

4. It is proposed to retain the same house types on plots 1 and 2 but slightly amend their positions on the site and replace the house types previously approved on plots 3 and 4 with different house types.

Principle of the Development

5. The principle of the development has already been established by the previous permission to build houses on these four plots. The issues for assessment therefore are the acceptability of the changes proposed.

Design, Layout and Impact on neighbours

6. The house types proposed on plots 1 and 2 will remain as Worcester and Oxford + house types, but their position on the site will be amended slightly. Plot 1 will be moved southeast by approximately 30cm. It is considered this movement will be barely noticeable on site and is acceptable.
7. Plot 2 will be moved approximately 1.4m to the south. This will bring the plot closer to the side of the garden of no. 22 Harvest Drive. Although the site slopes down slightly towards this property there will still be approximately 19.5m between the rear first floor windows of the property on Plot 2 and the garden boundary of 22 Harvest Drive which is considered an acceptable relationship.
8. The property on Plot 3 was originally approved as a Welwyn and this will change to a Henley house type. This will result in the rear elevation of the property being positioned approximately 2.4m further back (southwest) on the site towards Harvest Drive. However, there will be approximately 16.5m retained to the boundary and the property will not back directly onto another dwelling, being a play area and open space on the other side of the boundary.
9. The property on Plot 4 was originally approved as a Sunningdale and this will change to a Welwyn. The property will also be re-orientated on the site so its rear elevation will be approximately 16m from the rear boundary with the properties on Harvest Drive. Even though the land does fall away to the boundary, there is landscaping between the existing and proposed properties which provides some screening. The distance between the existing and proposed properties is considered acceptable.
10. In terms of design the different house types proposed on plots 3 and 4 are a type already used across the rest of the site from the same Redrow Heritage range. The design is therefore considered in-keeping with the rest of the site.
11. In terms of parking the house types on plots 1 and 2 will remain the same. There was a condition on the original permission for plots 2, 3 and 4 requiring the garages to remain available for parking, as the properties will have four bedrooms and therefore requires three parking spaces and each only has a double driveway. This will be re-imposed on the current proposal.

Levels

12. The finished floor levels of the properties will remain the same as previously approved for each of the four plots and is considered acceptable.

Overall Conclusion

13. The changes to plots 1-4 are considered acceptable subject to conditions and are recommended for approval.

Planning Policies

14. 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.

15. In October 2013, the Local Plan Inspector issued her partial report on the findings into the soundness of the Chorley Local Plan 2012-2026 which is a material consideration in the consideration of any planning application. 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 and Travellers.
16. 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 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 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.”*
17. The Council accepted the Local Plan Inspector’s modifications for Development Management purposes at its Executive Committee on 21st November 2013. It is therefore considered that significant weight can be given to her report, and to the policies and proposals of the emerging Local Plan, as amended by the main modifications.
18. Further consideration has been given to matters relating to Gypsies and Travellers, and the Local Plan Inspector’s Supplementary Report on Gypsy and Traveller and Travelling Showpeople was issued (8 May 2015) and it concludes that the part of the Chorley Local Plan dealing with Gypsy and Traveller and Travelling Showpeople policy and site allocation is also sound, providing a number of main modifications are made.

Planning History

Reference	Description	Decision	Date
11/00992/OUTMAJ	Outline planning application for the development of land to the north and west of Lucas Lane for the erection of up to no. 135 dwellings with all matters reserved, save for access.	Permitted at appeal	19 th September 2012
12/01244/REMMAJ	Reserved Matters application for residential development comprising of 121 dwellings and associated works (pursuant to outline permission ref: 11/00992/OUTMAJ).	Permitted	6 th March 2013
13/00594/MNMA	Application for minor non-material amendment to plots 1-12, 14-30, 32-72 and 111-123 (originally approved under 12/01244/REMMAJ). There are no changes to the properties, but rather the reference numbers on the plans have been changed.	Permitted	25 th July 2013
13/00804/OUTMAJ	Section 73 application to vary condition 11 (Code for Sustainable Homes) attached to outline planning approval 11/00992/OUTMAJ	Permitted	25 th November 2013

