

**Item A.1**                      **08/00949/FULMAJ**                      **Permit Full Planning Permission**

**Case Officer**                      **Miss Lyndsey Cookson**

**Ward**                                      **Chorley South West**

**Proposal**                              **Substitution of house types on plots 8 - 15 and plots 80 - 87 and amendment to site layout approved under application 06/00580/FULMAJ**

**Location**                              **Gillibrand Hall Grounds Grosvenor Road Chorley**

**Applicant**                              **Chris Greenall**

**Application No.**                      **08/00949/FULMAJ**

**Consultation expiry: 5<sup>th</sup> November 2008**

**Application expiry: 3<sup>rd</sup> December 2008**

**Proposal**                              This application proposes the substitution of house types on plots 8 - 15 and plots 80 - 87 and amendment to site layout approved under application 06/00580/FULMAJ on land at Gillibrand Hall Grounds, Grosvenor Road, Chorley.

**Site Description**                      The application site lies to the west of Grosvenor Road, to the south of Rookery Close, and to the east of Burgh Wood Way and Folly Wood Drive, Gillibrands. It is approximately 0.23 hectares, split into two areas either side of Gillibrand Hall, and within a heavily wooded area. Plots 8-15 are located to the south of the Hall; while plots 80-87 are located to the north. Each area would be accessed from Folly Wood Drive. In the centre of the site and to the right of the proposed changes is Gillibrand Hall Nursing Home (Grade II Listed Building), which dates back to the mid 19<sup>th</sup> century. Development works to implement other phases are ongoing to the south and east.

**Background**                              Gillibrand Hall received outline planning permission in July 2000 (ref: 00/00166/OUT). A number of outline permissions have been granted to extend the time period. The Reserved Matters approval was granted to erect 87 dwellings with garages and associated roads, sewers and landscaping works in May 2006 (ref: 06/00580/REMAJ). It is proposed to substitute two-storey terraced 'workers cottage' style dwellings for the existing approved two-storey apartment blocks 2 and 12. In addition, two detached types are proposed; Plot 8 (groundkeeper's cottage) and Plot 85 (coach house). Originally both blocks were orientated with main aspects and elevations facing Gillibrand Hall and its grounds, reflecting the idea of working dwellings servicing the Hall and its grounds in the past.

**Summary**                                      The plot substitutions reflect the scale and massing of the previously approved scheme, the character and style of the original design philosophy, and reinforce the 'working cottages' theme supporting Gillibrand Hall. Off-street parking would not be compromised and each dwelling (with the exception of Plot 85 which is a flat) would have adequate private amenity space. Both approach routes would have a strong elevation approach.

Amended plans have been received which involve re-siting Plot 8 and changing the house type to improve neighbour amenity, re-sizing the garden curtilages and installing an additional window into Plot 85 to improve surveillance of the car park area. The close relationship between the buildings and trees has been established in previous permissions.

**Policy**

PPG15, GN1, GN5, GN8, HS1, HS4, EP9, EP10, TR4

**Planning History**

00/00166/OUT – Outline application for residential development and associated roads, sewers and public open space. Permitted.  
01/00637/REM – Reserved matters application for erection of 70 dwellings, associated roads and public open space. Withdrawn.  
03/01017/FULMAJ - Modification of condition no 1 to 9/00/00166/OUT to extend the period for the submission of all reserved matters until 3/11/05. Permitted.  
03/00522/REMMAJ – Erection of 87 dwellings, associated roads and public open space. Permitted.  
05/00969/OUTMAJ – Modification of condition no 1 of 03/1017/FUL to extend the period for the submission of reserved matters until 3/11/2007. Permitted.  
06/00580/REMMAJ - Erect 87 No dwellings with garages and associated road, sewer and landscaping works. Permitted.

**Consultation**

**LCC Highways** – No further comments. A S38 agreement will remedy any defaults.

**CBC Urban Design/Conservation** – The proposed substitute dwellings are in keeping with the rest of the development. Elements of the proposal are close to the trees and there are areas of parking not overlooked. Houses fronting Gillibrand Hall means that they are accessed from the rear through a car parking courtyard and a series of back garden boundaries. The architectural design and materials should be designed and finished to reflect the character of Gillibrand Hall.

**CBC Arboricultural Officer** - The proposed plot substitutions are no closer to the trees on site than the ones on the original plan and as such, should have no greater effect upon them. No objections.

**CBC Waste/Contamination Officer** – No concerns from a waste collection perspective.

**Assessment**

The principle of residential development on this site has already been established. The key issues to consider are design and appearance, impact of the setting of Gillibrand Hall, trees and landscaping, access and parking, and residential amenity.

Design & Appearance

The two-storey terraced 'workers cottage' style dwellings would be in keeping with the scale of existing types within the approved development. Ten of these dwellings would have two bedrooms, front onto the Hall, and be accessed from the rear. The end dwelling in the northerly phase would have three bedrooms with an easterly orientation to provide a strong elevation approach. In addition, two detached units are proposed; a two-bedroom flat above a garage and vehicular access in the northerly phase to replicate a 'coach house' design concept, and a two-storey three bedroom dwelling in the southerly phase to replicate a 'gardeners cottage' design concept. A triple garage block is proposed to the south of plots 12, 14 and 15 to provide a strong elevation approach and screen the rear of the properties. The materials proposed are those agreed on previous applications. Each

dwelling would have sufficient private amenity space, and open aspects to the front of the buildings would enhance this amenity.

