

APPLICATION REPORT – 18/00773/FUL

Validation Date: 28 August 2018

Ward: Lostock

Type of Application: Full Planning

Proposal: Erection of 1no. pair of semi-detached dwellings

Location: 127A Station Road Croston Leyland PR26 9RP

Case Officer: Amy Aspinall

Applicant: Mr JOHN ROBINSON

Agent: N/A

Consultation expiry: 19 September 2018

Decision due by: 22 November 2018

RECOMMENDATION

1. Permit full planning permission.

SITE DESCRIPTION & PROPOSED DEVELOPMENT

2. The application site is comprised of a plot of land off Station Road which currently benefits from planning permission for 1no. detached dwellinghouse. The site is situated wholly within the settlement boundary of Croston, as defined by the Chorley Local Plan Policies Map.

REPRESENTATIONS

3. 4no. representations have been received citing the following grounds of objection:

- The road has been adopted insufficiently
- Highways safety impact / further impact on vehicular access
- Indiscriminate parking occurring
- Insufficient width of footways / road
- Increase in vehicle users
- Limited parking / Station Road at maximum capacity
- Issues with maintenance trucks
- More traffic will be dangerous for children accessing the park
- Increased parking is required

CONSULTATIONS

4. Croston Parish Council – Object on the following grounds:

- 1) Unacceptably high density and overdevelopment of the site.
- 2) The additional vehicle movements would add to existing problems in what is an extremely congested area of Station Road.

5. CIL Officers: Comment that the development is CIL liable.

6. Lancashire Highway Services: Have no objection.

7. United Utilities: Have no objection subject to drainage conditions recommended.

8. Environment Agency: Have no objection subject to adherence with the FRA mitigation measures.

PLANNING CONSIDERATIONS

Principle of development

9. The acceptability of the principle of residential development on this site has already been established under an earlier planning permission (16/00292/FUL) for a detached 4 bedroom dwellinghouse (known as plot 11). The current application seeks to substitute the house type of plot 11 with a pair of semi-detached dwellings.

10. The key issues to consider in the determination of this application are set out in the report below.

Design

11. The proposed development would be sited on the same footprint as the detached dwellinghouse approved under planning permission 16/00292/FUL. Parking would be provided to the frontage of the properties, in line with other semi-detached properties approved as part of the wider development. The overall scale, design and appearance of the wider estate would also be followed through in this proposal.

12. In design terms, the proposal is of an acceptable scale and appearance and would not be harmful to the character and appearance of the area, or the setting of the adjacent conservation area, over and above the original permission. The proposed development accords with Chorley Local Plan policy BNE1 in respect of design considerations.

Amenity

13. There would be no adverse amenity impacts over and above the original permission 16/00292/FUL, having regard to Chorley Local Plan policies BNE1 (b).

Highways

14. A number of objections have been received which raise concerns regarding highways safety matters and parking provision.

15. The proposal is to substitute a 4 bedroom dwelling with 2no. 3 bedroom properties. The Council's parking standards require 2no. parking spaces for 3 bedroomed dwellings and the application achieves this requirement within the site. Lancashire County Council have assessed the application and have raised no objection to the proposal.

16. The proposal accords with Chorley Local Plan policy BNE1 (d) in respect of highways safety matters.

Public open space

17. Chorley Local plan policy HS4 requires public open space contributions for new dwellings to be provided in order to overcome the harm of developments being implemented without facilities being provided. However, the National Planning Practice Guidance (NPPG) post-dates the adoption of the Local Plan and states that planning obligations should not be sought from developments of 10 or less dwellings and which have a maximum combined floorspace of no more than 1000 square metres.

18. In the determination of planning applications, the effect of the national policy is that although it would normally be inappropriate to require any affordable housing or social infrastructure contributions on sites below the thresholds stated, local circumstances may justify lower (or no) thresholds as an exception to the national policy. It would then be a matter for the decision-maker to decide how much weight to give to lower thresholds justified by local circumstances as compared with the new national policy. The Council must determine what lower thresholds are appropriate based on local circumstances as an exception to national policies and how much weight to give to the benefit of requiring a payment for 1 or 2 dwellings.

