

Item 4i **12/01078/FULMAJ**

Case Officer **Adele Hayes**

Ward **Clayton-le-Woods and Whittle-le-Woods**

Proposal **Substitution of house types on plots 59-63, 65-66, 79, 82-93 and 97 with associated works**

Location **Group 4 North Redrow, Old Worden Avenue, Buckshaw Village**

Applicant **Redrow Homes Limited - Lancashire Division**

Consultation expiry: **19 December 2012**

Application expiry: **5 February 2013**

Proposal

1. This application seeks planning permission for the substitution of house types on plots 59-63, 65-66, 79, 82-93 and 97 (21 houses in total) on land known as Group 4 North. These dwellings were previously approved as part of applications 10/00745/FULMAJ and 12/00185/FULMAJ.
2. Full planning permission was originally granted at the site in April 2010 for a total of 110 dwellings (09/00739/FULMAJ). In December 2010 a further full planning permission was granted for a re-plan of part of the approved scheme resulting in the addition of one extra dwelling house (10/00745/FULMAJ). In May 2012 full planning permission was granted to substitute the house types on 10no. of the approved plots (12/00185/FULMAJ). Work to construct the dwelling houses on the wider site has commenced.

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
 - Design and appearance
 - Impact on the neighbours
 - Density
 - Traffic and Transport
 - Section 106 Agreement

Consultations

5. **Lancashire County Council (Highways)** – Comments that the proposal is principally only for the substitution of house plots on the site and will have no material highway impact. As such there is no highway objection
6. **Environment Agency** – do not wish to comment.
7. **Whittle le Woods Parish Council** – have no comments to make.

Assessment

Principle of the development

8. The principle of redeveloping the site with housing was originally established as being acceptable by the grant of outline planning permission in 2008 and by the subsequent grant of full planning permission in April 2010. This application purely proposes amendments to the detail of the approval which is addressed below.
9. The acceptability of the principle of development has been established and this application is for the consideration of plot substitutions only.

