

APPLICATION REPORT – 21/01331/REM

Validation Date: 10 November 2021

Ward: Eccleston, Heskin And Charnock Richard

Type of Application: Reserved Matters

Proposal: Reserved matters application (details of appearance) pursuant to planning application reference 18/00416/OUT (Outline application for the erection of 6 detached dwellings following demolition of existing dwelling and stables including details of access, layout and scale)

Location: Latvian Consulate Pemberton House Farm Park Hall Road Charnock Richard Chorley PR7 5LP

Case Officer: Johndaniel Jaques

Applicant: Gareth Jones, Stocks Hall Care Homes 2

Agent: Martin Boote, D&B Design Works Ltd

Consultation expiry: 10 December 2021

Decision due by: 9 February 2022 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that reserved matters consent is granted for the details of appearance subject to conditions.

SITE DESCRIPTION

2. The application site is located in the Green Belt at Charnock Richard and is occupied by a large split level dwelling of modern appearance and a stables building. It is positioned to the south of Park Hall Road opposite the major developed site of Park Hall / Camelot, which is located to the north side. There is an existing vehicular access to the site from Park Hall Road. The site is well screened by mature landscaping to the periphery and the topography slopes gradually down from the highway before dropping more steeply into the valley formed by Syd Brook to the south.
3. The site is presently unoccupied and in a severe state of disrepair following bouts of vandalism to the dwelling and outbuildings. The grounds themselves are somewhat overgrown.
4. The site also lies within the Low Risk Coal consultation zone with a small area within the High Risk Coal consultation zone. A public Right of way crosses part of the site at its eastern end.

DESCRIPTION OF PROPOSED DEVELOPMENT

5. The application seeks reserved matters consent for the appearance of the development pursuant to outline planning application reference 18/00416/OUT, which was for the erection of 6no. detached dwellings following demolition of the existing dwelling and stables (which included details of access, layout and scale).

6. Details have also been submitted to satisfy the requirements of some of the conditions attached to the outline planning permission as follows:

Conditions nos.3a) and 3b) which related to details of the colour, form and texture of all external facing materials to the proposed dwellings and to all hard ground-surfacing materials. However, the level of information submitted is not adequate to satisfy the requirements of the condition.

Condition no.4 which related to a surface water drainage scheme.

Condition no.5 which related to a sustainable drainage management and maintenance plan.

Condition no.7 which related to a scheme for the construction of the site access and the off-site highway improvement works

7. The surface water drainage scheme outlines that as infiltration cannot be achieved surface water would discharge to the watercourse (Syd Brook) to the south of the site via an attenuation pond which would restrict run-off to a maximum of 5l/s. This would be instead of utilising the existing connection to the combined sewer.
8. The sustainable drainage and management plan outlines proposals to ensure that the sustainable drainage system is maintained and managed in perpetuity.
9. Details regarding the construction of the site access and markings at its junction with the highway have been provided.

REPRESENTATIONS

10. No representations have been received.

CONSULTATIONS

11. Lancashire County Council Archaeology Service – Have referred to previous comments and raise no objections subject to the imposition of a condition regarding a programme of archaeological recording and analysis.
12. United Utilities – Have confirmed that the drainage plan which proposes that surface water discharges to the watercourse is acceptable.
13. Lancashire County Council Public Rights of Way – No comments have been received.
14. Lancashire County Council Highway Services (LCC Highway Services) – Have confirmed that the proposed access alterations are acceptable. The applicant will need to contact Lancashire Highway Services to enter into the necessary agreement.
15. Charnock Richard Parish Council – Have confirmed that they have no objections.
16. CIL Officers – Have commented that the development is CIL liable and chargeable.

PLANNING CONSIDERATIONS

Principle of the development and impact on the Green Belt

17. The acceptability of the principle of development of the site with 6no. self-build dwellings has been established by the grant of outline planning permission. (Ref: 18/00416/OUT).

