

Item B.11	07/00563/OUT	Permit (Subject to Legal Agreement)
Case Officer	Mrs Nicola Hopkins	
Ward	Chorley North East	
Proposal	Outline application for the erection of 1No detached house max height to ridge 9m	
Location	Land South Of 1 Springs Road Chorley	
Applicant	Thistle Homes Ltd	

Additional Information

This application was deferred from Development Control Committee on 19th June to enable a site visit to be carried out. The recommendation remains unchanged.

Proposal

The application relates to the erection of 1 detached dwellinghouse on land adjacent to 1 Springs Road Chorley. This application relates to outline planning permission and proposes the siting of the dwelling and access to the site. An indication of the scale has also been provided and indicates that the property will be two storey with a maximum ridge height of 9 metres.

Details of the landscaping, design and full details of the scale will be submitted at the reserved matters stage if outline planning permission is granted.

Planning Policy

GN1- Main Settlements
GN5- Building Design and Retaining Existing Landscape Features and Natural Habitats
HS4- Design and Layout of Residential Developments.
TR4- Highway Development Control Criteria

Policy 7- Joint Lancashire Structure Plan

Planning Policy Statement 3: Housing

Planning History

07/00128/OUT- Outline application for the erection of a pair of 2 storey houses. Withdrawn March 2007

Representations

15 letters of objection has been received raising the following points:

- Further exacerbate the parking problems- the area is very congested
- Works of the nearby industrial estate park in Springs Road congesting the area
- The owners of a detached house are likely to have more than one car adding further to the congestion.
- Impact on parking and highway safety implications
- Building work will cause disruption
- Loss of views
- Overlooking
- Land not big enough to put up another house

- Pressure on drains and local amenities
- Subsidence problems
- Loss of garden space
- Type of people who will live there
- Flooding problems

Consultations

Lancashire County Council's Highways Engineer has raised concerns in respect of the length of the proposed car parking spaces.

Assessment

The proposal incorporates the erection of 1 detached dwellinghouse with two off street parking spaces. The application is an outline application and relates to the siting and access to the site. An indicative scale has also been included and proposes a two storey detached dwelling with a maximum ridge height of 9 metres.

The main issues of consideration are the appropriateness of the development and the impact on the surrounding area. The immediate area comprises of a predominantly residential area. It is considered that the erection of a dwellinghouse within the location will be in keeping with the character of this residential area.

The proposal will be located within the side garden area of 1 Springs Road. There are significant level differences across the site and as such a plan detailing the proposed levels has been submitted with the application. The proposal incorporates raising the land level slightly to incorporate a finished floor level of 9.52. This is very similar to the level of the road and slightly lower than the adjacent residential property. The rear garden area will retain a significant slope although there will also be available garden space located to the side of the property.

The only immediate neighbour to the property is 1 Springs Road which is a two storey end terraced property. The proposed dwelling will be located approximately 1.75 metres away from the side elevation of number 1. There are no windows in the side elevation of number 1 and it is not considered that the erection of a detached dwelling in this location will adversely impact on the neighbours amenities.

The proposed dwellinghouse will occupy land which the residents of 1 Springs Road currently use as garden area. The proposed development will result in the loss of this available amenity space however number 1 Springs Road still retains private amenity space to the rear of the property. As such it is not considered that the proposal will detrimentally impact on the neighbours amenities.

Concerns have been raised from neighbours in respect of the parking problems in the area. The proposed scheme however includes two off street parking spaces. There is existing dropped kerb access to the proposed parking spaces and it is considered that two off road parking spaces will be sufficient for one detached property. Lancashire County Council Highways Section have no objection in principle to the development however the length of the parking spaces is not sufficient and will result in cars overhanging the highway. The plans have subsequently been amended

increasing the length of the parking spaces in accordance with the Highway Engineers requirements.

It is considered that the proposal respects the character of the surrounding residential area and affords sufficient amenity space for the future residents. The proposal also takes into account the amenity of the existing residents. As such the proposal is considered to be acceptable in terms of Policy HS4.

**Recommendation: Permit (Subject to Legal Agreement)
Conditions**

1. Before the development hereby permitted is first commenced, full details of all reserved matters (namely the design, external appearance of the building and the landscaping of the site) shall be submitted to and approved in writing by the Local Planning Authority.

Reason: The permission is in outline only and in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.

2. This consent relates to the following plans:

Plan Ref.	Received On:	Title:
2007/07/01A	18 th June 2007	Site Plan and Section
2007/07/07	14 th May 2007	Site Plan

Reason: To define the consent and to ensure all works are carried out in a satisfactory manner.

3. The application for approval of reserved matters shall be accompanied by full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site), notwithstanding any such detail shown on previously submitted plans. 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.

4. An application for approval of the reserved matters must be made to the Council before the expiration of two years from the date of this permission and the development hereby permitted must be begun either before the expiration of three years from the date of this permission, or before the expiration of one year from the date of approval of the last of the reserved matters to be approved, whichever is the later.

Reason: Required to be imposed by Section 91 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, (Schedule 2, Part 1, Classes A to E), or any Order amending or revoking and re-enacting that Order, no alterations or extensions shall be undertaken to the dwellings hereby permitted, or any garage, shed or other outbuilding erected (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.

6. 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 plans) 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.

7. Before the development hereby permitted is first commenced full details of the means of foul water drainage/disposal shall have been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be occupied until the works for foul water drainage/disposal have been completed in accordance with the approved details.

Reason: To ensure proper drainage of the development and in accordance with Policy No. EP17 of the Adopted Chorley Borough Local Plan Review.

8. 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.

9. 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.

10. 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.
