

**Item 4f**                      **12/01146/FUL**

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

**Ward**                         **Coppull**

**Proposal**                    **Extension to the property at 23 Park Road, Coppull and the erection of 4 dwellings on land to the rear**

**Location**                   **23 Park Road Coppull Chorley PR7 5AH**

**Applicant**                  **Mr Ian Sanderson**

**Consultation expiry: 18 December 2012**

**Application expiry: 18 January 2013**

### **Proposal**

1. The application seeks permission for two parts:
  - a. the extension of the property at 23 Park Road, Coppull to include a single storey side extension
  - b. the erection of four dwellings on the land to the rear of the property
2. The site is located on Park Road where the road bends at 90 degrees to meet Moss Lane. Beeches Nursing home is accessed off this bend and is located to the north of the site. To the east are terraced properties on the opposite side of Park Road and to the south are detached properties along Park Road. To the west is a large tree belt stretching into open grassland.
3. 23 Park Road itself is a modest two bedroom bungalow. Vehicular access is currently taken adjacent to the northern boundary of the site. The property has its own rear garden that is bounded by a tall hedge.
4. The site proposed for the development of the four dwellings lies beyond the rear boundary hedge to 23 Park Road, and although it can be accessed through the rear garden of this property it has its own access point to Park road directly adjacent to the northern boundary of number 23.
5. The site is previously undeveloped and has a number of mature trees located on it. Beyond the site to the west is a further wooded area and open land which is within the greenbelt.

### **Recommendation**

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

### **Main Issues**

7. The main issues for consideration in respect of this planning application are:
  - Principle of the development
  - Density
  - Impact on the neighbours

- Design
- Open Space
- Trees and Landscape
- Traffic and Transport
- Contamination and Coal Mines
- Drainage and Sewers

### **Representations**

8. 6 letters of objection have been received raising the following concerns:
- The access point to the rear properties is on a 90 degree bend
  - Noise during construction
  - Potential problems with parking
  - Increase in traffic going past neighbouring properties
  - Loss of trees
  - Drains not able to cope

### **Consultations**

9. **Director People and Places** – no comments received to date
10. **United Utilities** – no objection subject to appropriate conditions
11. **Lancashire County Council (Highways)** - no objections subject to appropriate conditions
12. **Chorley's Waste & Contaminated Land Officer** – no objection subject to conditions
13. **Chorley's Noise and Emissions Officer** – no comments received to date
14. **Parks and Open Spaces** – no objection to the proposal
15. **Environment Agency** – no objection
16. **Planning Policy** – no objection

### **Assessment**

#### Principle of the development

17. The site is located within the defined settlement of Coppull as such falls to be considered under Policy GN1 of the adopted Chorley Local Plan Review, 2003 which states that in these settlements there will be a presumption in favour of development subject to the normal planning considerations and other policies and proposals of his plan. The Adopted Joint Central Lancashire Core Strategy, 2012, states that in Coppull some growth and investment will be encouraged to meet local need.
18. Policy HS6 of the Adopted Local Plan states that where development is proposed on sites within the boundaries of settlements that that residential development is acceptable provided that a number of criteria are met.
19. The first criteria is that the overall housing target of Chorley is not exceeded as a result of the proposal. The plan makes provision for unidentified windfall sites to be brought forward. This site is small in nature and only four properties are proposed. It is therefore considered that the site is acceptable with regard to this policy however the supporting text does state that priority will be given to previously developed sites.

20. The provisions of part f of policy HS6 are therefore particularly pertinent. This requires the developer to demonstrate that there are no suitable or previously developed or allocated sites within the settlement.
21. The applicant has provided further information relating to alternative sites within the Coppull settlement. Planning Policy have reviewed the additional information submitted and are satisfied that the provisions of this part of Policy HS6 have been met and have confirmed that they have no objection to the proposal.
22. The Interim Policy – Private Residential Development seeks to ensure that development does not take place on the garden areas of existing properties. In this instance, the proposals will result in the loss of a small corner of the existing garden at 23 Park Road. The majority of the site for the four houses is located to the rear of the garden at 23 Park Road, it is separated by a tall hedge and as such can be classed as a separate site. The loss of the small corner of garden and the site to the rear would still maintain a garden of appropriate size for the dwelling at 23 Park Road and the loss would leave the residents of Park road with sufficient amenity space.

### Density

23. The density of the development is 28.5 dwellings per hectare. This could be considered low for a development in an urban area, however policy 5 of the Adopted Central Lancashire Core Strategy states that the density of development should be in keeping with the surrounding area. The area is characterised by terraced and detached properties and as such the density of the surrounding area varies considerably. It is therefore considered that the four proposed terraced properties are of an acceptable density in this location.