Design

18. *Policy BNE1 of the Chorley Local Plan 2012 – 2026 states that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the proposal does not have a significantly detrimental impact on the surrounding area by virtue of its density, siting, layout, building to plot ratio, height, scale and massing, design, orientation and use of materials.*

19. The proposal is to use buff natural stone to the walls, with buff natural stone surrounds/quoins/copings/heads and cills, and natural slate roofing along with grey or black aluminium double glazed window and doors and black UPVC gutters and downpipes to the properties.
20. Permeable block pavements would be used on the driveways/parking areas, and sandstone paving slabs for the patios. Asphalt is to be used in the access road, with grasscrete to the stub between plots 1 and 2.
21. It is considered that the proposed materials are acceptable in principle given that these are high quality materials appropriate to the rural location of the application site. The hardsurfacing is also considered to be of an appropriate quality and character for the site. However, the level of detail is not adequate to meet the requirements of the planning condition as the manufacturer's specifications are required.
22. Overall, it is considered that the proposal would not undermine the acceptability of the principle of the development that was established at outline stage which was considered to improve the appearance of the site whilst it was recognised that there would be little impact on the character and appearance of the wider area given that it is not particularly visible from public areas due to being screened by mature landscaping.

Highway safety

23. Policy BNE1 (Design Criteria for New Development) of the Chorley Local Plan 2012 -2026 stipulates that planning permission will be granted for new development, including extensions, conversions and free standing structures, provided that the residual cumulative highways impact of the development is not severe and it would not prejudice highway safety, pedestrian safety, the free flow of traffic, and would not reduce the number of on-site parking spaces to below the standards stated in Site Allocations Policy – Parking Standards, unless there are other material considerations which justify the reduction.
24. Details of the construction of the access road have been provided and accord with the details provided at the outline stage, apart from the fact that the whole access road rather than just the small section at its southern end would be private and remain unadopted. This is considered acceptable. LCC Highway Services consider that the proposal is acceptable.

Drainage

25. Policy 17 of the Core Strategy promotes designs that will be adaptable to climate change and adopting principles of sustainable construction including Sustainable Drainage Systems. The proposed surface water drainage scheme which would discharge surface water to the watercourse (Syd Brook) via an attenuation pond and would restrict run-off to a maximum of 5l/s is considered acceptable by United Utilities.
26. The sustainable drainage and management plan is acceptable as it outlines proposals to ensure that the sustainable drainage system is maintained and managed in perpetuity.

Other matters

27. The Lancashire County Council Archaeology Service have requested a condition regarding a programme of archaeological recording and analysis. However, this was not attached to the outline planning permission and only conditions that directly relate to the reserved matters can be imposed. As an archaeology condition would not relate to the reserved matter being assessed (which is appearance) nor any condition applied on the outline permission. The requested condition is not recommended to be applied.

CONCLUSION

28. The details submitted in relation to the reserved matter applied for under this application, namely appearance, are acceptable. The details submitted in relation to certain conditions

attached to the outline planning permission namely conditions nos.4 (surface water drainage scheme), condition no.5 (sustainable drainage management and maintenance plan) and condition no.7 (construction of the site access and the off-site highway improvement works) are also acceptable. Therefore, it is recommended that the application is granted subject to conditions.

RELEVANT HISTORY OF THE SITE

Ref: 18/00416/OUT **Decision:** PEROPP **Decision Date:** 20 May 2019
Description: Outline application for the erection of 6 detached dwellings following demolition of existing dwelling and stables including details of access, layout and scale

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.

Suggested conditions

1. The development hereby permitted shall be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Location Plan	N/A	10 November 2021
Topographical Survey	DB1054-001	10 November 2021
Proposed Site Plan	DB1054-002	10 November 2021
Proposed Dwellings	DB1054-003	10 November 2021
Proposed Drainage	D3479-D-01 - REVP1	10 November 2021
Drainage - Typical Construction Details	D3479-D-02 – REVP1	10 November 2021
External Works Drawing	D3479-E-01 - REVP1	10 November 2021
S.278 Drawing	D3479-H-01 - REVP1	10 November 2021

Reason: For the avoidance of doubt and in the interests of proper planning.

2. The surface water drainage scheme shall be completed prior to the first occupation of any approved dwelling.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.

3. The site drainage scheme shall be managed and maintained in complete accordance with the approved Management and Maintenance Plan for The Sustainable Drainage System.

Reason: To ensure that management arrangements are in place for the sustainable drainage system in order to manage the risk of flooding and pollution during the lifetime of the development.

4. No part of the development hereby approved shall be occupied until the approved scheme of site access and highway improvement have been constructed and completed in accordance with the approved scheme details.

Reason: In order that the traffic generated by the development does not exacerbate unsatisfactory highway conditions in advance of the completion of the highway scheme/works.