

Item A. 2 **08/00767/FULMAJ** **Permit Full Planning Permission**

Case Officer **Caron Taylor**

Ward **Clayton-le-Woods And Whittle-le-Woods**

Proposal **Amendments to the southern half of Parcel H4 (approved under 06/01056/FULMAJ) altering the layout and house types to accommodate 44 residential units comprising 15 No 2 bed houses and 29 No 3 bed houses**

Location **Land Parcel H4 Lancashire Drive Buckshaw Village Lancashire**

Applicant **Mr John Jackson**

The application has been brought to the Chairman's Briefing, as it is required to go to Committee as it is a major application.

Consultation expiry: 21st August 2008

Application expiry: 6th October 2008

Background The application relates to the southern half of Parcel H4 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.

Proposals Planning permission has already been granted to erect 77 dwellings on the parcel as a whole (35 on the southern half), with a mixture of 2, 2½ and 3 storey properties with associated garaging, roads and sewer works (ref: 06/01056/FULMAJ). The current proposal is for amendments to the southern half of the parcel altering the layout and house types to accommodate 44 residential units comprising 15 two-bed houses and 29 three-bed houses. The northern half of the parcel is already nearing completion.

The parcel is located to the east of the development that has been implemented to date, it is south of the parcel known as H1 and H2 and to the north of parcel H7 (the Debut 2 parcel) which have both been built.

The road layout of the southern half of the parcel remains largely the same as previously approved but with a larger turning head in the cul-de-sac. The main change being the house types substituted for smaller properties.

Each property will have two off road parking spaces, some in shared parking courts while others will have a tandem driveway. Two plots will have a garage with a parking space in front. The proposed properties are all two storey to be built of brick or render and tile materials.

Properties on the east boundary will face the link road to avoid prominent views of the rear of dwellings. A footpath link is maintained as previously approved between the development and

the link road close to where the bus stops will be provided to allow pedestrian access, increasing permeability of the site.

Planning Policy

GN2: Royal Ordnance Site, Euxton
GN5: Building Design
HS4: Design and Layout of Residential Developments
TR4: Highway Development Control Criteria

Joint Replacement Structure Plan 2001-2016: Policy 3 Strategic Locations for Development.

Planning History

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
06/00118/REMMAJ: Erection of 45 dwellings with a mixture of 2 & 2.5 storey properties with associated garaging, roads and sewer works, permitted May 2006
06/01056/FULMAJ: Erection of 77 dwellings and associated works, permitted 14 December 2006

Consultations:

LCC Highways: Comments mainly relate to technical adoption issues rather than directly to planning. These have been clarified with the Highways Authority and they are satisfied that no amendments need to be made to the scheme.

Head of Environmental Services: Requested a bin collection point be added in the parking court next to plot 244 for residents and suggested side access paths be added to allow front access for bin collection to some properties.

Chorley Community Safety Partnership: Agree with gating of rear service alleys and suggest a further one be added.

Environment Agency: Have no objection in principle to the proposed development.

United Utilities: The same conditions will be applied as requested on previously approved scheme.

Whittle-le-Woods Parish Council: No comment

Third Party Representations

None received

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 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. Although the application proposes an increase of 9 properties on the southern half of the parcel than previously approved it is considered acceptable in terms of layout and design. The application has been the subject of pre-application discussions and various amendments were made prior to submission, including the use of more semi-detached properties rather than mews against the boundary with the link road to visually reduce the density. The parcel to the south now built is parcel H7 the high density Debut 2 scheme and as the original northern half of parcel H4 (also built) is larger properties, the application proposal will act as a transition zone between the two therefore sitting comfortably between the two developments. House types that 'turn the corner' have also been substituted prior to submission to avoid strong views of the rear of properties.

The proposed scheme results in a density of 42 dwellings per hectare, which although more than the guidance for the density on contemporary housing parcels as set out in the Buckshaw Design Code, is considered acceptable on this particular site given the transition it will give between the larger properties to the north and the higher density Debut scheme to the south.

The layout of the parcel and orientation of the properties ensures that the interface distances between properties are met and the proposals therefore comply with Policy HS4. Due to some mews house types being used, specifically in the cul-de-sac, rear service alleyways have had to be used to allow the bins to be collected. These have been gated so they are only accessible to residents and an additional one added at the request of the Police Liaison Officer.

Policy TR4 outlines the highway development control criteria. The Highways Authority is satisfied with the current layout. Some parking spaces have been rationalised at the request of the case officer to avoid car parking spaces in front of one property belonging to another property. Front access for bins for all houses around the main rear parking court has been secured which is considered a more preferable arrangement as it will prevent disputes over the ownership of bins and conflicts between bins and vehicles. The house types proposed are all two and three bedrooms and every property has two parking spaces, which complies with the Councils guidelines. It is therefore considered that the layout complies with Policy TR4 policy in terms of access, parking, garaging and access for servicing and emergency vehicles.

Conclusion For the reasons above, the application is recommended for approval subject to 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 full details of the colour, form and texture of all external facing materials to the proposed building(s) (notwithstanding any details shown on the 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. Unless otherwise agreed in writing, before the dwellings hereby permitted are occupied the bin collection point next to plot 244 shall have been erected as shown on Site Layout Plan Drawing Number 2307-101P and shall be retained at all times thereafter.

Reason: To ensure sufficient storage for bins and in accordance with Policy TR4 of the Adopted Chorley Borough Local Plan Review.

8. Unless otherwise agreed in writing 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.

9. 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.

10. 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

11. Notwithstanding the provisions 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.

12. Unless otherwise agreed in writing, before the dwellings hereby permitted are occupied the gates serving the alleyways shall have been erected as shown on Site Layout Plan Drawing Number 2307-101P and shall be retained at all times thereafter.

Reason: To ensure a safe environment for residents and in accordance with Policy HS4 of the Adopted Chorley Borough Local Plan Review.

13. 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.