14/00563/REMMAJ	Reserved Matters planning application for residential development comprising of 34 dwellings and associated works (re-plan of north part of the site).	Permitted	8 th August 2014
14/01128/REM	Application to reposition the existing screen fences within the rear gardens of Plots 5, 6, 7, 8 and 9 and remove the screen fence in rear garden of plot 4 on the Redrow development.	Permitted	15 th December 2014
14/01150/MNMA	Minor non-material amendment to change the Alton apartments from 2 bed to 1 bed (no external alterations)	Permitted	26 th November 2014

Suggested Conditions

No.	Condition																																																			
1.	<p>The hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1" data-bbox="320 344 1302 1043"> <thead> <tr> <th data-bbox="320 344 815 412">Title</th> <th data-bbox="815 344 1094 412">Drawing Reference</th> <th data-bbox="1094 344 1302 412">Received date</th> </tr> </thead> <tbody> <tr> <td data-bbox="320 412 815 445">The Worcester 2013 Edition</td> <td data-bbox="815 412 1094 445">E Series E3H118</td> <td data-bbox="1094 412 1302 445">3rd June 2015</td> </tr> <tr> <td data-bbox="320 445 815 479">The Oxford + 2013</td> <td data-bbox="815 445 1094 479">E Series E4H131</td> <td data-bbox="1094 445 1302 479">3rd June 2015</td> </tr> <tr> <td data-bbox="320 479 815 512">The Welwyn Floor Plans 2013 Edition</td> <td data-bbox="815 479 1094 512">E Series 4H153</td> <td data-bbox="1094 479 1302 512">3rd June 2015</td> </tr> <tr> <td data-bbox="320 512 815 546">The Welwyn Elevations 2013 Edition</td> <td data-bbox="815 512 1094 546">E Series E4H153</td> <td data-bbox="1094 512 1302 546">3rd June 2015</td> </tr> <tr> <td data-bbox="320 546 815 580">The Henley Floor Plans 2013 Edition</td> <td data-bbox="815 546 1094 580">E Series E4H176</td> <td data-bbox="1094 546 1302 580">3rd June 2015</td> </tr> <tr> <td data-bbox="320 580 815 613">The Henley Elevations 2013 Edition</td> <td data-bbox="815 580 1094 613">E Series E4H176</td> <td data-bbox="1094 580 1302 613">3rd June 2015</td> </tr> <tr> <td data-bbox="320 613 815 669">Waste Management Layout</td> <td data-bbox="815 613 1094 669">4172-WML-02 Rev H</td> <td data-bbox="1094 613 1302 669">28th May 2015</td> </tr> <tr> <td data-bbox="320 669 815 725">Plot Drainage Layout Sht 1</td> <td data-bbox="815 669 1094 725">4300/ENG011-1 Rev D</td> <td data-bbox="1094 669 1302 725">28th May 2015</td> </tr> <tr> <td data-bbox="320 725 815 759">Code for Sustainable Homes Layout</td> <td data-bbox="815 725 1094 759">4172-CFSH-03</td> <td data-bbox="1094 725 1302 759">28th May 2015</td> </tr> <tr> <td data-bbox="320 759 815 792">Detailed Site Layout</td> <td data-bbox="815 759 1094 792">4172-DSL-01 Rev V</td> <td data-bbox="1094 759 1302 792">28th May 2015</td> </tr> <tr> <td data-bbox="320 792 815 826">Detailed Site Layout (with overlay)</td> <td data-bbox="815 792 1094 826">4172-DSLWO-01</td> <td data-bbox="1094 792 1302 826">3rd June 2015</td> </tr> <tr> <td data-bbox="320 826 815 860">Materials Layout</td> <td data-bbox="815 826 1094 860">4172-ML-05 Rev N</td> <td data-bbox="1094 826 1302 860">3rd June 2015</td> </tr> <tr> <td data-bbox="320 860 815 893">Land Disposal Plan</td> <td data-bbox="815 860 1094 893">4172-LDL-06 Rev G</td> <td data-bbox="1094 860 1302 893">28th May 2015</td> </tr> <tr> <td data-bbox="320 893 815 949">Hard Surfacing Plan</td> <td data-bbox="815 893 1094 949">4172/ENG026 Rev C</td> <td data-bbox="1094 893 1302 949">28th May 2015</td> </tr> <tr> <td data-bbox="320 949 815 1005">Lucas Land Standard Details Plan</td> <td data-bbox="815 949 1094 1005">4172-B-STD-01 Rev B</td> <td data-bbox="1094 949 1302 1005">28th May 2015</td> </tr> <tr> <td data-bbox="320 1005 815 1039">Landscape Proposal (4 of 4)</td> <td data-bbox="815 1005 1094 1039">4079.06 Rev H</td> <td data-bbox="1094 1005 1302 1039">28th May 2015</td> </tr> </tbody> </table> <p data-bbox="320 1043 1219 1077"><i>Reason: For the avoidance of doubt and in the interests of proper planning.