

Item A. 2	07/00447/REMMAJ	Permit Full Planning Permission
Case Officer	Caron Taylor	
Ward	Clayton-le-Woods And Whittle-le-Woods	
Proposal	Erection of 11 dwellings with associated parking, landscaping, roads and sewers,	
Location	Parcel H3 Buckshaw Village Euxton Lane Euxton Lancashire	
Applicant	Redrow Homes (Lancs) Ltd	
Background	<p>The application is the latest of a number of reserved matter applications at Buckshaw Village. Outline permission was granted at the site in 1997 and amended in 2002. The site as a whole is split between the administrative areas of South Ribble Borough Council and Chorley Borough Council. This application is entirely within the boundary of Chorley Borough Council (known as parcel H3).</p>	
Proposals	<p>The current proposal is to erect 11 dwellings, 7 detached and 2 pairs of semi-detached dwellings with associated parking, landscaping, roads and sewers.</p> <p>The application site is a small parcel, the northeast side of which abuts the east-west link road. The other sides of the site border with previously approved parcels, H1 & H2 to the north and west approved by permission number 05/00488/REMMAJ and parcel H4 approved by permission number 06/001056/FULMAJ to the south.</p> <p>The proposed dwellings front onto the link road and Lancashire Drive with parking provided in a rear courtyard area accessed off Lancashire Drive.</p> <p>The design philosophy reflects that of dwellings on the adjacent parcels. Traditional materials including brick, render and slate are proposed. The site is within a contemporary housing area with a period formal frontage as set out in the Buckshaw Village Master Plan and Residential Design Code.</p>	
Planning Policy	<p>GN2: Royal Ordnance Site, Euxton GN5: Building Design HS4: Design and Layout of Residential Developments TR4: Highway Development Control Criteria</p>	
Planning History	<p>97/509/OUT: Outline application for mixed use development (granted in 1999) 02/748/OUT: Modification of conditions on outline permission for mixed use development</p>	
Consultations:	<p><u>Lancashire County Highways:</u> No comments have been received at the time of writing the report. Any received before Committee will be placed on the addendum.</p>	

Director of Streetscene Neighbourhoods & Environment
Directorate:

The Waste Section of the Council originally commented that presenting waste and recycling in the rear courtyard might cause problems by bins blocking access to garages. Amended plans have been received and a collection area has now been provided for bins to avoid this problem.

Multi Agency Problem Solving (MAPS):

State that parking could be provided within the curtilage of the properties if they were re-orientated to face into the parcel, which would be better than cars being in a parking courts behind 1.8m high fences. This results in most natural surveillance being lost and goes against crime prevention measures.

United Utilities:

Have no objection subject to informatives.

Whittle-Woods Parish Council:

Have no comments to make.

**Third Party
Representations**

One letter has been received from a resident of Regiment Drive. The proposed properties will sit next to their property on the adjacent parcel H1 & H2.

They state that they support the overall application believing it to be an appropriate use of the land, in keeping with the existing housing areas surrounding it. However, they object to the fact that their property will be immediately adjacent to the proposed house on plot 285 and at present they have open views from their two kitchen diner windows on the east side of the house and enjoy a good level of light into the room. The proposed house on plot 285 is positioned directly in front of their kitchen windows and would significantly reduce light into the room and obscure any view. They suggest moving the proposed house forward nearer the road to avoid these problems.

Amended plans have been received moving this property forward as suggested and the resident have been re-consulted on them. No further comments have been received from them at the time of writing the report, any received will be placed on the addendum.

Assessment

Policy GN2 of the Adopted Chorley Borough Local Plan Review applies to the Royal Ordnance Site. This states that high quality and phased development will be permitted for purposes appropriate to the concept of an Urban Village. The site is allocated as a contemporary housing area in the Master plan approved under the outline permission and the Buckshaw Village Design Code. The Design Code states that contemporary housing areas will be characterised by modern estate development with roads, cul-de-sacs and country lane form of development to appear as more recent village expansion behind traditional streets. It will use standard house types with curtilage parking. Although the parking proposed is not provided in the curtilages of the properties the broad layout of the parcel is in keeping with the surrounding previously approved adjacent parcel. It is therefore considered that the proposals as amended accord with Policy GN2.

Policy GN5 covers building design and states that developments

should be well related to their surroundings with landscaping integrated into the scheme. The appearance, layout and spacing of new buildings should respect the distinctiveness of the area. As stated previously the proposals are considered to be in line with the Buckshaw Village Design Code. A condition requiring a detailed landscaping scheme to be submitted will be applied to any permission to ensure it is integrated into the scheme, especially where the parcel bounds the link road, in accordance with Policy GN5.

Policy HS4 lays down the criteria that residential developments should satisfy in terms of design and layout. The development on both sides of the parcel the subject of this application is contemporary housing, where housing of similar characteristics to that now proposed has been permitted.

