

Application Number 07/2016/0722/FUL

Address Meadowcroft Business Park
Pope Lane
Penwortham
Lancashire
PR4 4BA

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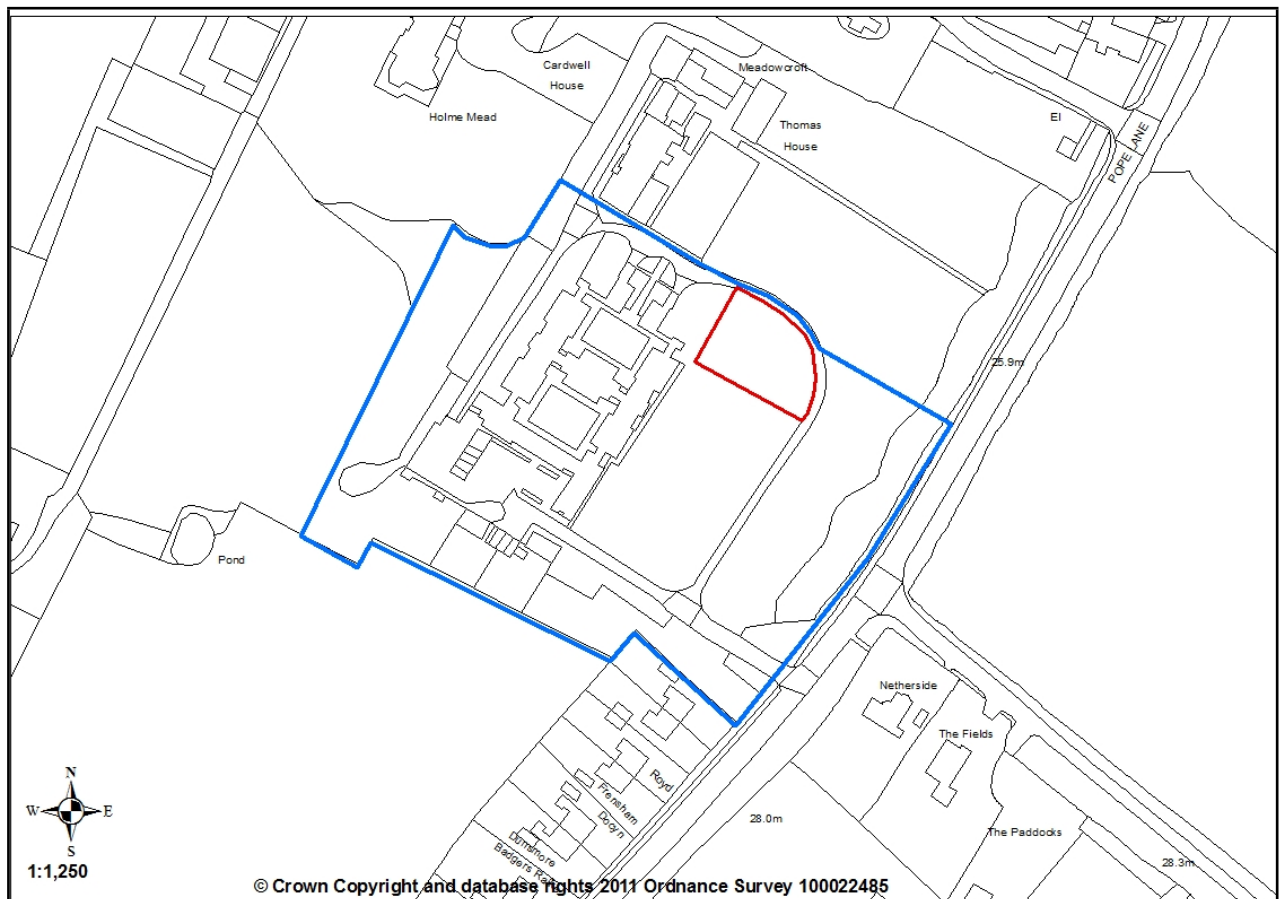
Development Substitution of house type to plot 14 of planning permission
07/2012/0695/FUL

Officer Recommendation **Approval with Conditions**

Case Officer Janice Crook

Date application valid 16.09.2016
Target Determination Date 16.12.2016
Extension of Time N/A

Location Plan



1. Report Summary

1.1 This application falls for determination by Planning Committee as the planning permission which this proposal relates to was determined by Committee. Planning permission 07/2012/0695/FUL for the erection of 14 detached executive style dwellings on the site of the Meadowcroft Business Park on Pope Lane in Hutton was granted in May 2013. The site is within the Green Belt and was used as a business park with offices and four residential units present. The development is a self-build scheme with the applicant being responsible for the infrastructure and services. The proposal now is for a substitution of house type to Plot 18. The proposal has no impact on the scheme as a whole and is recommended for approval subject to the re-imposition of conditions originally imposed.

