

Item A. 3	08/00890/FULMAJ	Permit Full Planning Permission
Case Officer	Mrs Helen Lowe	
Ward	Astley And Buckshaw	
Proposal	Amendment to site layout and substitution of house types on plots 86-95 approved under application 06/00991/FULMAJ,	
Location	Part Parcel F Main Street Buckshaw Village Lancashire	
Applicant	Rowland Homes Ltd	
Background	<p>The application proposes an amendment to the layout of part of a previously approved parcel on Buckshaw Village (application ref. 06/00991/FULAMJ). 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 (part of an area known as parcel F).</p>	
Proposal	<p>This application proposes the replacement of 15 three bedroomed mews properties, with 10 four bedroomed detached dwellings. All the house types to be used have been previously approved elsewhere on this particular parcel. The road layout will remain unchanged. On the previous approval the dwellings were served by a parking court to the rear, in this application each dwelling is provided with its own private drive and integral garage.</p> <p>The parcel is located within an area identified as a contemporary housing parcel in the Residential Design Code, to the south and west of the village street section of the site.</p>	
Planning Policy	<p>The following policies from the Adopted Chorley Borough Local Plan Review are considered appropriate;</p> <p>GN2: Royal Ordnance Site, Euxton GN5: Building Design HS4: Design and Layout of Residential Developments TR4: Highway Development Control Criteria</p> <p>The following policy from the Joint Replacement Structure Plan 2001-2016 is also applicable: Policy 3 Strategic Locations for Development</p> <p>The following national planning guidance is also considered relevant: PPG3: Housing</p>	
Planning History	<p>9/97/00509/OUT: Outline application for mixed use development (granted in 1999)</p> <p>9/02/00748/OUT: Modification of conditions on outline permission for mixed use development (granted December 2002)</p>	

9/06/00658/FULMAJ: Residential development comprising for 125 dwellings together with associated infrastructure (comprising 36 apartments and 89 houses) was withdrawn in 2006

9/06/00991/FULAMJ: Resubmission of residential development comprising of 123 dwellings together with associated infrastructure (approved November 2006)

9/08/00502/FULMAJ: Amended site layout for application 06/00991/FULMAJ. Substitution of house types on plots: 60-62, 66-69, 73-75 and 78-82 of residential development (approved August 2008)

Consultees Responses

LCC (Highways): No comments received

Director of Neighbourhoods (Waste Management): No objections

Community Safety Partnership: No comments received

Third Party Representations

None received

Applicant's Case

The applicant has put forward the following in support of their proposal:

- The proposals would add to the range of accommodation on offer and cater for current housing market demands;
- The architectural character of this part of Buckshaw Village will be maintained in the style of houses.

Assessment

This application would reduce the overall number of dwellings on this parcel to 99 dwellings. Initially 106 dwellings were approved under application 06/00991/FULAMJ, this was reduced to 104 earlier this year under 08/00502/FULMAJ. The current application would reduce the density of the overall parcel to 41.25 dwellings per hectare (the parcel was originally approved at a density of 44 dwellings per hectare). The figure in the Design Code for contemporary housing areas of 25-35 dwellings per hectare. It was determined when the previous application was decided that in that instance a higher density was acceptable. The parcel is located close to the centre of the site, adjacent to the higher density Village Street area, rather than on the periphery of the site adjoining the Green Belt.

Since the previous application was approved the Council has sought to achieve the parking standards outlined in the emerging Regional Spatial Strategy. These state that off street parking should generally be provided at a ratio of 2 spaces for a two or three bedroomed dwelling and 3 spaces for a larger dwelling. This application provides each dwelling with three off road parking spaces (double driveway and integral garage). This is considered to represent a considerable improvement, both in terms of design, prevention of crime and level of parking to be provided. The previous approval provided for 17 spaces for 15 dwellings in a rear courtyard.

On previous approvals due to the high density of the site and the small amounts of private amenity space available to some dwellings it was considered appropriate to attach a condition

removing permitted development rights for extensions and outbuildings on this development. These dwellings have larger curtilages and it is considered that it would be unreasonable to attach such a condition.

Conclusion It is considered that the proposal generally accords with Policies GN2, GN5 and HS4 of the Adopted Chorley Borough Local Plan Review and the Buckshaw Village Residential Design Code and it is recommended that permission be granted.

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 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.

3. 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.

4. 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.

5. 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 amending or revoking and re-enacting that 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 authorized 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. The integral/attached garages shall be kept freely available for the parking of cars and shall not be converted to living accommodation, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995.

Reason: To ensure adequate garaging/off street parking provision is made/maintained and thereby avoid hazards caused by on-street parking and in accordance with Policy No. TR8 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.
