

**Item 4j**                      **12/01231/REMMAJ**

**Case Officer**              **Caron Taylor**

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

**Proposal**                    **Reserved Matters Application for the erection 13 no. dwellings (2 no. blocks of 6 terraced properties and 1 no. apartments above garages). Alternative scheme to that approved under permission ref: 11/01087/REMMAJ.**

**Location**                    **Parcel H8 Euxton Lane Euxton**

**Applicant**                   **Redrow Homes Lancashire**

**Consultation expiry:** **11 February 2013**

**Application expiry:** **21 March 2013**

### **Proposal**

1. Reserved matters application for the erection 13 no. dwellings (2 no. blocks of 6 terraced properties and 1 no. apartment above a garage). Alternative scheme to that approved under permission ref: 11/01087/REMMAJ.
2. The application proposal would form the final side of the square on Guernsey Avenue and Cornwall Avenue. The other three sides have already been constructed.

### **Recommendation**

3. It is recommended that this application is approved subject to conditions.

### **Main Issues**

4. The main issues for consideration in respect of this planning application are:
  - Background information
  - Principle of the development
  - Density
  - Design and Layout
  - Impact on the neighbours
  - Levels
  - Open Space
  - Trees, Landscape and Ecology
  - Flood Risk
  - Highways and Parking
  - Contamination and Coal Mines
  - Drainage and Sewers
  - Waste Collection and Storage

### **Representations**

5. No letters of representation have been received.
6. Whittle-le-Woods Parish Council state the amended proposal is probably an improvement and will blend in more successfully with existing properties (flats on three sides of the square).

### **Consultations**

7. **The Environment Agency**  
The application is part of a larger site which has already undergone validation for contamination on site. They therefore ask for a condition to control any contamination not

previously identified found on the site.

**8. LCC Highways**

Have no objections to the proposal. They state however the parking proposal should include provision of at least 2no. marked car parking spaces for the mobility impaired and should be located close to the main entrance of the properties. Dedicated parking should also be provided for at least one motorcycle and three bicycles.

**9. The Architectural Design and Crime Reduction Advisor**

Have no comments to make.

**10. United Utilities**

Has no objection to the development.

**Assessment**

Background Information

11. There are existing apartment blocks on the three other sides of the square which are between three and four storeys in height with parking provided to the rear.

Principle of the development

12. Buckshaw Village was given outline planning permission under references 97/00509/OUT and 02/00748/OUTMAJ, the principle of dwellings on this site is therefore established as acceptable. This parcel had reserved matters granted in 2007 under ref: 07/00248/REMMAJ to build apartments along with the northeast side of the square. The northeast side is now complete and the apartments are either occupied or being marketed.
13. A further application was approved in March 2012 (ref: 11/01087/REMMAJ) for the erection of 12 no. three-storey dwellings on the site. At the time the applicant advised they were struggling to sell apartments. Three-storey dwellings were therefore considered to be a good compromise as they were still tall dwellings so would sit more comfortably adjacent to the existing apartment than two-storey properties.

Density

14. The Masterplan for the Village states that parcels such as this should have a typical density of 30-50 dwellings per hectare. The application proposal is the equivalent of 45 dwellings per hectare so complies with this density.

Design and Layout

15. The site falls within a 'Period Formal' secondary character area in the approved Residential Design Code for this part of Buckshaw Village. This has a character theme of embracing Georgian/Victorian/Edwardian architectural styles of 2-3 storeys, occasionally 4 storey laid out in a formal arrangement, possibly a square, crescent or a circle to appear as late 18<sup>th</sup>/early 19<sup>th</sup> century expansion of the village.
16. The proposal is for 12, two and a half storey town houses split into two blocks of six and a single apartment above a garage to the rear.
17. The 12 terraced properties would front the square in a row to match the layout of the apartments. They are Redrow's New Heritage range which is influenced by the Arts and Crafts movement.
18. Parking is provided to the rear of properties in a parking court accessed between the two blocks and also through a 'drive under' beneath the single apartment. The site will be separated from Guernsey Avenue by planting and frontage railings to match the apartments on the other side of the square.