2. Site and Surrounding Area

2.1 The application site is located on Pope Lane close to its junction with Lindle Lane in Hutton. The area is within the Green Belt and rural in nature with the Lancashire Constabulary's Mounted Branch HQ to the north-west, open land to the south-west and east and scattered residential properties along Pope Lane to the south. To the north is the settlement of Penwortham.

2.2 The application site itself consists of a number of buildings, originally thought to be a school then a residential institution and more recently office accommodation for a number of businesses. Four residential properties also existed on the site. Further office accommodation exists to the north-east which is to remain in its existing use as offices. However, these are not within the application site boundary but are accessed off the existing road and access, within the application site.

2.3 Plot 14 to which this application relates is located to the north boundary adjacent to the access road to the adjacent office accommodation and the turning head serving the new residential development.

3. Planning History

3.1 There have been a number of planning permissions relating to this site. However, the only ones of relevance to this application are as follows:

3.2 Planning application 07/2012/0695/FUL for the erection of 14 Residential Dwellings following demolition of existing buildings was approved on 15/5/2013.

3.3 Planning application 07/2016/0567/VAR for the variation of condition 2 in respect of the site turning head was approved on 12/10/2016.

3.4 Planning application 07/2016/0615/FUL for a substitution of housetype to plot 8 was approved on 12/10/2016.

4. Proposal

4.1 The application seeks a substitution of housetype to plot 14 of the approved scheme. Plot 14 was originally to be housetype C, a 3-storey, 6-bed dwelling with a footprint of approximately 176 m² and a height of 11m. The proposal is also for a 3-storey, 6-bed dwelling measuring 14.6m by 14.1m with a hipped roof over to a maximum height of 11.1m. The design is very similar to the approved scheme with the main amendments being the introduction of a fully glazed 3-storey entrance feature, modern glazed windows, a larger external chimney and re-location of windows in the side elevation.

4.2 The proposal also includes amendments to the detached garage to serve the plot. As approved this was to be a hipped roof double garage to the plot's south-western corner. The

garage remains in the approved location but is now to be 2-storey in scale with accommodation in the roofspace and is to measure 6.3m by 6.5m with a pitched roof over with a ridge height of 5.7m.

5. Summary of Publicity

5.1 Neighbouring properties were notified and a site notice posted with no letters of representation being received.

6.0 Summary of Consultations

6.1 **County Highways** raised no objections to the proposal.

6.2 **Environmental Health** required conditions be imposed in respect of the submission of a Construction Method Statement; a restriction on the hours of construction works; that a surface water regulation scheme be submitted. These condition were requested and imposed on the original permission. However Environmental Health now require conditions for a contaminated land assessment to be carried out and submitted and that electric vehicle recharging points to provided. As these were not part of the original permission, it would be inappropriate to impose them now for this substitution of housetype.

6.3 **The Arboriculturist** raised no objections to the proposal.

7. Policy Considerations

7.1 The application 07/2012/0695/FUL was considered to be in accordance with the National Planning Policy Framework; Core Strategy policies 1, 4, 5, 6, 7, 17, 22, 26, 27 and 29; Supplementary Planning Documents 1 and 5; and policies in the South Ribble Local Plan 2000. These policies have now been updated in the adopted Local Plan and policies F1, G1, G13 and G17 are relevant.

