

Item 3c	15/00100/FUL
Case Officer	Iain Crossland
Ward	Chorley South West Ward
Proposal	Construction of 3 no. 2 bedroom bungalows with associated landscaping and car parking
Location	2 Thirlmere Road Chorley PR7 2JH
Applicant	Chorley Community Housing
Consultation expiry:	19 March 2015
Decision due by:	09 April 2015

Recommendation

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

Executive Summary

The main issues to consider are whether the proposal would result in an acceptable impact on neighbour amenity, the character and appearance of the surrounding area and highway safety.

Representations

In total 0 representations have been received

Consultees

Consultee	Summary of Comments received
United Utilities	United Utilities have no objection to the proposal and therefore request no conditions are attached to any approval.
LCC Highways	No objections to the proposal
Contaminated Land Officer	Satisfied with the ground investigation work and conclusions

Assessment

The Site

1. The application site is vacant following the clearance of a vacant building and is located within the core settlement area of Chorley. The site is bound by residential properties to the north and west and by the highway to the south and east.
2. The site is vacant and open following the demolition and clearance of the previous building. It is reasonably level and measures approximately 0.06ha in area.
3. The site is located on a corner plot within a residential area characterised by two storey dwellings and bungalows of traditional design. There are a range of amenities within close proximity associated with an urban area.

The Proposal

4. The proposed development is for the erection of 3 No. 2 bedroom bungalows, one of which would be detached and the remaining two attached. These would provide affordable housing with associated curtilage and a car parking.
5. The proposed detached bungalow would face Thirlmere Road. It would have a width of approximately 17.4m and a depth of approximately 8.4m. There would be dual pitched roofing with a ridge and eaves height of approximately 4.4m and 2.5m respectively. The properties would be of a traditional design and faced in red brick, render and cladding with roofing laid in grey concrete tiles.
6. The proposed attached bungalows would face Haweswater Avenue. They would have a combined width of approximately 8.4m and a depth of approximately 8.4m. There would be dual pitched roofing with a ridge and eaves height of approximately 4.4m and 2.7m respectively. The properties would be of a traditional design and faced in red brick, render and cladding with roofing laid in grey concrete tiles.
7. There would be enclosed gardens to the rear of the properties, with parking spaces to the front of plot 3, rear of plot 2 and side of plot 1.
8. The site would be defined by 2.1m high timber fencing to the north and west boundaries and by 1.1m high railings to the south and east boundaries fronting Thirlmere Road and Haweswater Avenue.

Assessment

The main issues are as follows:-

- Issue 1 – Impact on character and appearance of the locality
- Issue 2 – Impact on neighbour amenity
- Issue 3 - Impact on highways/access
- Issue 4 – Public Open Space (POS)
- Issue 5 – CIL

Principle of the Development

9. The National Planning Policy Framework (The Framework) states that housing applications should be considered in the context of the presumption in favour of sustainable development. This means that development proposals that accord with the development plan should be approved without delay.
10. There is particular support for the provision of affordable housing in the Framework and through Policy 6 of the Central Lancashire Core Strategy.
11. The Inspector has issued her Partial Report on her findings into the soundness of the Chorley Local Plan, which is a material consideration in the consideration of any planning application.
12. In summary, the plan is considered to be legally compliant. In relation to soundness, the plan is considered sound, with the exception of matters relating to Gypsies & Travellers.

13. Paragraph 18 of the Partial Report states: "For the avoidance of doubt, the Plan may not be adopted until it has been changed in accordance with all of the main modifications set out in the Appendix to this partial report and any which may be specified in the Appendix of my forthcoming supplementary report. However, because of the very advanced stage in the examination process that the main modifications set out in the attached Appendix have reached, significant weight should be attached to all policies and proposals of the Plan that are amended accordingly, where necessary, except for matters relating to Gypsies and Travellers." The Council accepted the Inspectors modifications for Development Management purposes at its Executive Committee on 21st November 2013.
14. It is therefore considered that significant weight can be given to the policies and proposals of the emerging Local Plan, as amended by the main modifications.
15. The application site is located in the core settlement area of Chorley. The emerging Chorley Local Plan 2012 - 2026 states that within the settlement areas excluded from the Green Belt, and identified on the Policies Map, there is a presumption in favour of appropriate sustainable development.
16. The application site is currently vacant following the clearance of a vacant building. There are no policy designations covering the site and therefore the principle of residential development for affordable housing on the site is acceptable, subject to other material planning considerations.

