

Item	A.3	07/00818/REMMAJ	Permit Full Planning Permission
Case Officer	Mr Andy Wiggett		
Ward	Chorley South East		
Proposal	Reserved matters application for a revised scheme of the reserved matters approved under reference 06/00077/REMMAJ dated the 26 July 2006 for the construction of residential development comprising 56 dwellings, open space and associated infrastructure pursuant to outline planning permission reference 04/01457/OUTMAJ		
Location	Land 105m South East Of 1 Little Carr Lane Chorley		
Applicant	Mr John Jackson		
Proposal	<p>This application relates to a series of minor amendments to the approved reserved matters application for 56 dwellings on land at Little Carr Lane Chorley. The site extends to 1.29ha adjacent to Little Carr Lane and is roughly triangular in shape. The site was previously part of the land adjoining the former Vertex Training and Conference Centre and is accessed down the access road to the training centre. Construction of the dwellings is well underway and started at the front of the site with the 3 storey apartment blocks which are largely complete and is moving down the site where development has yet to commence. The amendments concern making the plans for the apartments consistent, substituting house types on two plots at the rear of the site where it fronts onto the training centre access road and removing balconies from the St James house type and adding Juliette balconies to the French windows. The finished floor levels have been reduced and fences and adjusted on plots adjacent to the substituted house plots.</p>		
Background:	<p>Planning permission was granted in outline in 2004 for the development and was concerned to have the development of short terraces of 2 and 2 1/2 storey houses beyond the apartments laid out around a central public space with the front elevations orientated towards it. The main doors and windows contribute to a traditional street scene and provide for natural surveillance of the public areas.</p>		
Policy	<p>In the Local Plan GN5 – Building Design HS4 – Design and Layout of Residential Developments</p>		
Planning History	<p>The only applications of immediate relevance are the outline permission 04/01457/OUT and the current reserved application the subject of these amendments.</p>		
Consultations	<p>The Parish Council have not commented.</p> <p>Neighbourhood Quality Team – Have requested that a condition be attached to deal with noise protection from the adjacent factory site and pumping station.</p>		

Representations None received

Applicants Case

The changes are considered necessary to ensure the effectiveness of the scheme.

Assessment

The proposals are minor changes to the approved development and will have no impact on the design concept of the scheme as negotiated at the reserved matters stage. The house type substitutions will use house types used elsewhere in the layout and the removal of the projecting balconies and replacement with Juliette balconies will mirror those used on other house types. The other changes are minor technical changes to bring the drawings into line with working drawings used during construction. The noise protection issue was not raised on the original reserved matters application and to impose it now would be not be reasonable considering that it would not apply to the other dwellings which make up a short terrace of six dwellings, the substitution being the end one.

Conclusion:

The proposal is accordingly recommended for approval. The changes are minor, have no impact on nearby residents and will be consistent with the design concept for the whole estate.

**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. The external facing materials detailed on the approved plan(s) shall be used and no others substituted without the prior written approval of the Local Planning Authority.

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.