7.2 **Policy G1: Green Belt** has a general presumption against inappropriate development and planning permission will not be given for the construction of new buildings unless there are very special circumstances. However, among the exceptions to this is the limited infilling or the partial or complete redevelopment of previously developed sites, whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

7.3 **Policy G13: Trees, Woodlands and Development** has a presumption in favour of the retention and enhancement of existing tree, woodland and hedgerow cover on site. Where there is an unavoidable loss of trees on site, replacement trees will be required to be planted on site where appropriate at a rate of two new trees for each tree lost. Tree survey information should be submitted with all planning applications where trees are present on site. The tree survey information should include protections, mitigation and management measures. Appropriate management measures will be required to be implemented to protect newly planted and existing trees, woodlands and/or hedgerows.

7.4 **Policy G17: Design Criteria for New Development** permits new development, including extensions and free standing structures, provided that, the proposal does not have a detrimental impact on the existing building, neighbouring buildings or on the street scene; 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 will provide an interesting visual environment which respects the character of the site and local area; the development 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 **Policy F1**, unless there are other material considerations which justify the reduction such as

proximity to a public car park. Furthermore, any new roads and/or pavements provided as part of the development should be to an adoptable standard; and the proposal would not have a detrimental impact on landscape features such as mature trees, hedgerows, ponds and watercourses.

8. Material Considerations

8.1 The application proposes a change of housetype to plot 14 of the approved scheme. Therefore an assessment of the proposed changes is made in respect of the adjacent plots, 13 and 8.

8.2 Plot 8 recently gained planning approval for a change of housetype. The proposed dwelling has its rear elevation facing towards the front garden area of Plot 8. Two trees are located either side of the boundary with one being felled to accommodate the new housetype to Plot 8. The proposal does not significantly alter the facing elevation of Plot 14. Two dormer windows in the facing roof slope were included in the originally approved dwelling for this plot. The main amendment is the introduction of a Juliet balcony to the second floor master bedroom. This is set 12m off the common boundary but it not considered to unduly impact on Plot 8 in terms of loss of privacy or overlooking.

8.3 The proposed amendments to the detached garage will introduce roof lights to the side roof slope, facing northwards and not towards plot 8. The garage will be 5.7m in height with the rear gable facing towards the front garden are of plot 8. However, the amended scheme for plot 8 approved under planning permission 07/2016/0615/FUL included the slight re-location of the dwelling to plot 8, effectively squaring it off within the plot. As a result it is considered that the proposed garage will not appear unduly prominent when viewed from the front facing windows of the dwelling to plot 8, as the windows will be look slightly away from the garage and the dwelling is slightly forward of its original position. Therefore the proposal is not considered to unduly impact on plot 8 as amended by planning permission 07/2016/0615/FUL.

8.4 To the south, Plot 13 is a housetype B with the proposed housetype for Plot 14 having a number of side facing windows on each of its 3 floors. There are 4 windows in the second floor, one more than the approved scheme. One is to an en-suite with the others being small secondary windows to bedrooms. Given that the originally approved dwelling for this plot had similar windows, then the proposal is not considered to further impact on Plot 13.

8.5 No other plots will be affected by the amendments to Plot 14.

8.6 In terms of parking provision, a detached double garage is proposed with a room above with two rooflights in the north-western facing roof slope. The proposed driveway leading to the detached garage will be approximately 14m in length. Therefore it is considered sufficient on-street parking is provided.

9. Conclusion

9.1 The proposed change of housetype to this plot is considered not to have any detrimental impact on the neighbouring plots or the character and appearance of the area and is therefore recommended for approval subject to the re-imposition of all conditions imposed on the original planning permission as varied by 07/2016/0567/VAR as these remain to be discharged. However, the wording to the conditions has been slightly amended to ensure that there is no need to duplicate the discharge of the conditions.