Design and impact on the character of the area

17. The proposal is for the erection of three two bedroom bungalows. The proposed dwellings would be of a fairly traditional design of a similar scale to other bungalows that already exist on Haweswater Avenue. There is a range of property types and styles in the area resulting in a mix of designs across the locality with both two storey dwellings and bungalows in close proximity. The bungalows on Haweswater Avenue to the north of the site provide a context in which the proposed bungalows would appear harmonious. As such, the proposed development would be compatible with the existing urban form.
18. The scheme has been designed so that the detached bungalow would front Thirlmere Road and the two attached bungalows would front Haweswater Avenue. This would reflect the predominant form of development with the area and would provide an active street frontage that would contribute positively to the character and appearance of the area.
19. The site is currently vacant with a poor quality appearance that detracts from the character of the area. It is acknowledged that an active use needs to be established on the site to address this. The proposed development would result in an overall improvement in the appearance of the site and would subsequently enhance the character of the area.
20. The development is therefore considered to be in accordance with Policy BNE1 of the emerging Chorley Local Plan 2012 – 2026.

Impact on neighbour amenity

21. The application site is bounded by a residential dwelling to the west of the site at 4 Thirlmere Road. Plot 3 would be located approximately 1m from the boundary with this property and approximately 4m from the property itself. 4 Thirlmere Road is positioned at an angle relative to the highway and the proposed bungalow at Plot 3. As such the side elevation of the bungalow would be partially visible from windows to habitable rooms in the front elevation of 4 Thirlmere Road. The full gable would only be visible from an oblique angle, although the front corner of the property would be more visible at a distance of approximately 6.8m. Due to the scale of the proposed bungalow and its relative positioning there would be no unacceptable impact on outlook in relation to 4 Thirlmere Road.

22. The positioning of Plot 3 to the east of 4 Thirlmere Road and its scale are such that there would be some loss of light to the front of this neighbouring property in the early mornings, however, this would not be to a harmful extent.
23. There would be no windows in the side elevation of Plot 3. There would be windows in the rear elevation, however, these would not provide any views of 4 Thirlmere Road. There would be a 2.1m high fence on the boundary that would provide a good level of screening and privacy to both the existing occupiers of 4 Thirlmere Road and future occupiers of the proposed properties.
24. The application site is bounded by a residential dwelling to the north of the site at 9 Haweswater Avenue. Plot 1 would be located approximately 3.3m from the boundary with this property and approximately 13.5m from the property itself. There is a window to a habitable room in the side elevation of 9 Haweswater Avenue facing the application site. The proposed bungalow at Plot 1 would be located to the south east of this property and there would be no windows in the side elevation. The scale of development and degree of separation are such that there would not be any unacceptable impact on light or outlook in relation to 9 Haweswater Avenue.
25. Plot 3 would also share a boundary with 9 Haweswater Avenue. It would be located approximately 9m from the boundary and 14m from the dwelling at 9 Haweswater Avenue. There would no unacceptable impact on light or outlook as a result of the scale of development and degree of separation. There would be windows in the rear elevation of Plot 3 facing 9 Haweswater Avenue, however, there would be a 2.1m high fence on the boundary between 9 Haweswater Avenue and Plots 1 and 3 that would provide a good level of screening and privacy to both the existing occupiers of 9 Haweswater Avenue and future occupiers of the proposed properties.
26. Plot 3 would be located approximately 18m from the opposite facing dwelling at 1 Thirlmere Road. As the proposed dwellings are bungalows there are no first floor windows and the degree of separation is considered acceptable. It is also noted that this level of separation is an established relationship on Thirlmere Road.
27. Plots 1 and 2 would be located approximately 16m from the opposite facing dwellings at 12 and 14 Haweswater Avenue. As the proposed dwellings are bungalows there are no first floor windows and the degree of separation is considered acceptable. It is also noted that this level of separation is an established relationship on Haweswater Avenue.
28. Although the proposed properties are located close together their siting and scale and proposed boundary treatments are such that the form of development would result in an acceptable level of amenity in relation to light, outlook and privacy of future occupiers.

