



## **Assessment**

The current application follows on from the approval given in December of last year which established the principle of developing the site for two apartments. The planning history of the site was investigated and shows that there was an obvious breakdown in communication in 1973 between the County Council and the old Adlington Council when permission for the Daisy Hill development was given such that the land was never adopted. The tree, bench and planter are not the subject of planning control and are private matters to be dealt with by the applicant.

A condition was attached to the December outline consent regarding the design and materials of the proposed building and this application is an attempt to meet those requirements. The plans show a building in stone with a natural slate roof which matches that of the adjacent terrace houses. Rather than continue the terrace the building will reflect the old cottage across the road in Berry Street with its quoins and stone heads and cills. It is considered that given the wide variety of styles in the area that this is a legitimate approach.

The application meets the requirements of the Highway Authority with regards to car parking and visibility at the junction of Daisy Hill, however, it is acknowledged that car parking around the junction may give rise to problems. If the Highway Authority considered this to be a severe matter then they have the option of putting Traffic Regulation Orders in place to control the situation but this is not within the power of the Local Planning Authority.

The proposed building extends beyond the adjoining terraced house by 0.2m and it is not considered that there will be any adverse impact on the amenity of that dwelling or any other adjacent properties.

## **Conclusion**

The principle of developing the land was established by the December 2008 consent. The current application meets the design issues raised at that time. The visibility at the junction is to an acceptable standard. The status of the land has been established in that it is owned by the previous applicant and is not amenity open space.

## **Recommendation Permit**

### **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 samples of all external facing materials to the proposed buildings (notwithstanding any details shown on 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. 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.*

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. The development hereby permitted shall not commence until the applicant has submitted to and had approved in writing by the Local Planning Authority a report to identify any potential sources of contamination on the site and where appropriate, necessary remediation measures. The report should include an initial desk study, site walkover and risk assessment and if the initial study identifies the potential for contamination to exist on site, the scope of a further study must then be agreed in writing with the Local Planning Authority and thereafter undertaken and shall include details of the necessary remediation measures. The development shall thereafter only be carried out following the remediation of the site in full accordance with the measures stipulated in the approved report.

*Reason: In the interests of safety and in accordance with the guidance set out in PPS23 – Planning and Pollution Control 2004.*

6. 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.*

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