

**Item 4k**                      **12/01148/OUT**

**Case Officer**              **Hannah Roper**

**Ward**                         **Chisnall**

**Proposal**                    **New Detached House**

**Location**                    **Land between Rose Cottage and York House Mill Lane  
Charnock Richard**

**Applicant**                    **Heaton Family Trust-c/o RT DESIGN**

**Consultation expiry:** **24 December 2012**

**Application expiry:** **21 January 2013**

### **Proposal**

1. The proposals relates to a plot on land in between Rose Cottage and York House on Mill Lane, Charnock Richard. Outline permission is sought for the erection of a detached dwelling.
2. The site is located outside the main settlement of Charnock Richard and is located within the greenbelt. The site is grassed and is green field land. It is fenced at the north and forms an independent plot, however it may previously have formed part of the field to the north.
3. Rose Cottage is a bungalow situated to the west and is angled slightly towards the application site. York House to the east is a large double fronted property. A large grassed area adjacent to the boundary with the application site has had a large double garage developed upon it, the rear of which forms part of the boundary with the application site.
4. Within circular 01/2006: Guidance on Changes to the Development Control System, Section 2: Outline and Reserved Matters. It states that a minimum amount of information is required to be submitted with outline planning applications. This proposal is accompanied by:
  - Indicative layout plans
  - Design and Access Statement

### **Recommendation**

5. It is recommended that this application is refused.

### **Main Issues**

6. The main issues for consideration in respect of this planning application are:
  - Principle of the development
  - Housing Development
  - Impact on the neighbours
  - Design
  - Traffic and Transport
  - Public Right of Way
  - Contamination and Coal Mines
  - Drainage and Sewers

### **Representations**

7. No letters of objection have been received
8. No letters of support have been received

## Consultations

9. **Director People and Places** – no comments received to date
10. **United Utilities** – no objection subject to the addition of a condition
11. **Lancashire County Council (Highways)** – no comments received to date
12. **Chorley's Waste & Contaminated Land Officer** – no objection subject to the use of a condition

## Assessment

### Principle of the development

13. The application site is situated between Rose Cottage and York House, Mill Lane. It is a self contained plot and does not form part of the garden of either property, both properties have independent amenity space within the curtilage of the property. As such, it is not considered the site to form part of the garden area of either adjacent property and would be left to be considered as infill development within the greenbelt.
14. The site is located outside the settlement boundary and is located within the defined greenbelt. As such the provisions of paragraphs 88-89 of the NPPF, policy DC1 of the Chorley Local Plan Review, 2003 are relevant.
15. The emerging Local Plan has carried forward the wording of Policy DC1 into policy HS8: Rural Infilling, to which some limited weight can be afforded at this stage of the plan making process.
16. The NPPF, paragraph 88 states that in determining planning applications Local Planning Authorities should ensure that substantial weight is given to any harm to the greenbelt and paragraph 89 states that the construction of new buildings in the greenbelt will be inappropriate, however a number of exceptions to this includes limited infilling within villages or the partial or complete redevelopment of previously developed sites.
17. Policy DC1 of the Chorley Local Plan Review, 2003 sets out a number of circumstances where development in the greenbelt would be acceptable. Part e) states that limited infilling will be acceptable in accordance with Policy DC4 of the Local Plan Review.
18. Policy DC4 states that development for a single plot within a substantial built up frontage will only be permitted providing the applicant can demonstrate that:
  1. The overall housing requirement of the Structure Plan for Chorley would not be exceeded as a result of the grant of planning permission; and
  2. That all of the following criteria will be met:
    - a. That the existing buildings form a clearly identifiable group
    - b. The plot lies within the group, with buildings on either side and its development does not extend the group,
    - c. The proposal would complement the character and setting of the existing buildings
19. The site is set within a group of three properties close to the junction of Mill Lane and Preston Road. This group of properties is isolated from other development, the adjacent farm on Preston Road is over 60m away, the adjacent service area is 40m away and the restaurant and Country Club 80m away. These properties vary in nature, scale and age and have been built as individual organic development rather than a specific group. The small number of properties in this location falls outside the definition of a built up frontage and as such the properties falls outside of the consideration of Policy DC4 which considers only development within an existing substantial frontage.
20. This is reinforced within the NPPF which states that infilling within the greenbelt should take place only within villages and on previously developed sites.

21. With regard to housing supply, in July 2011 an Inspector concluded at an appeal for that Chorley had a 5.4 year supply of housing. This was again concluded at an appeal in Jul 2012 for 135 dwellings where it was demonstrated that Chorley could demonstrate a 5 year +5% supply of houses. Therefore the Borough's future housing requirements can be met from existing housing allocations, previously developed sites and safeguarded land.

#### Impact on the neighbours

22. The plot narrows towards the Mill Lane frontage from 14m at its widest point to 10m at its narrowest. The indicative layout shows the proposed property located towards the rear of the plot in the widest section of the site. The nearest neighbour at Rose Cottage is a bungalow and is separated from the proposed dwelling by a 1.2m high hedge. This property is orientated to face slightly towards the boundary of the proposed plot. Windows in the rear and frontage will not be affected due to the orientation of the property. Rose Cottage has three windows in the side elevation. Two of these windows are small in nature and appeared to be secondary windows. The third is larger and is central to the gable end. This window will face back at an angle towards the proposed dwelling which is shown to be 8.5m away on the indicative layout. The proposed orientation of the two buildings, the proposed building will be behind this window and will not obscure this window. It is therefore considered that this relationship would be acceptable, albeit scale, layout and design are not being considered at the current time.

#### Traffic and Transport

23. The site has its own existing access point directly from Mill Lane. It is proposed to have a turning area within the drive of the proposed dwelling and there is sufficient parking for two cars. An integral garage is also proposed. No comments have been received from Highways in relation to the proposal, these will be reported on the Addendum Report.

#### Section 106 Agreement

24. The development would result in an additional dwelling and as such there is a requirement for a commuted sum for the provision or upgrading of equipped play areas, casual/informal play space and playing fields within the area. The agent has been informed of this requirement and the exact value will be clarified once a response has been received from Planning Policy.

#### **Overall Conclusion**

25. That the proposal would result in harm to the openness of the greenbelt as it does not fall within a substantial frontage and as such it is recommended for refusal.

#### **Other Matters**

##### Waste Collection and Storage

26. The Council's Waste and Contaminated Land Officer has viewed the proposals and has raised no issue with regard to the collection or storage of waste.

##### Sustainability

27. A condition will be utilised to secure the achievement of the appropriate Code for Sustainable Homes Level, in accordance with Policy 27 of the Adopted Joint Central Lancashire Core Strategy.

#### **Planning Policies**

##### National Planning Policies:

National Planning Policy Framework (NPPF),  
Section 9: Protecting Green Belt Land, paragraphs 88 and 89

##### Adopted Chorley Borough Local Plan Review

General Policies: GN5

Development in the Countryside: GN4, DC1, DC4, HS4, TR4

## **Planning History**

There is no relevant planning History on the site

## **Recommendation: Refuse Full Planning Permission**

### **Reason**

- 1. The proposed dwelling would be located within the Green Belt as defined by the Chorley Borough Local Plan Review. The location of the proposed development does not represent a previously developed site or fall within a substantial built up frontage. As such, the proposal represents inappropriate development in the greenbelt contrary to policy No. DC4 of the Chorley Borough Local Plan Review and the National Planning Policy Framework (NPPF).**