

Item 4f **14/00069/FUL**

Case Officer **Mrs Helen Lowe**

Ward **Coppull**

Proposal **Erection of three detached dwellings and associated access road**

Location **Land 37M North West To The Rear Of 23 Park Road Coppull**

Applicant **Prestige Homes (NW) Ltd**

Consultation expiry: 7 March 2014

Application expiry: 20 March 2014

Proposal

1. This application proposes the erection of three detached dwellings on land to the rear of 23 Park Road, Coppull.

Recommendation

2. It is recommended that this application is granted conditional approval subject to a Section 106 Agreement to secure a financial contribution towards the provision of public open space and subject to no further substantive comments being received.
3. The land 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.
4. 23 Park Road is a modest detached two bedroom bungalow that is now in separate ownership from the application site. 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 lies within the Green Belt.
5. Planning consent was granted in 2013 (reference 12/01146/FUL) for the erection of four terraced dwellings on the land. The site has its own access point from Park Road, adjacent to the northern boundary of no. 23.

Main Issues

6. 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
 - Drainage and Sewers

Representations

7. No letters of objection have currently been received
8. No letters of support have been received
9. **Coppull Parish Council** have stated that they have no objection to the proposals.

Consultations

10. **United Utilities** have stated that they have no objections to the proposals.
11. **Lancashire County Council (Highways)** have stated that they have no objections to the proposals, subject to making provision for one additional parking space for plot 1.
12. **Chorley's Waste & Contaminated Land Officer** has stated they have no objections, subject to appropriate conditions.

Assessment

Background Information

13. Full planning consent was granted in 2012 for the erection of four terraced dwellings on the site and an extension to no. 23 Park Road (ref. 12/01146/FUL).

Principle of the development

14. The application site is located within the settlement boundary of Coppull, and is not considered to form part of the domestic curtilage of 23 Park Road. A full planning consent exists for residential development on the site, therefore the principle of development has already been established.

Density

15. The current proposal would represent a decrease in density to the scheme already approved, resulting in a density of around 18 dwellings per hectare, which is relatively low, however Policy 5 of the Core Strategy states that Local Authorities will secure densities of development which are in keeping with local areas and which will have no detrimental impact on the amenity, character, appearance, distinctiveness and environmental quality of an area.
16. The surrounding area is characterised by a mixture of terraced, semi-detached and detached properties and as such the density of the surrounding area varies considerably. It is therefore considered that the proposed dwellings are of an acceptable density in this location.

Impact on the neighbours

17. When the application was originally submitted the rear elevation of plot one was located 6m from the boundary of the rear garden of no. 19 Park Road at ground floor level and 7m at first floor level. However the plans have been amended to comply with the Council's interface standards and now incorporate in excess of 10 metre long gardens. This amendment has resulted in the deletion of the originally proposed detached garage.
18. Planning consent has recently been granted for a 28 bed extension to The Beeches Care Home to the north (ref. 12/01131/FUL). This has not yet been implemented and would result in the care home being closer to the boundary with the application site, however it is considered that the required separation distance of 21m would still be achievable.
19. The proposed side extension to no. 23 Park Road (also granted under application 12/01146/FUL), has not yet been constructed. The rear elevation of the proposed extension would have been flush with the rear elevation of the existing dwelling. The two storey side gable of plot 3 would be at least 14m from the rear elevation of the existing dwelling at no. 23, which complies with the Council's Guideline of 12m.

Design

20. The proposed dwelling would be detached and faced with a red brick, with a small element of cream render. The dwellings would not be readily visible from the street scene, and whilst the immediately adjacent dwellings are true bungalows, rather than two storey dwellings.

Open Space

21. Policies HS4A and HS4B of the emerging Local Plan require all new housing developments to make provision for open space and recreation facilities. The Council's Planning Policy section has advised that a total financial contribution of £7,335 towards the provision and improvement

of public open space will be required. The applicant has agreed to enter into a Section 106 Agreement to secure this contribution.

