

APPLICATION REPORT – 18/00746/FUL

Validation Date: 21 August 2018

Ward: Adlington And Anderton

Type of Application: Full Planning

Proposal: Erection of 1no. dwelling, detached garage and access

Location: Land Adjacent To 1 Melling Close Bolton Road Adlington

Case Officer: Amy Aspinall

Applicant: Stewart Milne Homes

Agent: N/A

Consultation expiry: 20 December 2018

Decision due by: 14 December 2018

RECOMMENDATION

1. It is recommended that the application is approved subject to conditions.

SITE DESCRIPTION & PROPOSED DEVELOPMENT

2. The application site falls wholly within the settlement boundary of Adlington in a predominantly residential area. It is comprised of a parcel of land between 62A Bolton Road and 1 Melling Close, and forms part of the residential development to the rear. The site is currently fenced off with part of it laid to hardstanding. Under planning permission 15/00506/REMAJ (the reserved matters) the site is identified as a cycle / footpath link to Bolton Road.

3. An amendment to a short section of the alignment of the cycle /footpath link where it crosses the current application site has been approved under application 18/00729/MNMA. This current proposal does not affect the provision of that cycle /footpath link

REPRESENTATIONS

4. 3no. representations have been received citing the following grounds of objection:
 - Site was earmarked for a cycle way / footpath
 - Site was earmarked for green infrastructure with planting and shrubbery – this would greatly enhance the street scene of Bolton Road
 - Site is adjacent to a protected tree
 - Block light to adjacent houses
 - Not in-keeping with the area / impact on street scene
 - Increased traffic / congestion /drive way on a bend / impact on other highway users/ proximity of driveway to existing side road
 - Impact on culverted stream running through the site
 - Impact on lounge window, two kitchen windows and two open air recreational areas (decking and a patio) of 62A Bolton Road / proximity to 62A Bolton Road / reduction of light, invasion of privacy, interference with recreation
 - Land contamination

- Original plans should remain / house was not shown on the original plans
- Impact on wildlife

CONSULTATIONS

5. Adlington Town Council – Have commented that they would like to ensure that the proposal will not affect any alternative access route for emergency vehicles if the main Rossendale Drive entrance to the housing development is blocked. In the original plans the emergency access/exit was shown as via the lane alongside Huyton Terrace. The Council would like confirmation that plans for an emergency access route are still included within the development otherwise it objects to the use of this plot of land for an additional house on the basis that it might be required for this access in the future.

6. United Utilities: Have no objection and drainage condition is advised.

7. Lancashire Highway Services: Have no objection subject to recommended conditions in relation to a scheme for access in relation to s278 works.

8. Greater Manchester Ecology Unit: Have no objection.

9. Waste & Contaminated Land: Have no objection.

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

PLANNING CONSIDERATIONS

Principle of development

11. The application site is located within the settlement boundary of Adlington and an allocated housing site under policy HS1 (site HS1.24), as defined by the Chorley Local Plan Policies Map.

12. Under policy 1 of the Central Lancashire Core Strategy, Adlington is identified for some growth and investment to help meet housing and employment needs.

13. The National Planning Policy Framework (the Framework) is clear that the Government's objective is to significantly boost the supply of homes and that it is important that a sufficient amount and variety of land can come forward where it is needed.

14. The application site forms part of the wider site which benefits from planning permission for residential development and is still under construction. The land is identified on the approved plans of planning permission 15/00506/REMMAJ (the reserved matters) as providing a cycle /footpath link connection to Bolton Road with landscaping either site as part of green infrastructure of the development. An amendment to part of the route has been approved under application 18/00729/MNMA which allows a realignment of the cycle / footpath but still provides a link to Bolton Road. The development proposed as part of the current application would not affect the provision of this cycle/footpath link.

15. The proposal is a standalone development of 1no. dwellinghouse and the principle of residential development on this site is acceptable in principle, in policy terms, subject to other considerations.

Highway safety

16. A number of objections have raised concerns about the impact of the proposed development on highway safety, including generation of additional traffic and congestion.

