

Item 4i **12/01173/FUL**

Case Officer **Hannah Roper**

Ward **Chorley South East**

Proposal **Substitution of house types on plots R358 - R362 and additional unit on plot R357**

Location **Formerly Multipart Distribution Limited Pilling Lane Chorley**

Applicant **Redrow Homes Ltd (Lancashire)**

Consultation expiry: 29 January 2013

Application expiry: 3 February 2013

Proposal

1. The application relates to substitution of house types on plots R358 – R362 and additional unit on plot R357. The principle of redeveloping the site for residential development was established with the grant of outline planning permission in April 2005 and the subsequent grant of reserved matters (07/01228/REMAJ) in January 2008. The proposal incorporates the redevelopment of a brownfield site within a sustainable location.
2. The whole site is approximately 10.1 hectares in area. 400 dwellings equates to approximately 40 dwellings per hectare.

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
 - Background information
 - Design and appearance
 - Impact on the neighbours
 - Parking
 - Section 106 Agreement

Representations

5. No letters of objection have been received.

Consultations

6. The following consultation responses have been received:
 - Lancashire County Council (Highways) - have no objection to the proposal
 - People and Places (Noise and Emissions) – no comments received to date
 - People and Places (Waste and Contaminated Land) – have no objection to the proposal
 - United Utilities – no comments received to date
 - Coal Authority – no comments received to date

Assessment

Principle of the development

7. Outline planning permission with all matters reserved, except for access, was approved in April 2005 for residential development. Subsequently, all reserved matters have been approved by way of three reserved matters applications.
8. There have also been a number of applications on the site to re-plan small pockets of the site and to substitute house types to accommodate changing market demand.
9. The principle of development has been established and this application is for the consideration of a further re-plan of 5 plots on this part of the site plus an additional plot.

Background Information

10. Planning permission was originally granted to Redrow Homes to erect 200 dwellings on their part of the site in January 2008. At this time four terraced dwellings and one detached dwelling were proposed on the site that is the subject of the current application.
12. Redrow Homes have confirmed that the proposed amendments are due to amendments to their New Heritage Range house types and current market demand. Redrow consider that the changes create a better use for its surroundings and a key design aspect of the development forming a pleasant traditional street scene.
13. The proposed changes include:
 - Replacing the four 2.5 storey terraced dwellings and single 2.5 storey detached dwelling with six 2 storey terraced properties
 - The inclusion of an additional dwelling (plot R357)
 - Substituting the house types of all dwellings originally proposed with the Eversham two storey property.
 - Additional car parking to the front of the properties

Design and Appearance

14. The proposed scheme incorporates the erection of 6 dwellings which are examples of Redrow's standard house types which has been utilised elsewhere on the site. As such the principle of these house types has already been established on this site.
15. The proposal incorporates parking to the front of the properties rather than the driveways originally approved. This area is screened by an area of landscaping and an area of shared surface which will break up any potential detrimental impact of this parking.

Impact on the Neighbours

16. The immediate neighbours to this part of the site are the properties on R363 and R351. The proposals will increase the separation distance of the properties on these plots from the rear elevation of the property at R363 and as such improves the amenity for the residents of this property.
17. The rear elevations of the substituted dwellings project further to the rear of the property at R351 than previously approved, approximately 1m, however these two properties are separated by a 1.5m gap and as such it is not considered that the amended properties will impact upon the amenity of the residents at Plot R351.
18. To the rear of the proposed properties at R357 and R358 are garages. These are single storey and therefore the decrease of 1m in the separation distances between the rear habitable room windows and these garages is acceptable.

19. A distance of over 30m will be maintained between the rear elevation of the properties at R373 and R368 and as such there are no concerns regarding amenity issues between these properties.