### **Impact on the neighbours**

#### Extension to the property at 23 Park Road

24. The proposed extension will project 3.9m to the north of the exiting property and will run flush with the existing rear elevation. In terms of neighbouring impacts, the property has no direct neighbours on the northern boundary, only the access track to the land at the rear. The proposed extension will not be visible from the property at 21 Park Road and as such will have no impact on this property.
25. In terms of the properties opposite, the bungalow already has forward facing habitable room windows and as such it is not considered that the introduction of a further habitable room window in this elevation will result in any detrimental impact to neighbouring properties.

#### Proposed four properties to the rear of 23 Park Road

26. The proposed properties will be located at 90 degrees to the rear of the property at 23 Park Road. A distance of 15m will be maintained between the rear elevation of Park Road and side elevation of the nearest new dwelling. To the east is the back garden of 19 Park Road, habitable rooms will face this direction. The applicant has amended the plans during the course of the application to attempt to meet the Council's required 10m distance between a first floor habitable room and the boundary. This has been achieved with the exception of the first floor window on the furthest property from the rear of 23 Park Road. This window overlooks the furthest part of the garden from 19 Park Road, approximately 45m from the rear of the house. Windows in the rear elevation of 21 Park Road overlook closer, more usable parts of the garden and as such it is considered that the proposal is acceptable.
27. A distance of 16.5m will be maintained with the boundary of the nursing home to the north. Windows are located on the elevation of the property facing towards the boundary

with this site, however a distance of 21m will be maintained between facing habitable room windows and as such the required separation distance are achieved.

## **Design**

### Extension to the property at 23 Park Road

28. The proposed extension will be modest in scale and will be in keeping with the design of the original property. The roof line and front and rear elevations will tie in with the existing part of the property and the proposed windows will be sympathetic in terms of size and location to those already existing. Therefore, it is considered that the design of the proposed extension is acceptable. A condition will be used to secure appropriate materials.

### Proposed four properties to the rear of 23 Park Road

29. The proposed dwellings will be terraced in nature, with an access route between the middle two properties to allow for ease of access to the rear. Interest will be added to the front elevation through the use of brick window design and canopies over the front doors.

30. Policy 17 of the Adopted Central Lancashire Core Strategy requires that new dwellings should be sympathetic to those in the surrounding area. In this instance the nearest properties are the bungalows on Park Road, however the proposed dwellings will not be viewed within the street scene. It is therefore considered that the design of the dwellings is considered acceptable. Materials will be conditioned as part of any approval.

### Open Space

31. Park and Open Spaces have been consulted on the proposal and the applicant has been advised that a contribution of £5,516 will be required towards the provision off-site open space provision. The agent has confirmed that they have advised their client that this is acceptable and that they should enter into the s106.

### Trees and Landscape

32. There are a number of mature trees on the site. A plan has been submitted that indicates which trees will be retained and which will be lost as a result of the proposals. None of the trees in the locality are the subject of a TPO.

33. The trees that are proposed to be removed are located in distinct locations. Along the Park Road frontage it is proposed to remove five trees, two directly on the frontage to make the access easier and two along the boundary between the access and the northern boundary of 23 Park Road. Whilst these trees are located on the Park Road frontage they are not good specimens and the Council's Arboriculturalist does not consider them to be worthy of protection or retention. A large tree, located directly on the boundary with the adjacent nursing home will be maintained.

34. Adjacent to the boundary with Beeches Nursing Home, four trees will be removed and two of the larger specimens maintained. The applicant has proposed new tree planting along this boundary. A landscaping plan will be conditioned to determine the number and species.

35. Along the eastern boundary, eight trees will be lost. These trees form the nearest group of trees of a large tree belt that stretches a significant distance to the east. Again further tree planting is proposed to offset this loss and will be secured through the use of a condition

36. Two trees along the boundary with 19 Park Road will be maintained, however two trees along the boundary with the rear garden of 23 Park Road will be lost.

37. The location of these trees, positioned to the rear of the property at 23 Park Road means that they add little value or interest to the street scene and form only a small part of a much larger tree belt stretching to the east. The Council's Arboriculturist has been to the site and does not consider that any of the trees are notable specimens and has no objection to the loss as proposed.