Design and Appearance

10. Redrow Homes are proposing changes to the house types as follows:
 - Plot 59 - substituting a 5 bedroom Buckingham house type with a 5 bedroom Buckingham house type (from the 'new edition' Series D range) both of which are 2 storey properties. Decreasing FFL from 72.50 to 71.50
 - Plot 60 - substituting a 5 bedroom Blenheim house type with a 5 bedroom Marlborough house type both of which are 2 storey properties. Decreasing FFL from 71.50 to 70.30
 - Plot 61 - substituting a 5/6 bedroom Hampstead house type with a 4 bedroom Henley house type which is a 2 storey property. Decreasing the FFL from 71.50 to 70.30
 - Plot 62 - substituting a 5/6 bedroom Hampstead house type with a 4 bedroom Henley house type which is a 2 storey property. Increasing the FFL from 71.50 to 70.40
 - Plot 63 - substituting a 4 bedroom Balmoral house type with a 5 bedroom Marlborough house type both of which are 2 storey properties. Decreasing the FFL from 71.40 to 70.50
 - Plot 65 - substituting a 5 bedroom Marlborough house type with a 5 bedroom Buckingham house type both of which are 2 storey properties. Decreasing the FFL from 72.10 to 71.40
 - Plot 66 - substituting a 5 bedroom Buckingham house type with a 5 bedroom Sandringham house type both of which are 2 storey properties. Decreasing the FFL from 72.20 to 71.40
 - Plot 79 - substituting a 5/6 bedroom Hampstead house type with a 4 bedroom Balmoral house which is a 2 storey property. Decreasing the FFL from 69.25 to 68.15
 - Plot 82- substituting a 5 bedroom Sandringham house type with a 4 bedroom Balmoral house type both of which are 2 storey properties. Decreasing the FFL from 69.10 to 68.70
 - Plot 83 - substituting a 5/6 bedroom Hampstead house type with a 4 bedroom Henley house type which is a 2 storey property. Decreasing the FFL from 69.40 to 69.10
 - Plot 84 - substituting a 5 bedroom Blenheim house type with a 5 bedroom Sandringham house type both of which are 2 storey properties. Decreasing the FFL from 69.90 to 69.50
 - Plot 85 - substituting a 5 bedroom Sandringham house type with a 4 bedroom Henley house type both of which are 2 storey properties. Decreasing the FFL from 70.30 to 68.70
 - Plot 86 - substituting a 5/6 bedroom Hampstead house type with a 4 bedroom Balmoral which is a 2 storey property. Decreasing the FFL from 70.00 to 69.20
 - Plot 87- substituting a 5 bedroom Blenheim house type with a 5 bedroom Blenheim house type (from the 'new edition' Series D range) both of which are 2 storey properties. Decreasing the FFL from 70.30 to 69.50
 - Plot 88 - substituting a 4 bedroom Balmoral house type with a 4 bedroom Balmoral house type (from the 'new edition' Series D range) both of which are 2 storey properties. This plot is to be relocated on the opposite side of the 'T-junction and will have a FFL of 70.70.
 - Plot 89 - substituting a 5/6 bedroom Hampstead house type with a 4 bedroom Henley house which is a 2 storey property. Decreasing the FFL from 71.15 to 70.30
 - Plot 90 - substituting a 5/6 bedroom Hampstead house type with a 5 bedroom Marlborough house which is a 2 storey properties. Decreasing the FFL from 71.20 to 70.30
 - Plot 91 - substituting a 4 bedroom Westminster house type with a 4 bedroom Richmond house type both of which are 2 storey properties. Decreasing the FFL from 71.20 to 70.30
 - Plot 92 - substituting a 5/6 bedroom Hampstead house type with a 4 bedroom Balmoral house type which is a 2 storey property. Decreasing the FFL from 71.35 to 70.40
 - Plot 93 - substituting a 5/6 bedroom Hampstead house type with a 5 bedroom Marlborough house which is a 2 storey property. Increasing the FFL from 70.50 to 70.10

- Plot 97- substituting a 5 bedroom Buckingham house type with a 5 bedroom Marlborough house type both of which are 2 storey properties. Decreasing the FFL from 69.60 to 69.35
11. The fencing and landscaping proposals have been kept to the same standards as those previously approved with 1.8 metre high close boarded timber fencing to the side and rear boundaries of each property with brick boundary walls to corner locations.
 12. The elevational treatments will be in the 'arts and crafts' theme to be in keeping with the appearance and scale of the approved types within the development.
 13. The orientation and height of the proposed house types will remain the same with the only difference being the omission of the 2.5 storey Hampstead house type which is to be replaced with 2 storey properties.
 14. The scheme has been designed to ensure that the Council's minimum spacing standards are adhered to which ensures that the amenities of the future residents are protected.
 15. The scheme also respects the existing trees running along the boundaries of plots 65 and 66 which will be retained.

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 expected to be enjoyed by the occupiers of other dwellings within the development or a greater degree of harm when assessed against the approved scheme. The proposed slab levels are also considered to be acceptable.

Density

17. The approved net density of the development (excluding the three areas of public open space and highway infrastructure) remains unchanged and is 14 dwellings per hectare.

Traffic and Transport

18. The Highway Engineer at Lancashire County Council has been consulted on the application and has no objections. The parking provision for all the plots will remain at 400%.

Section 106 Agreement

19. 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

20. The total number of dwellings remains unchanged and the acceptability of the principle of residential development on this site was established with the previous grants of planning permission. The amendments to the layout and house type substitutions are considered to be acceptable and will still result in a low density, high quality development providing large detached dwellinghouses within Buckshaw Village.