19. It is considered that the benefit of securing a public open space contribution on the basis of one or two additional dwellings would not be sufficient or carry significant weight to outweigh the national policy position. The benefit to the Council is the delivery of improvements to play space, however the cost of managing the end to end process of delivering those improvements is high and not commensurate to the benefit. The likely success of delivering improvements is also in doubt due to the difficulty of identifying schemes to pool small amounts of money secured through Section 106 agreements. Therefore, a public open space commuted sum is not requested for this scheme.

Flooding

20. The updated Environment Agency Flood Maps for planning identifies that the site is situated in flood zone 3 in an area that benefits from flood defences. The application is accompanied by a Flood Risk Assessment (FRA) and the Environment Agency has raised no objection, subject to adherence to the FRA recommendations. In addition, residential development has already been approved on this plot and therefore the principle of the development in the flood zone is not for reassessment as part of this application.

CONCLUSION

21. The application proposes a sustainable form of development and accords with the relevant policies of the Development Plan. The application is recommended for approval.

Suggested conditions

To follow on the addendum

RELEVANT POLICIES: 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 proposal has had regard to guidance contained within the National Planning Policy Framework (the Framework) and the development plan. The specific policies/guidance considerations are contained within the body of the report.

RELEVANT HISTORY OF THE SITE

Ref: 80/00443/CLEUD **Decision:** WDN **Decision Date:** 20 June 1980
Description: Established Use Certificate - Builders Yard

Ref: 80/00652/FUL **Decision:** PERFPP **Decision Date:** 4 August 1980
Description: Change of use of shop to office and extension to bungalow

Ref: 80/00674/FUL **Decision:** PERFPP **Decision Date:** 18 August 1980
Description: Change of use of general industrial and builders yard to builders yard

Ref: 12/00628/FUL **Decision:** WDN **Decision Date:** 20 August 2012
Description: To demolish the existing dwelling (127a) and other out buildings situated on the site and construct a replacement dwelling fronting Station Road and also 5 further dwellings to

form a small residential street on the rest of the application site, with associated access road, driveways, private gardens and communal landscaping.

Ref: 12/00629/CON **Decision:** WDN **Decision Date:** 20 August 2012
Description: To demolish the existing dwelling (127a) and other out buildings situated on the site (development associated with 12/00628/FUL).

Ref: 12/00942/FUL **Decision:** PERFPP **Decision Date:** 12 December 2012
Description: Application to demolish the existing dwelling (127a) and other out buildings situated on the site and to build a replacement dwelling fronting Station Road and also 4 further dwellings to form a small residential street on the rest of the application site, with associated access road, driveways, private gardens and communal landscaping (resubmission of withdrawn application ref: 12/00628/FUL)

Ref: 12/00943/CON **Decision:** PERCAC **Decision Date:** 12 December 2012
Description: Application for Conservation Area Consent to demolish the existing dwelling (127a) and other out buildings situated on the site (development associated planning application 12/00942/FUL). Resubmission of withdrawn application 12/00629/CON.

Ref: 13/00496/FUL **Decision:** WDN **Decision Date:** 27 June 2013
Description: Residential development to land at 127A Station Road Croston to include conversion of the existing bungalow to form two dwellings and the erection of five new dwellings with associated access road, driveways, private gardens and communal landscaping

Ref: 13/01100/FUL **Decision:** WDN **Decision Date:** 13 January 2014
Description: S.73 Application to vary condition 3 to consent granted under 12/00942/FUL to : Retention of existing bungalow and erection of 4 detached dwelling houses on former builders merchants yard.