Persimmon Homes have permission to build 77 dwellings on the parcel to the south (H4). It is considered that the proposals and their layout as proposed are in keeping with this parcel. The angled properties proposed at the junction of the east-west link road (Old Worden Avenue) with Lancashire Drive reflect the detached house on the opposite corner on parcel H4, creating an attractive turn into the development from the link road. The dwellings against the link road are set back with landscaping in front. The semi-detached properties with small front dormers proposed facing onto Lancashire Drive will face similar properties already given permission opposite on Parcel H4.

To the north the proposed properties will sit adjacent to parcel H1 & H2. The comments of the nearest neighbour on this parcel, as detailed above, have been taken into account. The property has been moved further forward on the plot to avoid impacting unduly on their kitchen windows. Although bringing the house on plot 285 forward will make it more visible in the streetscene, it is not considered this will be unacceptable as the dwelling next to it on parcel H1 & H2 is a large detached dwelling with an attached double garage extending from the front elevation. In addition the layout of parcel H1 & H2 results in this garage being a visual end to an access drive for several properties. The property now proposed to sit next to it will be viewed over the garage and will visually appear as a separate area of the development.

The dwellings against the link road are two-storey in line with properties on adjacent parcels. This also ensures the height of properties tapers out towards the east of Buckshaw Village as a whole towards Dawson Lane and the Green Belt, in which this parcel sits.

Amended plans have been received in response to concerns regarding the rear parking area. Turning the properties around by 180 degrees as suggested by MAPS is not considered an acceptable solution as this would result in the back of properties and their rear gardens facing the link road, unlike the adjacent parcels. The use of a rear parking court is unavoidable on this parcel due to the restrictions created by the already approved adjacent parcels. However, it has been altered to avoid the use of alleyways in the main from the rear gardens of properties into the parking area. Where this has been unavoidable, the alleyways have been gated so they are only accessible by the occupants of the houses they serve. In addition, a covered bin store has been

provided for residents on bin collection day, to avoid conflict between bins and parking.

Buckshaw Village is characterised by its dense development and the Council's interface distances between properties have been met, mainly as the properties back onto the parking court at the rear rather than onto other properties, the proposals therefore comply with Policy HS4.

Conclusion

It is considered that the proposal accords with Policies GN2, GN5 and HS4 of the Adopted Chorley Borough Local Plan Review and the Buckshaw Village Residential Design Code. The proposals are in keeping with the already approved parcels on either side and result in a consistent design and layout for the area. It is therefore recommended that permission be granted, subject to the conditions.

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. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab 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 plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, 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. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in writing by the Local Planning Authority. 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.

Reason: To ensure a visually satisfactory form of development, to provide reasonable standards of privacy to residents and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

4. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) 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.

5. 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 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; 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.

6. 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.

7. 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 and HS4 of the Adopted Chorley Borough Local Plan Review.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 2, Class A) (or any Order revoking and re-enacting that Order) no fences, gates or walls shall be erected within the curtilage of any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality and in accordance with Policy No HS4 of the Adopted Chorley Borough Local Plan Review.

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 and in accordance with Policy Nos. EP17 and EM2 of the adopted Chorley Borough Local Plan Review.

10. No development shall take place until details of the proposed 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 Nos. EP18 and EP19 of the Adopted Chorley Borough Local Plan Review.

11. The garages hereby permitted shall be kept freely available for the parking of cars, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995. The garages shall not be used for any trade or business purposes.

Reason: In order to safeguard the residential amenity and character of the area and in accordance with Policy No. HS4 of the Adopted Chorley Borough Local Plan Review.

12. Notwithstanding the provision of the Town and Country Planning (General Permitted Development) Order 1995 (Schedule 2, Part 1, Class F and Schedule 2, Part 2, Class B) or any Order revoking or re-enacting the Order, no hard surfacing shall be provided within any curtilage that is adjacent to a highway of any dwelling hereby permitted, nor shall any means of access to a highway be formed, laid out or constructed to any dwelling hereby permitted (other than those expressly authorised by this permission).

Reason: To protect the appearance of the locality, in particular to avoid the proliferation of frontage parking and in accordance with Policy No. HS4 of the adopted Chorley Borough Local Plan Review.

13. The approved plans are:

Plan Ref.	Received On:	Title:
BV-H3-11-02-001	21 May 2007	Site Layout
Design & Access Statement Page 12	5 April 2007	Building Plans
Design & Access Statement Page 13	5 April 2007	Building Plans
Design & Access Statement Page 14	5 April 2007	Building Plans
Design & Access Statement Page 15	5 April 2007	Building Plans
Design & Access Statement Page 16	5 April 2007	Building Plans
Design & Access Statement Page 17	5 April 2007	Garage Proposals
Design & Access Statement Page 18	5 April 2007	Garage Proposals

Reason: To define the permission and in the interests of the proper development of the site.