#### Traffic and Transport

38. The Highways Officer initially objected to the proposal on the grounds that the applicant had failed to demonstrate that two car parking spaces could be adequately accommodated on the site following the extension of the property at 23 Park Road and over concerns regarding the movement of the access into the site to the rear on which the four dwellings will be accommodated.
39. This applicant has amended the proposal to maintain the access point to the properties to the rear back to its existing position. LCC Highways are satisfied that this will be acceptable in terms of highway safety and will reduce any potential conflict with vehicles existing the adjacent care home.
40. The applicant has also amended the plan to show that three car parking spaces can be accommodated to the side of the property following the side extension to 23 Park Road. This is in accordance with the requirement of a three bedroom house to provide a minimum of two spaces.
41. Highways have now removed all objection to the proposal subject to the addition of appropriate conditions.

#### Drainage and Sewers

42. United Utilities have been consulted on the proposal and have no objections to the proposal subject to a condition requiring drainage details to be approved prior to the commencement of development.

#### Section 106 Agreement

43. The applicant has agreed to enter into a Section 106 Agreement to secure a contribution towards Public Open Space.

#### **Overall Conclusion**

44. That the application is granted conditional approval subject to the signing of a legal agreement.

#### **Other Matters**

##### Sustainability

45. A condition will be attached to any approval requiring the applicant to accord with the provisions of Policy 27 of the Adopted Central Lancashire Core Strategy which sets out minimum standards with regard to the achievement of Code Levels for the Code for Sustainable Homes.

##### Waste Collection and Storage

46. Each property has a suitable access route for refuse bins and room for storage within their curtilage. The Council's Waste Officer has viewed the plans and has not raised any objection.

#### **Planning Policies**

##### National Planning Policies:

NPPF – Part 6, Delivering a wide choice of Homes

Adopted Chorley Borough Local Plan Review

Policies: GN1, HS4, HS6, TR4

Supplementary Planning Guidance:

- Statement of Community Involvement
- Design Guide

Joint Core Strategy

Policy 1: Locating Growth

Policy 5: Housing Density

Policy 17: Design of New Buildings

Policy 27: Sustainable Resources and New Developments

**Planning History**

There is no relevant planning history on the site.

**Recommendation: Permit subject to legal agreement**

**Conditions**

1. **Prior to the commencement of any of the dwellings, hereby approved, the new estate road/access between the site and Park Road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level.**

*Reason: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.*

2. **Prior to the commencement of development, facilities shall be provided within the site by which means the wheels of vehicles may be cleaned before leaving the site.**

*Reason: To avoid the possibility of the public highway being affected by the deposit of mud and/or loose materials thus creating a potential hazard to road users.*

3. **The existing services in the footway shall be adequately protected from construction traffic during the construction works. The footpath shall be reinstated prior to the occupation of the first dwelling.**

*Reason: In the interests of highways safety.*

4. **Prior to the commencement of development a scheme for the foul and surface drainage of the site shall be submitted and approved in writing by the Local Planning Authority. The scheme shall be implanted in full accordance with the details approved.**

*Reason: To secure proper drainage and in accordance with Policy Nos. EP17 of the Adopted Chorley Borough Local Plan Review.*

5. **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.*

6. **This consent relates to the following plans:**

<b>Plan Ref:</b>	<b>Received On:</b>
2153/PL/02/A	21 November 2012
2153/PL/03	21 November 2012
2153/PL/01/C	9 January 2013

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

7. 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.***

8. There shall be no felling of trees, vegetation clearance works, demolition works or other works that may affect nesting birds between March and July (inclusive), unless the absence of nesting birds has been confirmed by written surveys or inspections.

***Reason: To ensure the protection of nesting birds during the construction period.***

9. Due to the proposed sensitive end-use (residential housing with gardens) and the proximity of the development site to land that is potentially affected by contamination (infilled ground), 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: Please note it is the applicant's responsibility to properly address any land contamination issues, to ensure the site is suitable for the proposed end-use, in accordance with Paragraph 121 of the National Planning Policy Framework (DCLG, 2012).***

10. 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.***

11. Each dwelling hereby permitted shall be constructed to achieve the relevant code for Sustainable Homes level required by Policy 27 of the Adopted Central Lancashire Core Strategy or in accordance with national standard postdating the Core Strategy at the time of construction. The current requirements to be completed are as follows: Level 4 for all dwellings commenced from 1 January 2013 and Level 6 for all dwellings commenced from 1 January 2016 and achieve 2 credits within Issue Ene7: Low or Zero Carbon Technologies.

***Reason: To ensure that the development is in accordance with Policy 27 of the Adopted Central Lancashire Core Strategy.***

- 12. 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 trees to be lost, all trees to be retained, together with measures for their protection in the course of development; indicate the type and number of all replacement 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.***