19. The properties were originally two-storey, amended plans have been received increasing their ridge height and front dormers have been introduced, to give them a more vertical appearance to reflect the apartments on the other side of the square. The properties will however also be viewed in the context of lower properties adjacent to the square. The proposal is now considered acceptable in design terms in relation to the adopted Design Code as providing a formal layout to finish off the square on a site that is constrained by existing surrounding development.
20. The previously approved properties on this site were set further back from the road to allow frontage access and parking. The properties now proposed have rear parking allowing them to be closer to the road which is considered acceptable as it more closely reflects the position of the existing apartments on the other sides of the square.
21. A single apartment above a garage and underpass is proposed facing Argyll Avenue. This is considered acceptable as it will enclose the remaining side of the site and restrict views from the street of the car parking area. To the north east of the site is a green corridor. This will be enclosed with railings to allow views of the cars from outside the site to increase natural surveillance. In addition the rear boundaries of the properties will be formed by 1.35m high close boarded fencing with trellis above to allow surveillance of vehicles from rear gardens. This is considered acceptable.

#### Impact on the neighbours

22. The properties will face onto the square so there will not be overlooking to the front. To the rear on plots 782 – 787 are also Kensington house types. Plots 782/783 are side on to the proposal and meet the interface distances of 12m to a blank wall and 10m to boundaries with other properties. Between the proposed properties and those already under construction on plots 784-787 there will be 36m between facing windows and 26m from the application properties to the boundary with these plots. There is a pair of two-storey houses on plots 788/789 which are already complete and there will also be 26m to their boundary. In addition the proposed apartment with garage below will not have any windows in its south-east or north-west elevations so will not result in overlooking to the adjacent properties. There will be 12m between the first floor rear windows of the property on plot 621 and the side elevation of plot 623 which complies with the required interface distance. A condition will be imposed preventing the insertion of windows in the future.
23. All of the above distances comply with the Council's interface standards. The application is therefore considered acceptable in terms of neighbour amenity.

#### Levels

24. The nearest properties to the rear (the Kensington house types) have a finished floor level (FFL) that is the same as the proposed properties. The Council's interface distances do not therefore need to be extended and have been found to be acceptable above. The properties on plots 788 and 789 have a FFL 30cm lower than the proposed properties so again there is no need to increase the interface distances. The application is therefore considered acceptable in this respect.

#### Open Space

25. There is no requirement for a commuted sum towards open space for these properties as the site has been laid out as a comprehensive development under the original permissions and associated Master Plan.

#### Trees, Landscape and Ecology

26. There are no trees on the site which is just rough ground and has been remediated as part of the permission for the Village. The proposal will not therefore impact on trees or ecology.

## Flood Risk

27. The proposal is not in flood zone 2 or 3 and does not require a flood zone to be submitted.

## Highways and Parking

28. The proposed access and parking arrangements are considered satisfactory. Each of the houses would have two or three bedrooms and would benefit from two parking spaces to the rear. The single apartment has two bedrooms and will benefit from a garage (large enough to be counted as a parking space) and a parking space. Subject to a condition being applied ensuring retention of the garage as a parking space for the apartment the application is considered acceptable in this respect.

29. The comments of LCC Highways are noted, however the Council's parking standards do not require the application of mobility impaired spaces or motorcycle spaces for private residential properties.

## Contamination and Coal Mines

30. The site has already undergone validation for contamination as part of the larger Village site and is not in a coal area. The condition recommended by the Environment Agency will be applied in case previously not identified contamination is found to be present when the site is developed.

## Drainage and Sewers

31. A Sustainable Urban Drainage System has been implemented for Buckshaw Village which took account of this parcel in its design. A condition regarding site specific drainage for this application is proposed. The proposal is therefore considered acceptable in this respect.