#### Impact on the setting of the listed building

PPG15 advises that consideration must be given as to whether a scheme preserves and enhances the character/setting of listed buildings. Gillibrand Hall is set within what would have been the former landscaped garden areas, which contain woodland areas, the majority of which are covered by tree preservation orders. In essence the Hall is situated with large open spaces around it. The principle of development fronting the northerly and southerly boundary has been accepted with the approval of the apartment blocks, and the proposed terraced dwellings on an almost identical footprint would not have a greater scale or massing. Design characteristics agreed in the original submission have been retained to respect the Hall. The proposal would not have a greater impact on the listed building and complies with PPG15.

#### Trees & Landscaping

The proposed development is sited in close proximity to the trees (many of which are protected) however this close relationship has already been established and agreed in previous applications. The footprint of terraced dwellings would not come closer to the row of trees along the westerly boundary than the apartment blocks. The detached buildings would not come closer to woodland areas to the north and south than this agreed relationship. The distance between the trees and access roads/car parking areas would remain unchanged. As such, it is not considered a refusal could be justified despite the close proximity to the protected trees, which the Council's Arboricultural Officer concurs with. Soft landscaping will be incorporated within both phases to soften the impact of the development and enhance its setting.

#### Access and Parking

The existing access formation off Folly Wood Drive remains unchanged, as does the car parking area in the northerly phase. Twelve parking spaces would be retained, in addition to a garage proposed for Plot 85. This would be sufficient for the number and scale of properties proposed, and is indeed an improvement on the agreed parking ratio for the apartment block. Twelve parking spaces would also be retained in the southerly phase, which includes a triple garage block. This equates to 1 space for the two-bedroom dwellings, two spaces for the three-bedroom dwellings and three visitor parking spaces. One of the spaces is designated for plot 6 (located nearby to the south), as agreed previously. This ratio is considered to be acceptable and would not compromise off-street parking or highway safety. Each Plot would have its own bin storage area, and whilst a bin lorry would not be able to travel under the archway in the northerly phase, the Officer is satisfied that bins could be collected from the access drive and raises no objection.

#### Impact on Residential Amenity

The footprint of the terraced dwellings in the northerly phase would not extend closer to existing properties to the north and west than the apartment block, and there are no windows proposed in the west facing gable elevation of Plot 84. The easterly elevation of Plot 80 would be sited approximately 90m from the closest facing properties on Old Wood Close to the east, and Plot 85 would be sited approximately 50m from the closest

facing properties on Rookery Close to the north, and would have no adverse impact. The footprint of the terraced dwellings in the southerly phase would not extend closer to existing properties to the west and south than the apartment block, and there are no windows proposed in the west facing gable elevation of Plot 9. No.3 Folly Wood Drive to the west of the site would be more affected by the revised proposal, as Plot 8 is proposed 6m from the adjoining boundary at its closest point. The first floor windows facing this property would be obscure glazed to prevent adverse overlooking, the building would be sited to the north-east of the property thus there would be minimal loss of light, No.3 would not directly look out onto the proposed dwelling, and there are a number of trees on the adjoining boundary to soften the impact. Therefore, this relationship is considered to be acceptable and Plot 8 would not adversely affect the residential amenities of these occupiers. A boundary treatment plan has been submitted, which shows that the privacy of existing and future occupiers would be safeguarded.

Residents on Rookery Close have concerns with the potential access from the parking area serving Plots 80-87, through the trees, down the side of Gillibrand Hall Barn and onto Rookery Close. Subsequently, they have asked if fencing could be incorporated along the northerly boundary between the development and the trees. As there was no such provision within the latest approved reserved matters scheme, and the car parking area and boundary treatment surrounding this area are relatively un-changed, there are no grounds to insist on this fence provision. Rather, it would have to be a gesture of goodwill. The developer's response is that they feel it is unnecessary, and of no benefit to the scheme, to provide a fence surrounding the car parking area and effectively closing off this wooded area from within the site. The site has been designed around and benefits from the heavily wooded areas, and they feel these areas should be kept open in keeping with the remainder of the site.

**Conclusion:** The proposal satisfies the requirements of national and local plan policy. It is acceptable in terms of design, scale and layout, impact on the listed building, trees and landscaping, access and parking arrangements, and neighbour amenity. The application is therefore recommended for approval.

**Recommendation: Permit Full Planning Permission  
Conditions**

1. Means of vehicular access to the development, including all construction traffic but excepting emergency access, shall only be taken from the site referred to as HS1.6 in the Chorley Borough Local Plan Review and the Gillibrand Link Road as identified in Policy TR3.1 of the Chorley Borough Local Plan Review, in accordance with Policy HS2 of the Chorley Borough Local Plan Review. Details of the emergency access to the site shall include the measures to be implemented to ensure that this access is only available for use in an emergency. The approved measures shall be implemented in full prior to the occupation of any dwelling.

*Reason: In the interests of highway safety on Rookery Close, Grosvenor Road and Thirlmere Road, and in accordance with Policy No's. HS2 and TR3.1 of the Chorley Borough Local Plan Review.*

2. 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.*

3. 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.*

4. 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.*

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008, (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 residential amenity in accordance with Policy Nos. GN5 and HS4 of the Adopted Chorley Borough Local Plan Review.*

6. The development hereby permitted shall only be carried out using the approved external facing materials illustrated on the materials schedule submitted with the application.

*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.*

7. Surface water must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system, unless otherwise agreed in writing by the Local Planning Authority.

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

8. 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.*

9. The integral garage on Plot 85 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.*

10. 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.*

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