17. The application proposes a 4no. bedroom property, whereby the Council's parking standards require 3no. parking spaces. The revised plan excludes the garage originally proposed and demonstrates that 3no. parking spaces can be achieved, including a turning area to enable vehicles to enter and exit in a forward gear.

18. The application site is not affected by the emergency access previously approved as part of the wider residential development as this is located further to the east.

19. Although there are neighbouring concerns in relation to the location of the access, and other highways matters, Lancashire County Council Highways Authority have raised no objection to the application and, therefore, it is not considered that the proposed development would adversely affect highways safety, having regard to policy BNE1 of the Chorley Local Plan 2012 - 2026.

Design

19. The design of the proposed dwelling is of the Parkwood house type which incorporates a gable feature and bay window; and is also similar to other house types found on the wider Stewart Milne estate to the rear of the site. The street scene of Bolton Road is comprised of a mix of housing types and styles with properties either side of the application site being bungalows. 62A Bolton Road is a dormer bungalow at split level, with 1 Melling Close being a true bungalow. Given the differentiation in heights along Bolton Road and the variation of properties, it is not considered that the proposed two storey dwelling would appear incongruous in the street scene. The layout and building to plot ratio is consistent with the area.

20. The proposal accords with policy BNE1 Chorley Local Plan 2012 - 2026 in respect of design.

Amenity

21. The site is bound by residential properties. The side elevation of 62A Bolton Road faces the site, and benefits from a number of windows to its side elevation. An objection has been received from the occupier of this property raising concerns about the proximity of the proposed dwelling to the lounge window, two kitchen windows and decking and patio area; the impact on privacy and recreation; and loss of light and line of sight from this property.

22. In terms of the kitchen of 62A Bolton Road, the side facing window is relatively small and the kitchen benefits from larger windows to the front and rear elevations. No habitable room windows are proposed to the side facing elevation of the proposed dwellinghouse in proximity to 62A and there would be no overlooking or loss of privacy impacts to this neighbouring property. It is recognised that the proposed dwellinghouse would be situated approximately 1.8 metres from the side facing kitchen window, however this is not the primary window serving the kitchen, as it has a dual aspect to the rear and front. It is acknowledged that the proposed development would change the outlook from this side facing window and would result in a more enclosed environment when viewed from the side and front windows, in addition there would be some loss of light given the orientation of the proposed dwellinghouse to the north west. However, as the kitchen served by other windows, with a large window to the rear with a south west aspect, it is not considered that the living conditions of the neighbouring occupants would be adversely affected to such an extent to warrant refusal of the application.

23. The living room of 62A Bolton Road benefits from French doors to its side facing elevation leading onto a terrace area which is situated to the front of the property. This habitable room also benefits from a main window to the front elevation, which is considered to be the principal window serving this room. Again, the proposed development would result in a more enclosed environment and outlook when viewed from this side facing window and the terrace area, and there would be some loss of light, however the terrace is not a private garden area (this is situated to the rear) and the main window is situated at the front. There would be no loss of privacy or overlooking impacts to the living room or terrace as there are no habitable windows proposed in the side facing elevation of the proposal.

24. Given the siting of the proposed dwellinghouse there would be no overlooking or loss of privacy impacts to the private rear garden of 62A Bolton Road. There would however be potential for overlooking of the rear garden area of the proposed dwellinghouse from the raised patio area to the rear of 62A Bolton Road, however future occupiers of the proposed dwellinghouse would be aware of this situation.

25. The proposed dwellinghouse would be situated in excess of 21 metres from the adjacent property number 1 Melling Close which exceeds the Council's separation standards between principal and non-principal elevations. The proposed development would not adversely affect the residential amenity afforded to 1 Melling Close. The proposal would be offset from 2 Melling Close to avoid any direct overlooking and in addition, properties on the opposite side of Bolton Road would also accord with the Council's separation standards.