## Waste Collection and Storage

32. The properties all have rear access, either down the side of the properties or through a ground floor passageway between the properties to allow bin storage in the rear gardens and collection from the front.

## **Overall Conclusion**

33. The application is recommended for approval subject to conditions.

## **Planning Policies**

The National Planning Policy Framework

### Adopted Chorley Borough Local Plan Review

Policies: GN2, HS4, TR4

Buckshaw Village Residential Design Code

## **Planning History**

97/00509/OUT: Outline application for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities & rail station) & indication of junction improvements on surrounding road network. Permitted.

02/00748/OUTMAJ: Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station). Permitted.

07/00248/REMMAJ: Reserved Matters Application for the erection of 76 dwellings with associated parking, landscaping, bin stores, roads and sewers. Permitted May 2007.

11/01087/REMMAJ: Reserved matters application for the erection of 12 no. three-storey dwellings

(to south east side of square). Permitted March 2012.

**Recommendation: Permit Full Planning Permission  
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 development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan ref: BV-H8-11-02-001a Rev B or as may otherwise submitted to and approved in writing with the Local Planning Authority before any development is first commenced.  
*Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*
3. The external facing materials detailed on approved plan ref: BV-H8-11-02-002 Rev B (Materials Schedule) shall be used and no others substituted without the prior written approval of the Local Planning Authority.  
*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.*
4. No dwelling shall be occupied until all fences and walls shown in the approved details on plan ref: BV-H8-11-02-003 Rev B (Boundary Treatment Plan) 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, to allow natural surveillance of vehicles parked to the rear of the properties and in accordance with Policy No.HS4 of the Adopted Chorley Borough Local Plan Review.*
5. 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 of the Adopted Chorley Borough Local Plan Review.*
6. The development hereby permitted shall be carried out in accordance with the following approved plans:

Drawing Number:	Date:	Title:
BV-H8-11-02-001a Rev B	25 January 2013	Site Layout 1a (with levels on)
BV-H8-11-02-003 Rev B	25 January 2013	Boundary Treatment Plan
BV-H8-11-02-002 Rev B	25 January 2013	Material Schedule
BV-H8-11-02-001 Rev G	25 January 2013	Site Layout
Front and Side Elevations	25 January 2013	The Malvern – Ledbury 6 Block DHSB09
Rear Elevations	25 January 2013	The Malvern – Ledbury 6 Block DHSB09
Floor Plans	25 January 2013	The Malvern – Ledbury 6 Block DHSB09
Elevations and Floor Plans	25 January 2013	The Coniston

*Reason: For the avoidance of doubt and in the interests of proper planning.*
7. The integral garage in the Coniston house type shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding

the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

*Reason: To ensure the property has adequate garaging/off street parking provision and to thereby avoid hazards/congestion caused by on-street parking and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review and the NPPF.*

8. Before the development hereby permitted is first occupied, the car parking and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plans. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

*Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR4 of the Adopted Chorley Borough Local Plan Review.*

9. If during development contamination not previously identified is found to be present then no further development should take place until the developer has submitted to and had approved in writing by the Local Planning Authority a remediation strategy detailing how this unsuspected contamination shall be dealt with. The development shall then only be carried out in accordance with the approved strategy.

*Reason: To ensure any contamination on the site is dealt with appropriately and in accordance with the NPPF.*

10. 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 No. EP17 of the Adopted Chorley Borough Local Plan Review.*

11. 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 Nos. GN2 and GN5 of the Adopted Chorley Borough Local Plan Review.*

12. No development shall take place until details of the proposed foul and surface water drainage arrangements have been submitted to and approved by the Local Planning Authority in writing. No part of the development shall be occupied until the approved surface water drainage arrangements have been fully implemented.

*Reason: To secure proper drainage and to prevent flooding and in accordance with Policy No. EP18 of the Adopted Chorley Borough Local Plan Review.*