Parking

21. The proposal incorporates the erection of 6, three bedroom dwellings. In accordance with the Council's Parking Standards two off road parking spaces are required for three bedroom dwellings.
22. Each of the dwellings incorporates two off road car parking spaces allocated for the property. For units R537 – R361 these are located to the frontage of the property. For unit R362 these are located to the side of the property. This property also incorporates a private garage space that accords with the dimensions, 3m x 6m as set out in Manual for Streets. . The proposal incorporates sufficient parking and as such it considered to be acceptable.
23. It is noted that concerns have been raised about the lack of parking in the area however as the scheme accords with the required parking standards it is not considered that the scheme could be refused on these grounds.

Section 106 Agreement

24. The original outline planning approval incorporated a Section 106 Agreement which was directly related to that outline permission and subsequent reserved matters applications. As reserved matter approval has been granted at the site and the date for submitting reserved matters has expired this plot substitution application is dealt with as a full application. As such a supplemental S106 agreement is required to tie this application into the Section 106 obligations.

Overall Conclusion

25. The principle of residential development on this site was established with the grant of outline planning permission and reserved matters approval. The amendments to the layout and house type substitutions to the application site are considered to be minor and as such the scheme is considered to be acceptable

Other Matters

Waste Collection and Storage

26. The terraced properties include integral alleyways to allow rubbish bins to be easily transported to collections points at the front of the properties.

Planning Policies

National Planning Policies:

National Planning Policy Framework

Adopted Chorley Borough Local Plan Review

Policies: GN1, EP4, EP9, EP10, HS4, HS19

Joint Central Lancashire Core Strategy:

Policy 5: Housing Density

Policy 17: Design of New Buildings

Supplementary Planning Guidance:

- Design Guide

Planning History

- 04/00934/OUTMAJ Residential development including roads, sewers, open space, landscaping and associated works. Approved April 2005.
- 07/01227/REMMAJ Reserved matters application for the construction of access road, public open space, children's play area and associated landscaping. Approved January 2008.
- 07/01228/REMMAJ Reserved matters application for the erection of 200 houses, with associated roads, footpaths and works. Approved January 2008.
- 09/00594/FULMAJ Re-plan of part of the site including the construction of 42 dwellings, garages and associated works (amendment to reserved matters approval 07/01228/REMMAJ), including arrangements to existing parking areas to serve Plots 343-351 and 371. Approved November 2009.
- 10/00404/FULMAJ Re-plan to plots R281 to R323/R351/R358 to R376/R388 to R400 (76 no. dwellings, garages and associated works). Approved July 2010.
- 11/00071/FULMAJ: Re-plan to plots R282 - R299 (18 No dwellings) and an additional 3 No dwellings (Plots R401 - R403). Approved April 2011

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
	30 November 2012	Eversham 6 Block – D series
4081-11-001-001 Rev N	4 December 2012	Material Schedule
LEX-11-02-003 Rev M	3 December 2012	Boundary Treatment Plan
4081-11-02-001 Rev Z9	3 December 2012	Planning Site Layout
C-SD0806	23 January 2013	Free Standing Brick Walls
C-SD0905	23 January 2013	1350 Close Boarded/450mm Trellis Fencing
C-SD0812	23 January 2013	Screen Wall/Fencing RF18 Junction
C-SD0900	23 January 2013	Post and Rail Fencing

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

3. **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.

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. The site shall be remediated in accordance with BAE Environmental Remediation Strategy Report (Reference:A0356-02-R1-1). Upon completion of the remediation works a verification/completion report containing any validation sample 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 Document

6. 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.

7. Prior to the commencement of the development full details of the Management Company to deal with the future management and maintenance of the site shall be submitted to and approved in writing by the Local Planning Authority. The site shall thereafter be managed by the approved Management Company.

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.

8. 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 the approved plans.

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

9. The development hereby permitted shall be carried out in accordance with the measures set out within the action plan of the Residential Travel Plan dated April 2009 (submitted under application 09/00374/DIS).

Reason: To reduce the number of car borne trips and to encourage the use of public transport and to accord with Policies TR1 and TR4 of the Adopted Chorley Borough Local Plan Review.

10. 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.