

APPLICATION REPORT – 22/00826/REM

Validation Date: 7 September 2022

Ward: Eccleston, Heskin And Charnock Richard

Type of Application: Reserved Matters

Proposal: Reserved matters application detailing appearance and landscaping pursuant to outline planning permission ref:18/00704/OUT (Outline planning application for the erection of 6no. detached dwellings following demolition of existing buildings, including matters of access, scale and layout. All other matters reserved). Including details required by condition no. 4 (materials).

Location: Lancaster House Farm Preston Road Charnock Richard Chorley PR7 5LE

Case Officer: Amy Aspinall

Applicant: Mr Daniel Smith, Dorbcrest Homes Limited

Consultation expiry: 29 September 2022

Decision due by: 19 January 2023 (Extension of time agreed)

RECOMMENDATION

1. It is recommended that the reserved matters consent is granted, subject to conditions.

SITE DESCRIPTION

2. The application site is located within the Green Belt and is comprised of a number of existing buildings which have been in various uses over time, including Charnock Fencing which operates from the site. To the north of the site is Lancaster House which is a residential property, and there is also a fishery which shares the same vehicular access from Preston Road.
3. Outline planning permission has already been granted for the residential redevelopment of the site, following the demolition of the buildings.

DESCRIPTION OF PROPOSED DEVELOPMENT

4. The application is pursuant to outline planning permission ref:18/00704/OUT (Outline planning application for the erection of 6no. detached dwellings following demolition of existing buildings, including matters of access, scale and layout. All other matters reserved) and seeks approval of the outstanding details of appearance and landscaping. The application also seeks to discharge condition no. 4 which relates to materials.

REPRESENTATIONS

5. No representations have been received.

CONSULTATIONS

6. Charnock Richard Parish Council – Advise that they have no objections.

7. CIL Officers – Advise that the development is subject to the CIL Charge for Dwelling Houses as listed in Chorley Council's CIL Charging Schedule

PLANNING CONSIDERATIONS

Principle of development

8. The principle of the development has already been established under outline planning permission 18/00704/OUT. The key issue to consider is whether the details of the reserved matters are acceptable, taking into account the relevant policies and any specific requirements of the conditions under the outline permission.

Impact on the character and appearance of the area

9. 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 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; and that the layout, design and landscaping of all elements of the proposal, including any internal roads, car parking, footpaths and open spaces, are of a high quality and respect the character of the site and local area.
10. The layout and configuration of the site including the two storey scale of the development has already been set at outline stage, and the submission accords with the set parameters. The application now seeks approval for the details of appearance of the dwellinghouses including the external facing and roofing materials, and the landscaping scheme.
11. The design of the proposed dwellings is of a relatively simple appearance, incorporating traditional features reflective of the existing traditional former farm buildings on site which are to be demolished. The style of dwellings proposed and the details of materials (condition 4) would be in-keeping with the wider Lancaster House Farm site and the rural locality, and would not be harmful to the character and appearance of the area or the streetscene of Preston Road.
12. The details of boundary treatments provides stock proof fencing and a hedge to the perimeter of the site which would ensure a soft edge to the countryside and would be an appropriate treatment in this location. Close boarded fencing would be utilised between plots to ensure privacy for future occupiers and key boundaries within the internal courtyard would have a brick wall treatment which would ensure a high quality boundary in the more prominent locations within the site. The landscaping scheme provides acceptable details of soft planting throughout the development, however, as details of hard surfacing treatments have not been provided, these would be secured by way of a planning condition.

Impact on neighbouring amenity

13. 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, where relevant to the development the proposal would not cause harm to any neighbouring property by virtue of overlooking, overshadowing, or by creating an overbearing impact; and that the proposal would not cause an unacceptable degree of noise disturbance to surrounding land uses.
14. The layout has already been set and therefore, the position of any windows must ensure that neighbouring properties are not adversely affected by overlooking or loss of privacy. The nearest existing neighbour is Lancaster House Farm to the north east which is situated within the wider complex and adjacent to plots 1 and 6. In respect of plot 1, the side facing elevations would be in excess of 16 metres with no directly facing habitable windows and there would be no detrimental impacts to the amenity afforded to the existing neighbouring property. Plot 6 would be situated close to the boundary with Lancaster House Farm,

however, the nearest side facing elevation would be blank and single storey in height. The nearest habitable windows would be in excess of some 28 metres and as such there would be no overlooking or loss of privacy impacts. The northern elevation of plot 6 would contain a number of habitable windows at first floor with a garden depth of less than 4 metres. However, as this would not overlook any private amenity space of Lancaster House Farm, it is considered to be an acceptable relationship, and the main outlook and garden of plot 6 would be to the west.

15. There are existing properties to the south situated along Mill Lane, however, these are over 100 metres in distance and this separation ensures that there would be no adverse amenity impacts on these properties.
16. A large proportion of plot 3 would face onto the side elevation of plot 4 with a separation of less than 5 metres. Plot 5 would not contain any habitable windows to its side facing west elevation and the rooms of plot 3 which would face this elevation are all non-habitable, serving a utility, study and hall at ground floor level and dressing room, ensuite and landing at first floor. Accordingly, the separation distance achieved in this respect, although close, would not result in oppressive living conditions of future occupiers of plot 3 to its primary living accommodation and neither plot would be subject to overlooking or loss of privacy at close quarters.
17. To its side facing east elevation, plot 3 would have no windows, and, therefore, there would be no overlooking or loss of privacy to the private garden of plot 2 or habitable rear facing windows at ground floor or first floor.
18. The details of the reserved matters are satisfactory to ensure that the residential amenity afforded to the nearest dwellings is not adversely affected and that future occupiers would have an acceptable living conditions.