Trees and Landscape

22. There are a number of mature trees on the site, a number of these would be lost as a result of the proposals. The removal of these trees was agreed as part of the previous approval. None of them are protected by a tree preservation order.

Traffic and Transport

23. The LCC Highways has raised no objections in principle with the development, however has expressed concerns with regard to the proposed parking layout for plot 1. This however has been resolved on the amended plans which have been submitted deleting the garage.

Drainage and Sewers

24. United Utilities have been consulted on the proposal and have no objections to the proposal subject to separate drainage.

CIL

25. The proposed development would also be liable to pay CIL. As the site already has full planning consent granted before the 1st of October 2013, the amount payable will be based upon any overall increase in floor area, above that granted in the previous application.

Overall Conclusion

26. The principle of developing the site has already been established and the proposal is considered to be acceptable subject to a Section 106 Agreement.

Planning Policies

National Planning Policies:

NPPF

Adopted Chorley Borough Local Plan Review

Policies: GN1, HS4, HS6, TR4

Joint Core Strategy

Policies: 1, 5, 17, 27

Emerging Local Plan

ST4, HS4A, BNE1

Planning History

12/01146/FUL Extension to the property at 23 Park Road, Coppull and the erection of 4 dwellings on land to the rear. Approved 11 February 2013

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 development hereby permitted shall be carried out in accordance with the following approved plans:

Title	Drawing Reference	Received date
Existing site plan	PH-PR-C EX-01	23 January 2014
Proposed plans and elevations – Plots 1 & 2	PH-PR-C P01	23 January 2014

Proposed plans and elevations Plot 3	PH-PR-C P02	23 January 2014
Proposed site plan	PH-PR-C P03-A	24 th February 2014
Proposed garage and enclosure details	PH-PR-C P04	23 January 2014
Site layout plan	PH-PR-C P-05	23 January 2014

Reason: For the avoidance of doubt and in the interests of proper planning

3. 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.*

4. 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: 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, in accordance with Paragraph 121 of the Framework.*

5. A scheme for the landscaping of the development and its surroundings shall be submitted [as part of the reserved matters application/ prior to the commencement of the development]. These details shall include 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; The scheme should include a landscaping/habitat creation and management plan which should aim to contribute to targets specified in the UK and Lancashire Biodiversity Action Plans. Landscaping proposals should comprise only native plant communities appropriate to the natural area.

All hard and soft landscape works shall be carried out in accordance with the approved details within 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. *Reason: To ensure that a satisfactory landscaping scheme for the development is carried out to mitigate the impact of the development and secure a high quality design.*

6. All dwellings commenced after 1st January 2013 will be required to meet Code Level 4 of the Code for Sustainable Homes and all dwellings commenced after 1st January 2016 will be required to meet Code Level 6 of the Code for Sustainable Homes. Within 6 months of occupation of each dwelling a Final Certificate, certifying that the relevant Code for Sustainable Homes Level for that dwelling has been achieved, shall be submitted to the Local Planning Authority. *Reason: In the interests of minimising the environmental impact of the development.*

7. Prior to the commencement of the development, a 'Design Stage' assessment and related certification shall be submitted to and approved in writing by the Local Planning Authority. The assessment and certification shall demonstrate that the dwellings will meet the relevant Code Level of the Code for Sustainable Homes. The development shall be carried out entirely in accordance with the approved assessment and certification. *Reason: In the interests of minimising the environmental impact of the development.*

8. No dwelling shall be occupied until a letter of assurance, detailing how that plot has met the necessary Code Level, has been issued by a Code for Sustainable Homes Assessor and submitted to the Local Planning Authority. *Reason: In the interests of minimising the environmental impact of the development.*

9. 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.*

10. 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.*

11. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building finished floor levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out strictly in conformity with the approved details. *Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.*