Impact on highways/access

29. The proposed development would result in three two bedroom dwellings. Off street car parking has been identified on the proposed site plan for six vehicles (two at each property) provided by designated parking spaces within the curtilage of each dwelling. This meets with the adopted parking standards set out in relation to policy ST4 of the emerging Chorley Local Plan 2012 – 2026.
30. The car parking spaces would be accessed directly from Thirlmere Road and Haweswater Avenue, both of which are unclassified roads.
31. In considering the wider access arrangements it is noted that there are a number of bus services available from Moor Road approximately 330m from the site and a range of amenities within in the local area particularly on Pall Mall approximately 350m away. This provides the benefit of realistic sustainable transport alternatives local services.

32. It is noted that there are no objections to the proposal from LCC Highways and it is therefore considered that there would be no harm to Highway Safety as a result of the proposed development, and that the site is in an accessible location.

Public Open Space (POS)

33. The National Planning Practice Guidance was updated by Government on 28 November 2014 in respect of contributions for affordable housing and tariff style planning obligations. These measures were introduced to support small scale developers by reducing disproportionate burdens on developer contributions. The updated guidance confirms that such contributions should not be sought from small scale and self-build development. In particular, the guidance states that contributions should not be sought from developments of 10 units or less, and which have a maximum combined gross floorspace of no more than 1000m².

34. This development is for three dwellings, which is below the 10 unit threshold and also has a combined gross floorspace of less than 1000m².

35. In the case of this development there is no evidence at this time, which is directly related to the development, to seek a contribution towards public open space contrary to the national guidance.

36. In any event it is also important to note that the viability of this scheme is an important consideration. The supporting information includes a Viability Appraisal in respect of this site which states that if the Policy requirements were applied in respect of POS this would render the scheme unviable.

37. Policy 7 acknowledges that site considerations such as this should be taken into account and;

.....not be subject to such a scale of obligations and policy burdens that their ability to be developed viably is threatened. To ensure viability, the costs of any requirements likely to be applied to development, such as requirements for affordable housing, standards, infrastructure contributions or other requirements should, when taking account of the normal cost of development and mitigation, provide competitive returns to a willing land owner and willing developer to enable the development to be deliverable.

38. The submitted Viability Appraisal has been passed to the Council's Property Services section to assess.

39. In terms of public open space the current deficits in respect of this area of the Borough are as follows:

Provision for children/young people: £134 per dwelling

Allotments: £15 per dwelling.

Playing Pitches: There is a Borough wide deficit of playing pitches= £1,599 per dwelling.

40. TOTAL for 3 dwellings:

Provision for children/young people:	= £4797
Allotments	= £45
Playing Pitches	= £402
TOTAL	= £5244

CIL

41. The proposed development is CIL chargeable, however, social housing relief has been sought on the basis that the development is for affordable rented housing.

Overall Conclusion

42. The proposed development would have no unacceptable detrimental impact on the amenity of neighbouring occupiers and would result in an overall improvement in the appearance of the site and character of the area. In addition adequate parking is provided. On the basis of the above, it is recommended that planning permission be granted.

Planning Policies

43. In accordance with s.38 (6) Planning and Compulsory Purchase Act (2004), the application is to be determined in accordance with the development plan (the Central Lancashire Core Strategy, the Adopted Chorley Borough Local Plan Review 2003 and adopted Supplementary Planning Guidance), unless material considerations indicate otherwise. Consideration of the proposals has had regard to guidance contained with the National Planning Policy Framework (the Framework), the development plan and the emerging Local Plan 2012-2026. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Ref: 14/00916/DEMCON Decision: PERDEM Decision Date: 17 September 2014

Description: Application for prior determination of the proposed demolition of 2 Thirlmere Road