Trees

26. The trees which are subject to Tree Preservation Orders are situated outside the application site, and the submitted tree plan shows the root protection area would not be affected by the footprint of the proposed dwellinghouse. Accordingly, it is not considered that there would be adverse impacts on the protected trees.

Ecology

27. The Council's appointed ecologists at Greater Manchester Ecology Unit (GMEU) have assessed the application and raise no objection on nature conservation grounds. Taking the advice from GMEU into account, it is considered that the proposal accord with policies BNE1 and BNE9 of the Chorley Local Plan 2012 - 2026.

Culvert

28. The impact of the development and foundations on the existing culvert has been raised in objection. Development proposals which have the potential to impact on a culvert due to the location of foundations would be subject to control under the provisions of the Building Regulations.

CONCLUSION

29. The application site is situated within the settlement boundary of Adlington which is identified in the Core Strategy as a location where some growth and investment will be focused to help meet housing needs. The site is also designated as a housing allocation. The Framework is clear that it is the Government's objective is to significantly boost the supply of homes and that great weight is given to the benefits of using suitable sites within existing settlements for homes.

30. Although there would be some impact on the residential amenity afforded to the occupiers of 62A Bolton Road, the impacts would not be unacceptable given the layout of this property and the dual aspect of the kitchen and living room. The proposed development is acceptable in terms of highways safety, design, conservation interests and trees. The application is recommended for approval accordingly, subject to conditions.

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: 12/00082/OUTMAJ **Decision:** WDN **Decision Date:** 7 June 2012
Description: Outline planning application for the development of land to the south of Bolton Road, Adlington for the erection of up to no. 300 dwellings and associated open space with all matters reserved, save for access.

Ref: 12/00738/SCE **Decision:** PESCEZ **Decision Date:** 10 August 2012
Description: Screening opinion for the development of the land for up to 170 dwellings, demolition of 74 and 76 Bolton Road, formation of new access, landscaping, open space, highways and associated works.

Ref: 12/00741/OUTMAJ **Decision:** PEROPP **Decision Date:** 30 August 2013
Description: Outline application for residential development of up to 170 dwellings, demolition of 74 and 76 Bolton Road, formation of new access, landscaping, open space, highways and associated works.

Ref: 15/00506/REMMAJ **Decision:** PERRES **Decision Date:** 9 September 2015
Description: Reserved Matters Application for the erection of 158 dwellings comprising of 1, 2, 3, and 4 bedroom homes, open space and associated works (pursuant to outline planning consent ref: 15/00568/OUTMAJ)

Ref: 15/00553/DIS **Decision:** PEDISZ **Decision Date:** 10 February 2016
Description: Application to discharge conditions 4 (external materials), 5 (phasing), 6 (landscaping), 8 (boundary treatments), 9 (site access), 12 (surface water drainage), 13 (contamination), 15 (eradication/ control of Himalayan Balsam and Japanese Knotweed), 17 (dwelling emission rate), 21 (Construction Environment Management Plan) and 25 (nesting birds) attached to outline planning approval 15/00568/OUTMAJ

Ref: 15/00568/OUTMAJ **Decision:** PERFPP **Decision Date:** 8 September 2015
Description: Section 73 application to vary conditions 16, 17 and 18 (all relating to Code for Sustainable Homes) and to remove condition 19 (Carbon Reduction Statement) attached to outline planning approval 12/00741/OUTMAJ

Ref: 15/00901/DIS **Decision:** APPRET **Decision Date:** 14 September 2015
Description: Application to discharge conditions 3, 4, 6, 12, 13, 15, 21 and 25 attached to outline planning approval 12/00741/OUTMAJ

Ref: 15/00939/DIS **Decision:** PEDISZ **Decision Date:** 11 November 2015
Description: Application to discharge conditions 9 (garden sheds), 13 (street construction) and 16 (replacement tree planting) attached to reserved matters approval 15/00506/REMMAJ

Ref: 15/01049/DIS **Decision:** REDISZ **Decision Date:** 7 December 2015
Description: Application to discharge condition 20 (travel plan) attached to outline planning permission 15/00568/OUTMAJ