Planning Policies

National Planning Policies:

National Planning Policy Framework

Adopted Chorley Borough Local Plan Review

Policies:

GN2, GN5, DC1, DC6, EP4, EP9, EP10, HS4, HS8, 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

00/00717/FUL: Engineering operations comprising building decontamination and demolition. Approved October 2000

07/00402/CTY: Land reclamation and remediation earth works to create a development platform and enhance recreational space provision. Approved September 2007

07/00953/OUTMAJ: Outline application for the redevelopment of the site (7.87 hectares) for 102 dwellings with associated highway infrastructure and landscape treatment. Approved March 2008.

08/01207/FUL: Construction of a gabion retaining wall. Approved January 2009

09/00454/TPO: Pruning of Oak tree in Buchshaw Village Area G4 North. Approved August 2009

09/00585/FULMAJ: Erection of 110 dwellings with associated highway infrastructure, open space and landscape treatment. Including a part amendment to the road layout previously approved as part of reserved matters approvals 05/00523/REMMAJ and 05/00525/REMMAJ. Withdrawn

09/00739/FULMAJ: Erection of 110 Dwellings with associated infrastructure, open space and landscape treatment including a part amendment to the road layout previously approved as part of reserved matters approvals 05/00523/REMMAJ and 05/00525/REMMAJ. Approved April 2010

10/00346/DIS: Application to discharge conditions 5, 9, 12, 13 & 15 of planning approval 09/00739/FULMAJ. Discharged May 2010

10/00745/FULMAJ: Planning application for 87 no. detached dwellings together with associated works (replan of part of site approved by Planning Permission ref. 09/00739/FULMAJ). Approved December 2010

10/00945/MNMA: Application for a minor non-material amendment to planning approval 09/00739/FULMAJ to un-hand plot 30 so that the side entrance is adjacent to the properties driveway. Approved November 2010

11/00835/FUL: Application for substitution of two house types on plots 43 and 53 together with associated works (originally approved under planning approval ref: - 10/00745/FULMAJ). Approved November 2011

12/00164/MNMA: Application for a minor non-material amendment on plots 50, 63, 73, 76, 88, 95, 96, 101 and 106 to update Balmoral and Westminster house types to the latest 2012 edition of this house type (originally approved under permission 10/00745/FULMAJ). Approved.

12/00264/MNMA: Application for minor non-material amendment to planning application 10/00745/FULMAJ to change the roof tiles on plots 40 to 110. Approved April 2012

12/00185/FULMAJ: Application for substitution of house types on plots 44, 51, 65, 80, 81, 91, 94, 100, 104 and 105 (10 houses in total) previously approved as part of application 10/00745/FULMAJ. Approved May 2012

The following planning history relates to the Buckshaw Village development:

97/00509/OUT: Outline application for mixed use development (granted in 1999)

02/00748/OUT: Modification of conditions on outline permission for mixed use development

05/00523/REMAJ: Formation of phase 1 of link road to serve residential development. Approved

05/00525/REMAJ: Formation of phase 1 of link road to serve residential development (duplicate of planning application 05/00523/REMAJ). Approved

**Recommendation: Permit (Subject to Legal Agreement)
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. The approved plans are:

Plan Ref.	Received On:	Title:
BVG4N-PLAN01 Rev Z.6	30 November 2012	Detail Site Layout
1172-G4N-WLW-MP01 Rev Q	30 November 2012	Materials Plan
BVG4N/ENG/001-2 Rev A	6 November 2012	Drainage Layout Sheet 2
	6 November 2012	Location Plan
The Balmoral D4H180 2012 Edition	6 November 2012	Floor Plans
The Balmoral D4H180 2012 Edition	6 November 2012	Elevations, brick
The Blenheim D5223 2012 Edition	6 November 2012	Floor Plans
The Blenheim D5223 2012 Edition	6 November 2012	Elevations, render
The Buckingham D5H261 2012 Edition	6 November 2012	Floor Plans
The Buckingham D5H261 2012 Edition	6 November 2012	Elevations, vertical tiling
The Marlborough D5H188 2012 Edition	6 November 2012	Floor Plans
The Marlborough D5H188 2012 Edition	6 November 2012	Elevations, brick
The Richmond D4H202 2012 Edition	6 November 2012	Floor Plans
The Richmond D4H202 2012 Edition	6 November 2012	Elevations, render
The Sandringham L4240SA Rev B	6 November 2012	Floor Plans
The Sandringham C5H248 Rev A	6 November 2012	Elevations, render
The Westminster D4H160 2012 Edition	6 November 2012	Floor Plans
The Westminster D4H160 2012 Edition	6 November 2012	Elevations, brick
The Henley D4H174 2013 Edition	30 November 2012	Floor Plans
The Henley D4H174 2013 Edition	30 November 2012	Elevations, brick
C-SD0806	6 November 2012	1.8m high free standing brick walls
C-SD0906	6 November 2012	1.8m high close boarded fencing
C-SD0902 Rev A	6 November 2012	Knee rail fencing
3804.01	6 November 2012	Tree Survey
MG/3804	6 November 2012	Tree Survey Report
3804.02	6 November 2012	Root Protection Areas
3804.03 Rev C	6 November 2012	Landscape & Habitat Creation Plan Sheet 1 of 4
3804.04 Rev D	6 November 2012	Landscape & Habitat Creation Plan Sheet 2 of 4
3804.05 Rev D	6 November 2012	Landscape & Habitat Creation Plan Sheet 3 of 4

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

3. 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.*
4. 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.*
5. During the construction period, all trees to be retained shall be protected by 1.2 metre high fencing as specified in paragraph 8.2.2 of British Standard BS5837:2005 at a distance from the tree trunk equivalent to the outermost limit of the branch spread, or at a distance from the tree trunk equal to half the height of the tree (whichever is further from the tree trunk), or as may be first agreed in writing with the Local Planning Authority. 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.*
6. The external facing materials detailed on the approved plans 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.*
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 and EM2 of the Adopted Chorley Borough Local Plan Review.*
8. 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.*
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: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking

10. The development hereby permitted shall be carried out in accordance with the approved habitat creation and management plan and the proposed landscaping should comprise only native plant communities appropriate to the area and should enhance habitat connectivity, in accordance with guidance given in Lancashire County Council's Supplementary Planning Guidance on Landscape and Heritage (Appendix 10).

Reason: To ensure that the retained and re-established habitats that contribute to the Biodiversity Action Plan targets are suitably established and managed.

11. The development hereby permitted shall be carried out in accordance with the Residential Travel Plan (dated July 2010 undertaken by Singleton Clamp & Partners). The measures in the agreed Travel Plan shall be complied with.

Reason: To reduce the number of car borne trips and to encourage all modes of sustainable travel and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review

12. 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

13. The management and maintenance responsibilities of the development hereby permitted shall be carried out in accordance the submitted 'Management and Maintenance Arrangements for Open Space' dated April 2010.

Reason: To ensure the satisfactory management of the unadopted highways and public open space and in accordance with Policies TR4 and HS21 of the Adopted Chorley Borough Local Plan Review.

14. The development hereby approved shall be carried out in accordance with the approved surface water regulation system.

Reason: To secure proper drainage and to prevent flooding and in accordance with Policy Nos. EP18 of the Adopted Chorley Borough Local Plan Review and Government advice contained in the National Planning Policy Framework

15. The development hereby approved shall be completed in accordance with the submitted Energy Efficiency Strategy received 17th April 2009 (planning reference 07/00953/OUTMAJ).

Reason: To ensure the proper planning of the area. In accordance with Policy 27 of the Central Lancashire Adopted Core Strategy 2012.

16. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2 Part 1, Class E), or any Order revoking or re-enacting the Order, no garage, shed or other outbuilding shall be erected (other than those expressly authorised by this permission) on plots 44 and 65.

Reason: To protect the appearance of the locality, to ensure continued protection of the trees on site and in accordance with Policy Nos. HS4 and EP9 of the Adopted Chorley Borough Local Plan Review