

Item 3d	16/00242/REM
Case Officer	Adele Hayes
Ward	Chisnall
Proposal	Reserved matters application pursuant to outline planning permission 15/00596/OUT for the erection of 9 no. dwellings. Appearance, layout, scale and landscaping to be considered.
Location	H W Moon Ltd 56 Wood Lane Heskin Chorley PR7 5NU
Applicant	Warwick Construction (NW) Ltd
Consultation expiry:	29 April 2016
Decision due by:	7 May 2016

Recommendation

It is recommended that this application is approved subject to no material representations being received before the expiry of the consultation period (29 April 2016) and that the decision is delegated to the Chair and Vice Chair in consultation with the Executive Director of Public Protection, Street Scene and Community.

Proposal

1. The application site is located within the Green Belt on Wood Lane, close to the junction with Park Hall Road. It was formerly occupied by a Toyota dealership although the building has now been demolished. There are houses on The Warings to the rear and east of the site and residential properties to the west of the site on Wood Lane itself.
2. Outline planning permission was granted for the means of access to 9no. town houses in July 2013 and a subsequent application for the reserved matters was approved in May 2015.
3. A further application for planning permission for an additional dwelling, which will effectively result in 10 dwellings being built on site, in two blocks of 5no. dwellings, was approved in June 2015.
4. A Section 73 application involving variation of condition no.10 and removal of condition no.11 attached to the outline planning approval, both of which related to the Code for Sustainable Homes standards, was approved in August 2015.
5. The acceptability of the principle of the development has therefore clearly been established.
6. This application is a further reserved matters application submitted pursuant to the Section 73 consent and is for all reserved matters, namely layout, scale, appearance and landscaping of the development. There are no changes to the previously approved details and the application has been submitted for technical reasons only so that the reserved matters consent relates to the amended outline planning approval.

Representations

7. The application has been publicised by way of individual letters sent to the occupiers of neighbouring properties and a site notice has been displayed. As a result of this publicity no representations have been received.

Consultations

8. Lancashire County Council Highway Engineer – comment that there are no overriding highway objections to the proposed development subject to the imposition of conditions.
9. Heskin Parish Council have not made any comments.

Assessment

Principle of the development

10. The principle of redeveloping the site with housing has been established as being acceptable by the grant of outline planning permission in July 2013 and approval of the subsequent reserved matters and Section 73 applications.
11. This application is for the consideration of matters reserved for subsequent approval pursuant to the recent Section 73 application.

Design and character of the development

12. The proposed layout indicates that the front elevations of the proposed dwellings will be built on line with the front elevation of the existing hairdressing salon adjacent to the site and the terraced properties starting with number 48 Wood Lane providing a suitable relationship with the existing building line along this part of Wood Lane.

13. The dwellings will be built in two separate two storey terraces with access in between leading to a communal parking area with provision for 18 cars. Each dwelling will have three bedrooms.
14. The proposed scheme is considered appropriate in respect of its layout having regard to the character of its surroundings.
15. There are residential properties immediately adjoining the site to the south. The proposed layout of the dwellings has considered the relationship the new development will have with the existing properties and is acceptable.

Impact on the neighbours

16. The nearest residential properties to the site are those on The Warings that adjoin the site to the south. These are dormer bungalow properties, some with rear conservatories, with first floor rear windows facing towards the site. To the west is a single storey building operating as a hairdressing salon with a car park beyond. Number 48 Wood Lane is the nearest residential property to the west, it has no windows in its end gable and although it has a single storey rear extension with a small side facing window, this window will be screened from the proposed houses by the intervening existing hairdressing salon building. To the east are nos. 56 and 58 The Warings that face towards the side of the site. The only property opposite the site is High Barn Farm, which is set back from the road by over 30m. The Council's interface distances require there to be 21m between first floor facing windows, 10m between first floor windows and the boundaries with other properties they face and 12m between first floor windows and a blank wall. The proposed layout complies with these interface distances and therefore it is considered that the relationship with adjoining properties is acceptable.
17. The proposed boundary treatment to the rear of the site comprises a 1.8metre high timber fence.