Ref: 14/00315/FUL **Decision:** PERFPP **Decision Date:** 4 November 2014
Description: Residential development to land at 127A Station Road Croston to include retention of the existing bungalow and the erection of four new dwellings with associated access road, driveways, private gardens and communal landscaping (Resubmission of withdrawn application: 13/00496/FUL)

Ref: 15/00953/FULMAJ **Decision:** PERFPP **Decision Date:** 14 July 2016
Description: Application for the construction of nine dwellings with associated access road, driveways and private gardens and the refurbishment and extension of the existing bungalow at 127a Station Road (to include the addition of a first floor and new roof), following demolition of existing buildings.

Ref: 15/01040/OUT **Decision:** PEROPP **Decision Date:** 14 July 2016
Description: Outline application for the construction of a single dwelling with associated parking with all matters reserved

Ref: 16/00292/FUL **Decision:** PERFPP **Decision Date:** 6 February 2017
Description: Erection of single detached dwelling with integral garage and associated parking following demolition of existing storage building (Plot 11).

Ref: 16/00958/DIS **Decision:** PEDISZ **Decision Date:** 19 December 2016
Description: Discharge of conditions 8 (Management and Maintenance Plan for the Sustainable Drainage System), 12 (Land Contamination Report), 15 (Facing Materials), 16 (External Joinery), 18 (Boundary Treatments) and 19 (Hard Landscaping) re 15/00953/FULMAJ (Application for the construction of nine dwellings with associated access road, driveways and private gardens and the refurbishment and extension of the existing bungalow at 127a Station Road (to include the addition of a first floor and new roof), following demolition of existing buildings).

Ref: 16/01032/REM **Decision:** PERFPP **Decision Date:** 31 January 2017

Description: Application for Approval of Reserved Matters (Access, Appearance, Landscaping, Layout and Scale) following the grant of Outline Planning Permission (15/01040/OUT for the Construction of a single dwelling with associated parking - Plot 3).

Ref: 16/01092/DIS **Decision:** PEDISZ **Decision Date:** 15 December 2016

Description: Application to discharge conditions 5 (lighting plan), 6 (Biodiversity Enhancement) and 14 (Dwelling Emission Rate) attached to permission granted under 15/00953/FULMAJ (Construction of nine dwellings with associated access road, driveways and private gardens and the refurbishment and extension of the existing bungalow at 127a Station Road (to include the addition of a first floor and new roof), following demolition of existing buildings)

Ref: 17/00299/DIS **Decision:** PEDISZ **Decision Date:** 21 April 2017

Description: Discharge of conditions 4(Lighting Plan), 5(Biodiversity Enhancement), 7(Drainage), 11(Contamination), 13(Dwelling Emission Rate), 14(Materials), 15(Fenestration), 17(Hard Landscaping) and 18(Boundary Treatments) regarding 15/01040/OUT (Outline application for the construction of a single dwelling with associated parking with all matters reserved).

Ref: 17/00434/MNMA **Decision:** PEMNMZ **Decision Date:** 15 May 2017

Description: Non-Material Amendment following the grant of planning permission (16/01032/REM - erection of one dwelling) to slightly enlarge the proposed kitchen.

Ref: 17/00811/MNMA **Decision:** PEMNMZ **Decision Date:** 29 August 2017

Description: Minor Non-Material Amendment following the grant of planning permission: 15/00953/FULMAJ (for the Erection of 9 dwellings with associated access road, driveways and private gardens and the refurbishment and extension of the existing bungalow to include the addition of a first floor) to amend the facing materials for the bungalow.

Ref: 17/00812/FULMAJ **Decision:** PERFPP **Decision Date:** 8 November 2017

Description: Application for Minor Material Amendment (Section 73) following grant of planning permission for application 15/00953/FULMAJ for the substitution of plots 8, 9 & 10 currently a left hand York semi, a right hand York semi and an Ascot detached house for Newbury detached, a right hand York semi and a left hand York semi-detached house respectively.