will be provided to the front of the northerly properties that will be maintained by Adactus.

Trees and Landscape

25. The proposed development will result in the loss of a number of trees. These trees form part of two groups on the site, one adjacent to the boundary with the rear of Runshaw Lane and one tucked around the corner of the fence that has been erected to the rear of the trees along Runshaw Lane. Part of the hedgerow to the northern boundary of the site will also be lost, however this would be screened by the new development. The trees that are to be removed are not protected and due to their location on the site do not contribute significantly to the streetscene.

Ecology

26. The applicant has provided a phase 1 Habitat Survey in support of the application. This concludes that the site is not of high ecological value save for trees that may support nesting birds. A condition can be used to ensure that any felling takes place outside of bird nesting season. LCC Ecology have been consulted on the proposals, however no comments have been received. These will be reported on the Addendum Report.

Traffic and Transport

27. Each property will be provided with two spaces in accordance with RS Parking standards and an area of hard standing will be provided at the front of the properties for turning and manoeuvring. In terms of properties having more than two cars as raised by objectors, the applicant is providing parking in accordance with the relevant standards. It is not considered necessary or sustainable to ask for further spaces.
28. In terms of the traffic and parking situation in the area as existing, the use of the turning head at the front of the development for parking by nursery staff/parents and residents is a privilege that has been enjoyed to date, however it is not the intended use of the turning head as this is adopted highway.
29. Parents dropping off children will be able to park on the road for the short time in which they are dropping off children and will not exacerbate the existing situation. The properties along Laurel Avenue have their own driveways and as such residents are not likely to be inconvenienced in terms of finding parking spaces themselves.
30. The proposed properties are located at the end of the road and provide for their own parking needs, therefore they are unlikely to worsen the ability of waste collection and emergency services vehicles to access the road. Indeed the removal of parking from the turning head may make it easier for these vehicles to manoeuvre within the road.

Contamination and Coal Mines

31. The Councils Contaminated land and Waste Officer has viewed the proposals and has no objection subject to the addition of appropriate conditions.

Drainage and Sewers

32. The applicant has submitted a drainage plan for consideration. United Utilities are satisfied with the proposals subject to the use of a suitable worded condition.

Section 106 Agreement

33. A public open space contribution would normally be required from a development of this nature in this location. However the applicant has submitted a viability assessment that demonstrates that the provision of such a contribution in this instance would render the proposals unviable. It is considered that that the provision of affordable housing units that are much needed is a material consideration that outweighs the requirement to provide the open space contribution in this instance.
34. Liberata have been consulted in the viability assessment. To date no response has been received, however this will be reported on the Addendum Report.

Overall Conclusion

35. That the application be granted approval subject to appropriate conditions.

Other Matters

Sustainability

36. The proposed dwellings are to be constructed to Code Level 4 in accordance with Policy 27 of the Adopted Central Lancashire Core Strategy

Waste Collection and Storage

37. Each property will have sufficient in curtilage storage of bins and a direct access route to a suitable kerbside collection point. The Councils Waste Officer has viewed the proposals and has raised no objection.

Planning Policies

National Planning Policy Framework

Paragraph 6: Delivering a wide choice of high quality homes

Paragraph 7: Design

Adopted Chorley Borough Local Plan Review

Policies: GN1, GN4, HS6, TR4

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Joint Core Strategy

Policy 1: Locating Growth

Policy 6: Housing Quality

Policy 7: Affordable Housing

Policy 17: Design of New Buildings

Planning History

Recommendation: Permit Full Planning Permission Conditions

1. This consent relates to the following plans:

Plan Ref:	Received On:	Title:
2588 100 A	20 December 2012	Location Plan
2588 118	20 December 2012	Site Plan
2588 101 A	20 December 2012	Site Plan
2588 106	20 December 2012	Unit Plan
2588 109	20 December 2012	Elevations
2588 116	20 December 2012	Timber Shed Details
2588 110	20 December 2012	Street Elevations
2588 112	20 December 2012	Boundary Treatments

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

2. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

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.

3. 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.

4. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

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. Each dwelling hereby permitted shall be constructed to achieve a minimum of Code for Sustainable Homes Level 4.

Reason: To ensure that the development is in accordance with the principles of sustainable development.

6. This site must be drained on a separate system, with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway/watercourse/surface water sewer.

Reason: In the interest of the effective drainage of the site in accordance with Policy EP18 of the Adopted Chorley Local Plan Review

7. 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.

8. Given the close proximity of the motorway, acoustic double-glazed windows shall be provided in all habitable rooms with an unobstructed view of the carriageway of the motorway. The specification of these windows shall be submitted to and approved in writing by the local planning authority. The windows shall be installed in accordance with the approved details and maintained in perpetuity.

Reason: To maintain the amenity of future residents in accordance with Policy 17 of the Adopted Joint Central Lancashire Core Strategy.

9. Acoustically treated ventilation units shall to be provided for all habitable rooms, with an unobstructed view of the carriageway of the motorway. Specification of the units to be provided shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To maintain the amenity of future residents in accordance with Policy 17 of the Adopted Central Lancashire Core Strategy.

10. Due to the proposed sensitive end-use the development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures.

The report should include an initial desk study, site walkover and risk assessment. If the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures.

The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

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, in accordance with Paragraph 121 of the National Planning Policy Framework..