Ref: 87/00306/FUL Decision: PERFPP Decision Date: 14 July 1987

Description: New vehicular access and provision of parking

Suggested Conditions

No.	Condition
1.	<p>The proposed development must be begun not later than three years from the date of this permission. <i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004</i></p>
2.	<p>Each dwelling hereby permitted shall not be occupied until their corresponding car parking spaces identified on drawing number P105 Rev. H have been provided. <i>Reason: To ensure adequate off street parking provision is made/maintained and thereby avoiding hazards caused by on-street parking</i></p>
3.	<p>The off-road parking spaces as shown on drawing number P105 Rev. H shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995. <i>Reason: To ensure adequate off street parking provision is made/maintained and thereby avoiding hazards caused by on-street parking</i></p>
4.	<p>Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system. The surface water must be restricted to existing runoff rates and unless otherwise agreed in writing by the Local Planning Authority and no surface water shall discharge to the public sewerage system either directly or indirectly. <i>Reason: To secure proper drainage of the site.</i></p>
5.	<p>No dwelling shall be occupied until all fences and walls shown in the approved details 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. <i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
6.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plan(s) or as may otherwise be agreed in writing with the Local Planning Authority before any development is first commenced. <i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
7.	<p>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 earlier, 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. <i>Reason: In the interest of the appearance of the locality</i></p>
8.	<p>Notwithstanding the details shown on the submitted plans, the proposed car parking areas shall be constructed using permeable materials on a permeable base, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the boundaries of the property (rather than to the highway), unless otherwise agreed to in writing by the Local Planning Authority. <i>Reason: In the interests of highway safety and to prevent flooding</i></p>
9.	<p>The development shall be carried out in accordance with the sustainability methods and Code for Sustainable Homes Level as set out on page 8 of the</p>

	<p>Design and Access Statement submitted with the application. <i>Reason: In the interest of minimising the environmental impact of the development and taking into account the circumstances put forward by the applicant.</i></p>																											
10.	<p>The development shall be carried out in accordance with the following plans:</p> <table border="0"> <thead> <tr> <th>Plan Ref.</th> <th>Received On:</th> <th>Title:</th> </tr> </thead> <tbody> <tr> <td>P100</td> <td>12 February 2015</td> <td>Location Plan</td> </tr> <tr> <td>P101</td> <td>02 February 2015</td> <td>Existing Topographical Site Plan</td> </tr> <tr> <td>P105 (Rev H)</td> <td>02 February 2015</td> <td>Proposed Site Layout</td> </tr> <tr> <td>P115 (Rev B)</td> <td>02 February 2015</td> <td>Street Elevations</td> </tr> <tr> <td>P107</td> <td>02 February 2015</td> <td>Plot 3 Plans and Elevations</td> </tr> <tr> <td>P106 (Rev C)</td> <td>02 February 2015</td> <td>Plot 1 and 2 Plans and Elevations</td> </tr> <tr> <td>P116</td> <td>02 February 2015</td> <td>Boundary Details</td> </tr> <tr> <td>15.B10421/20</td> <td>02 February 2015</td> <td>Drainage Layout</td> </tr> </tbody> </table> <p><i>Reason: For the avoidance of doubt and in the interests of proper planning</i></p>	Plan Ref.	Received On:	Title:	P100	12 February 2015	Location Plan	P101	02 February 2015	Existing Topographical Site Plan	P105 (Rev H)	02 February 2015	Proposed Site Layout	P115 (Rev B)	02 February 2015	Street Elevations	P107	02 February 2015	Plot 3 Plans and Elevations	P106 (Rev C)	02 February 2015	Plot 1 and 2 Plans and Elevations	P116	02 February 2015	Boundary Details	15.B10421/20	02 February 2015	Drainage Layout
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11.	<p>All the dwellings hereby permitted shall be provided as affordable dwellings (as defined in the Central Lancashire Affordable Housing Supplementary Planning Document) to be managed by a Registered Provider. <i>Reason: Weight has been given to the case put forward by the applicant as a Registered Provider in relation to the sustainability requirements/Code for Sustainable Homes level requirement of the site.</i></p>																											