Highway safety

18. The means of access to the site was approved at outline stage and comprises a single access to the site between the proposed terraces of houses. LCC Highways consider the access point and visibility from it to be acceptable. The footway and the kerbs in front of the development will be required to be reinstated to their original levels at the applicant's expense through the S278 agreement of the Highways Act 1980.
19. The proposed layout shows the provision of 20 no. parking spaces as it includes 2no. spaces for the additional single dwelling that was also been approved. The Council's standards require 2 spaces for two or three bed dwellings and accordingly the proposed car parking provision is adequate for the dwellings that are proposed.
20. In relation to the hairdressing salon next to the site, which has limited off road parking to the front, there is only one access proposed to the site. The Council cannot guarantee that future property owners will not be allowed to drop kerbs to the front of the properties in the future. Such works would require planning permission as Wood Lane is a classified road, but the Council cannot prevent such applications being made nor can it predetermine the outcome of such applications if they are made, which must be determined on their own merits in accordance with policies in force at the time such applications are made taking into account the advice of LCC as the Highways Authority.

Overall Conclusion

21. The reserved matters details are considered acceptable and indeed have been previously approved. The application is recommended for approval. The applicant is bound by the conditions placed on the outline permission.

Planning Policies

22. 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 Local Plan 2012-2026 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) and the development plan. The specific policies/ guidance considerations are contained within the body of the report.

Planning History

Ref: 87/00749/FUL **Decision:** PERFPP **Decision Date:** 1 December 1987
Description: Refurbishment and extension of existing car showroom

Ref: 90/00832/ADV **Decision:** PERFPP **Decision Date:** 6 November 1990
Description: Display of internally illuminated fascia signs and double sided freestanding illuminated forecourt sign

Ref: 02/00499/ADV **Decision:** PERADV **Decision Date:** 27 August 2002
Description: Display of illuminated and non-illuminated advertisement signs,

Ref: 03/01178/FUL **Decision:** PERFPP **Decision Date:** 13 January 2004
Description: Erection of 3m acoustic fencing at rear of 27 & 29 The Warings,

Ref: 07/00661/OUT **Decision:** WDN **Decision Date:** 31 July 2007
Description: Outline application for residential development of 9 town houses (layout & access only),

Ref: 08/00704/OUT **Decision:** WDN **Decision Date:** 18 November 2008
Description: Demolition of existing buildings and erection of 9 town houses

Ref: 13/00365/OUT **Decision:** PEROPP **Decision Date:** 10 July 2013
Description: Outline application for the demolition of existing buildings and erection of 9no. town houses (specifying access only).

Ref: 14/00352/DEMCON **Decision:** PERDEM **Decision Date:** 28 April 2014
Description: Demolition of structure above ground level of former showrooms, offices and workshops

Ref: 15/00281/REM **Decision:** PERRES **Decision Date:** 29 May 2015
Description: Reserved matters application pursuant to outline planning permission 13/00365/OUT for the erection of 9 no. dwellings. Appearance, layout, scale and landscaping to be considered.

Ref: 15/00282/FUL **Decision:** PERFPP **Decision Date:** 19 June 2015
Description: Erection of 1no. dwellinghouse

Ref: 15/00596/OUT **Decision:** PEROPP **Decision Date:** 10 August 2015
Description: Section 73 application to vary condition 10 (Code for Sustainable Homes) and to remove condition 11 (Carbon Reduction Statement) attached to outline planning approval 13/00365/OUT

Ref: 15/00683/DIS **Decision:** PEDISZ **Decision Date:** 25 September 2015

Description: Application to discharge conditions numbered 1 (time limit for submission of reserved matters), 2 (details of reserved matters), 3 (boundary treatments), 4 (surface water regulation), 5 (samples of materials), 6 (site access and highway improvement works), 9 (ground contamination) and 12 (parking provision for contractors) attached to outline planning permission 13/00365/OUT

Ref: 15/00684/DIS **Decision:** PEDISZ **Decision Date:** 25 September 2015

Description: Application to discharge conditions numbered 8 (estate phasing and completion), 10 (management and maintenance of streets), 11 (streets for adoption), 13 (construction plan) and 14 (site access and highway improvement works) attached to reserved matters consent 15/00281/REM