Ref: 15/01236/DIS **Decision:** PEDISZ **Decision Date:** 10 February 2016
Description: Application to discharge conditions 12 (management and maintenance of the proposed streets) and 17 (play area) attached to reserved matters approval 15/00506/REMMAJ

Ref: 15/01256/DIS **Decision:** PEDISZ **Decision Date:** 20 January 2016
Description: Application to discharge conditions 17 (Dwelling Emission Rate) and 18 (SAP assessment) attached to outline planning approval 15/00568/OUTMAJ

Ref: 16/00051/TPO **Decision:** PERTRE **Decision Date:** 11 March 2016
Description: T3 and G2 on the tree preservation order proposed to be removed. Trees have significant damage (see tree report, trees highlighted)
Replacement trees as detailed on drawings: 6738-L-100 Rev B 6738-L-102 Rev B 6738-L-104 Rev B

Ref: 16/00431/MNMA **Decision:** PEMNMZ **Decision Date:** 23 May 2016
Description: Application for a minor non-material amendment to planning approval 15/00506/REMMAJ to swap the house types on plots 11 and 12.

Ref: 16/00516/S106A **Decision:** PEROPP **Decision Date:** 11 October 2016
Description: Request under Section 106A of the Town and Country Planning Act 1990 (as amended) and the Town and Country Planning (Modification and Discharge of Planning Obligations) Regulations 1992 to modify a unilateral undertaking dated 8th September 2015

Ref: 16/00557/MNMA **Decision:** PEMNMZ **Decision Date:** 28 June 2016

Description: Minor Non-Material Amendment - Removal and replacement of 3 trees to the rear of plots 36-43 (15/00506/REMMAJ)

Ref: 16/00823/MNMA **Decision:** APPRET **Decision Date:** 4 October 2016

Description: Plot Substitution on plots 80-81, 92-101, 103-104 & 127-133

Ref: 16/00836/TPO **Decision:** PERTRE **Decision Date:** 19 October 2016

Description: English oak and ash tree belt (Tree Group no.1 with Chorley BC TPO no. 3 Adlington 2012) - plots 16, 24 and 25. Raise the crowns to a height of 4m and provide a 4m clearance from the three dwellings.

Ref: 16/01100/MNMA **Decision:** APPRET **Decision Date:** 30 November 2016

Description: Plot Substitution on plots 126-132 & 158-159.

Ref: 16/01126/REM **Decision:** PERRES **Decision Date:** 9 February 2017

Description: Reserved matters application for the erection of nine dwellings (plots 126 - 132 & 158 - 159) (pursuant to outline consent 15/00568/OUTMAJ)

Ref: 16/01127/REM **Decision:** PERRES **Decision Date:** 24 January 2017

Description: Reserved matters application for the erection of four dwellings (plots 81-82 & 103-104) (pursuant to outline consent 15/00568/OUTMAJ)

Ref: 17/00397/MNMA **Decision:** PEMNMZ **Decision Date:** 9 May 2017

Description: Minor non-material amendment to planning approval 15/00506/REMMAJ comprising alternate handing of plots 122, 123 and 124

Ref: 17/00597/MNMA **Decision:** PEMMAZ **Decision Date:** 1 November 2017

Description: Minor non-material amendments to development approved under reserved matters consent 15/00506/REMMAJ, which was for the erection of 158 dwellings comprising of 1, 2, 3 & 4 bedroom homes, open space and associated works, involving amendment to turning head to road adjacent to the apartment block and revisions to parking and position of bin store to apartments

Ref: 18/00729/MNMA **Decision:** PEMNMZ **Decision Date:** 19 September 2018

Description: Minor non-material amendment to reserved matters consent 15/00506/REMAJ (reserved matters application for the erection of 158 dwellings comprising of 1, 2, 3, and 4 bedroom homes, open space and associated works (pursuant to outline planning consent ref: 15/00568/OUTMAJ) to realign part of the cycle / footpath to the north of the development leading to Bolton Road

Suggested conditions

To follow.