</i></p>	Title	Drawing Reference	Received date	The Worcester 2013 Edition	E Series E3H118	3 rd June 2015	The Oxford + 2013	E Series E4H131	3 rd June 2015	The Welwyn Floor Plans 2013 Edition	E Series 4H153	3 rd June 2015	The Welwyn Elevations 2013 Edition	E Series E4H153	3 rd June 2015	The Henley Floor Plans 2013 Edition	E Series E4H176	3 rd June 2015	The Henley Elevations 2013 Edition	E Series E4H176	3 rd June 2015	Waste Management Layout	4172-WML-02 Rev H	28 th May 2015	Plot Drainage Layout Sht 1	4300/ENG011-1 Rev D	28 th May 2015	Code for Sustainable Homes Layout	4172-CFSH-03	28 th May 2015	Detailed Site Layout	4172-DSL-01 Rev V	28 th May 2015	Detailed Site Layout (with overlay)	4172-DSLWO-01	3 rd June 2015	Materials Layout	4172-ML-05 Rev N	3 rd June 2015	Land Disposal Plan	4172-LDL-06 Rev G	28 th May 2015	Hard Surfacing Plan	4172/ENG026 Rev C	28 th May 2015	Lucas Land Standard Details Plan	4172-B-STD-01 Rev B	28 th May 2015	Landscape Proposal (4 of 4)	4079.06 Rev H	28 th May 2015
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2.	<p>The integral garages hereby approved for plots 2, 3, and 4 shall be kept freely available for the parking of cars and no works, whether or not permitted by the provisions of the Town and Country Planning (General Permitted Development) Order 2015 or any order amending or revoking and re-enacting that order, shall be undertaken to alter or convert the space into living or other accommodation</p> <p><i>Reason: To ensure adequate garaging/off street parking provision is made/maintained in accordance with Council's Parking Standards and thereby avoid hazards and nuisance caused by on-street parking.</i></p>																																																			
3.	<p>3. The parking, driveways and associated manoeuvring facilities shown on the plans hereby approved shall be surfaced or paved, drained and marked out and made available in accordance with the approved plan prior to the occupation of any of the properties.</p> <p><i>Reason: To ensure sufficient parking for the properties approved.</i></p>																																																			
4.	<p>4. During the construction period, all trees to be retained shall be protected in accordance with the details set out in the Arboricultural Impact Assessment and Method Statement by Trevor Bridge Associates received 19th February 2013 and the associated Tree Protection Plan ref: 4079.07 and initial tree survey report ref: DF/4079/TreeSurveyReport Rev B.</p> <p><i>Reason: To safeguard the trees to be retained o the site.</i></p>																																																			
5.	<p>The ground surfacing materials, detailed on the approved plans, shall be used and no others substituted.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>																																																			
6.	<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 dwellings or the completion of the development, whichever is the earlier, and any trees or plants which within a period of 5 years from the</p>																																																			

	<p>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.</p> <p><i>Reason: In the interest of the appearance of the locality.</i></p>
7.	<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.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>
8.	<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.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</i></p>
9.	<p>The external facing materials, detailed on the approved plans, shall be used and no others substituted with the prior written approval of the Local Planning Authority.</p> <p><i>Reason: To ensure that the materials used are visually appropriate to the locality.</i></p>
10.	<p>The development hereby permitted shall begin no later than two years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>