Ref: 15/00685/DIS **Decision:** PEDISZ **Decision Date:** 25 September 2015

Description: Application to discharge conditions numbered 9 (estate phasing and completion), 11 (management and maintenance of streets), 12 (streets for adoption), 14 (construction plan), 15 (site access and highway improvement works), 17 (ground contamination), 18 (samples of materials), 19 (surface water regulation), 20 (dwelling emission rate) and 21 (dwelling emission rate) attached to planning permission 15/00282/FUL

Ref: 16/00325/DIS **Decision:** REC **Decision Date:** Pending

Description: Application to discharge conditions numbered 1 (time limit for submission of reserved matters), 2 (details of reserved matters), 3 (boundary treatments), 4 (surface water regulation), 5 (samples of materials), 6 (site access and highway improvement works), 7 (ground contamination), 8 (Dwelling Emission Rate), 9 (Dwelling Emission Rate), 10 (SAP assessment) and 11 (parking provision for contractors).

Conditions

The following conditions are suggested:

No.	Condition									
1.	<p>The Development shall only be carried out in accordance with the approved plans, except as may otherwise be specifically required by any other condition of the outline planning permission or this approval of reserved matters.</p> <p><i>Reason: To define the permission and in the interests of the proper development of the site.</i></p>									
2.	<p>The proposed development must be begun not later than two years from the date of this permission.</p> <p><i>Reason: Required to be imposed by Section 92 of the Town and Country Planning Act 1990 as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.</i></p>									
3.	<p>The approved plans are:</p> <table border="1"> <thead> <tr> <th>Plan reference number:</th> <th>Title:</th> <th>Date received:</th> </tr> </thead> <tbody> <tr> <td>D146/P01</td> <td>Location Plan</td> <td>12 March 2016</td> </tr> <tr> <td>D146/P04</td> <td>Proposed Site Plan</td> <td>12 March 2016</td> </tr> </tbody> </table>	Plan reference number:	Title:	Date received:	D146/P01	Location Plan	12 March 2016	D146/P04	Proposed Site Plan	12 March 2016
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D146/P04	Proposed Site Plan	12 March 2016								

	D146/P05	Proposed Site Plan + Levels	12 March 2016
	D146/P07	Proposed Site Plan + Highway Works	12 March 2016
	D146/P06	Proposed Site Drainage Plan	12 March 2016
	D146/P09	Proposed Floor Plans – 5 Unit Block	12 March 2016
	D146/P10	Proposed Elevations – 5 Unit Block	12 March 2016
	D146/P03	Proposed Site Plan + Parking of Vehicles	12 March 2016
	D146/P12	Proposed Road & Highway Works Detail	12 March 2016
	<i>Reason: To define the permission and in the interests of the proper development of the site.</i>		
4.	<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.</p> <p><i>Reason: To ensure a visually satisfactory form of development and to provide reasonable standards of privacy to residents.</i></p>		
5.	<p>The development hereby permitted shall only be carried out in conformity with the proposed ground and building slab levels shown on the approved plans.</p> <p><i>Reason: To protect the appearance of the locality and in the interests of the amenities of local residents.</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 within the relevant Phase, 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, unless the Local Planning Authority gives written consent to any variation.</p> <p><i>Reason: In the interest of the appearance of the locality.</i></p>		
7.	<p>The car parking spaces shall be surfaced or paved, drained and marked out all in accordance with the approved plan before any dwellings are first occupied. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.</p> <p><i>Reason: To ensure adequate on site provision of car parking and manoeuvring areas.</i></p>		
8.	<p>No dwelling or dwellings shall be occupied until the estate street(s) affording access to those dwelling(s) has been completed in accordance with the Lancashire County Council</p>		

Specification for Construction of Estate Roads.

Reasons: To ensure that the estate streets serving the development are completed and maintained to the approved standard, and are available for use by the occupants, and other users of the development, in the interest of highway safety; to ensure a satisfactory appearance to the highways infrastructure serving the approved development; and to safeguard the visual amenities of the locality and users of the highway.