Highway safety

19. 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.
20. As per the outline, access matters and layout have already been approved and each plot would have sufficient parking in line with the standards set out at Appendix A of the Chorley Local Plan which is a minimum of 3no. spaces per dwellinghouse (for a 4/5 bedroom house).

Community Infrastructure Levy

21. The Chorley CIL Infrastructure Charging Schedule provides a specific amount for development. The CIL Charging Schedule was adopted on 16 July 2013 and charging commenced on 1 September 2013. The proposed development would be a chargeable development and the charge is subject to indexation in accordance with the Council's Charging Schedule.

CONCLUSION

22. The details of the Reserved Matters i.e. appearance and landscaping and the external roofing and facing materials of the dwellings ensure that the development would not be harmful to the character and appearance of the area, nor would it be detrimental to the residential amenity afforded to neighbouring properties or the living conditions of future occupiers. 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: 81/00919/OUT **Decision:** REFOPP **Decision Date:** 5 January 1982
Description: Outline application for agricultural workers dwelling

Ref: 00/00174/FUL **Decision:** PERFPP **Decision Date:** 19 April 2000
Description: Excavation of land to form second coarse fishery pond,

Ref: 02/01097/AGR **Decision:** PAAGR **Decision Date:** 28 November 2002
Description: Application for agricultural determination in respect of the erection of a replacement barn,

Ref: 95/00144/COU **Decision:** PERFPP **Decision Date:** 15 June 1995
Description: Use of existing pond for coarse fishing and existing hardstanding for parking of up to fifteen cars

Ref: 97/00087/COU **Decision:** PERFPP **Decision Date:** 9 April 1997
Description: Change of use of farm building to upholstery workshop,

Ref: 04/00157/COU **Decision:** WDN **Decision Date:** 15 April 2004
Description: Change of Use of redundant farm buildings to storage facility

Ref: 05/00038/COU **Decision:** PERFPP **Decision Date:** 9 March 2005
Description: Change of Use of redundant farm buildings to part workshop and storage of furniture

Ref: 11/00132/ADV **Decision:** PERADV **Decision Date:** 6 June 2011
Description: Display of non - illuminated wall mounted sign

Ref: 11/00581/COU **Decision:** PERFPP **Decision Date:** 5 October 2011
Description: Change of use of existing building from agricultural use to fencing and garden furniture workshop

Ref: 13/00321/FUL **Decision:** REFFPP **Decision Date:** 29 July 2013
Description: Retrospective application for the siting of a static caravan for use as an office (B1 use) in connection with fence and drain company on site

Ref: 14/00033/FUL **Decision:** REFFPP **Decision Date:** 20 March 2014
Description: To continue to use a Static Caravan in the farm yard as an office for a temporary period of 1 year

Ref: 14/00844/FUL **Decision:** PERFPP **Decision Date:** 21 November 2014
Description: Use of building as fencing and garden furniture workshop on permanent basis (temporary planning permission (Ref No. 11/00581/COU) granted for 3 year period in 2011)

Ref: 15/01079/FUL **Decision:** PERFPP **Decision Date:** 5 February 2016
Description: Extension to form granny flat

Ref: 16/00328/DIS **Decision:** PEDISZ **Decision Date:** 21 April 2016
Description: Discharge of conditions 4 (Facing Materials) and 5 (External Joinery) to permission granted under 15/01079/FUL (extension to dwelling)

Ref: 17/00137/FUL **Decision:** PERFPP **Decision Date:** 21 April 2017

Description: Extension to existing fencing workshop (B2 Use Class) and creation of additional car parking spaces

Ref: 18/00704/OUT **Decision:** PERFPP **Decision Date:** 15 November 2019

Description: Outline planning application for the erection of 6no. detached dwellings following demolition of existing buildings, including matters of access, scale and layout. All other matters reserved.

Ref: 20/00490/FULHH **Decision:** PERFPP **Decision Date:** 6 August 2020

Description: Extension to existing detached garage

Suggested 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 be carried out in accordance with the approved plans below:

Title	Plan Ref	Received On
Proposed Landscape Plan	3040 LP REV B	7 September 2022
Proposed Development Plan	3040 DEV01 REV B	7 September 2022
Boundary Plan	3040 BP REV B	7 September 2022
Plot 2 Proposed Plans and Elevations	P2 001 REV A	28 July 2022
Plot 4 Proposed Plans and Elevations	P4 001 REV A	28 July 2022
Plot 5 Proposed Plans and Elevations	P5 001 REV A	28 July 2022
Plot 6 Proposed Plans and Elevations	P6 001 REV A	28 July 2022
Plots 1 and 3 Proposed Plans and Elevations	P1/3 001 REV A	28 July 2022

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

3. The external facing and roofing materials of the dwellings, as detailed in the 'External Finishes Schedule' (received by the Local Planning Authority on 28 July 2022) shall be used and no others substituted unless alternatives are first submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason: In accordance with the submitted details and to ensure that the materials used are visually appropriate to the locality.

4. Prior to the commencement of development full details of the colour, form and texture of all hard landscaping (ground surfacing materials) (notwithstanding any such detail shown on previously submitted plans and specification) shall have been submitted to and approved in writing by the Local Planning Authority. All works shall be undertaken strictly in accordance with the details as approved, and shall be completed in all respects before the final completion of the development and thereafter retained.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area.

5. All planting, seeding or turfing identified on the approved landscaping scheme drawing number 3040 LP REV B titled plan 'Proposed Landscape Plan' 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 earlier, 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.

Reason: To ensure a high quality development and in the interests of the visual amenity of the area.