10. Recommendation

10.1 Approval with Conditions.

11. Recommended Conditions

1. The development hereby permitted must be begun not later than the 15 May 2018, ie 5 years from the date of the original permission.
REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990.
2. The development, hereby permitted, shall be carried out in accordance with the submitted approved plans, DWG: PR-01 Rev A Proposed Floor Plans: PR-02 Rev A Proposed Elevations: PR-03 Rev B Proposed Site Layout: PR-04 Rev A Proposed Detached Garage with Room Over:
REASON: To ensure a satisfactory standard of development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
3. No work shall be commenced until satisfactory details of the colour and texture of the facing and roofing materials to be used have been submitted to and approved by the Local Planning Authority.
REASON: To ensure the satisfactory detailed appearance of the development in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026
4. Prior to the commencement of development, a scheme for the provision of surface water drainage shall be submitted to and be approved in writing by the Local Planning Authority. The scheme shall include a surface water regulation system with the flow attenuated to a maximum discharge rate determined by United Utilities. The approved scheme shall be implemented in accordance with the approved plans during the development and shall be thereafter retained and maintained for the duration of the approved use.
REASON: For the avoidance of doubt and to protect the living conditions of future occupants of the site in accordance with Policy 29 in the Central Lancashire Core Strategy and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR.
5. That prior to the commencement of development, including any works of demolition, a Construction Method Statement shall be submitted to, and be approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period. The Statement shall provide for:
 - i) the parking of vehicles of site operatives and visitors
 - ii) loading and unloading of plant and materials
 - iii) storage of plant and materials used in constructing the development
 - iv) the erection and maintenance of security hoarding where appropriate
 - v) wheel washing facilities
 - vi) measures to control the emission of dust and dirt during construction
 - viii) a scheme for recycling / disposing of waste resulting from demolition and construction works
 - ix) a scheme for the removal of asbestosREASON: In the interest of residential amenity and so that the Local Planning Authority shall be satisfied as to the details in accordance with Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
6. Any construction works associated with the development shall not take place except between the hours of:
0800 hrs to 1800 hrs Monday to Friday
0800 hrs to 1300 hrs on Saturdays.

No construction shall take place on Sundays, Bank or Public Holidays unless otherwise agreed in writing with the Local Planning Authority

REASON: To safeguard the living conditions of nearby residents particularly with regard to the effects of noise in accordance with Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

7. The new estate road shall be constructed in accordance with the Lancashire County Council Specification for Construction of Estate Roads to at least base course level before any development takes place within the site.
REASON: To ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
8. Notwithstanding the provisions of the Town and Country Planning (General Development Procedure) Order 1995 and the Town and Country Planning (General Permitted Development) (Amendment) (No 2) (England) Order 2008, or any subsequent Orders or statutory provision re-enacting the provisions of these Orders, all garages shown on the approved plan shall be maintained as such and shall not be converted to or used for living accommodation without the prior written approval of the Local Planning Authority in consultation with the Highway Authority.
REASON: To satisfactory off-street parking facilities in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
9. No development shall commence until the mitigation measures indicated in the document entitled 'Extended Phase 1 Habitat Survey and Baseline Ecological Impact Assessment' dated October 2012 hereby approved have been fully implemented by a competent, professional person (as approved by the Wildlife Trust) to protect the habitat of bats. These measures shall be retained within the development at all times thereafter.
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
10. No tree felling, clearance works, demolition work or other works that may affect nesting birds shall take place between March and August inclusive, unless the absence of nesting birds has been confirmed by surveys or inspections.
REASON: To protect habitats of wildlife, in accordance with Policy 22 in the Central Lancashire Core Strategy and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
11. Before any development takes place within the site the visibility splays measuring 2.4 metres by 103 metres in both directions, measured along the centre line of the existing access road from the continuation of the nearer edge of the existing carriageway of Pope Lane, to the satisfaction of the Local Planning Authority. The land within these splays shall be maintained thereafter, free from obstructions such as walls, fences, trees, hedges, shrubs, ground growth or other structures within the splays in excess of 1.0 metre in height above the height at the centre line of the adjacent carriageway and 2.4m to the underside of the tree crown above the centre line of the adjacent carriageway.
REASON: To ensure adequate visibility at the street junction or site access in the interest of highway safety in accordance with Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

12. No development shall commence until details of the landscaping of the site including wherever possible the retention of existing trees and hedges have been submitted to, and approved in writing by, the local planning authority. The approved scheme shall be implemented in the first planting season following completion of the development, or first occupation/use, whichever is the soonest.
- The approved scheme shall be maintained by the applicant or their successors in title thereafter for a period of 5 years to the satisfaction of the local planning authority. This maintenance shall include the replacement of any tree or shrub which is removed, becomes seriously damaged, seriously diseased or dies, by the same species or different species, and shall be agreed in writing by the local planning authority. The replacement tree or shrub must be of similar size to that originally planted.
- Details submitted shall be compliant with BS4428:1989 Code of practice for general landscaping operations. Details shall also indicate the types and numbers of trees and shrubs, their distribution on site, those areas seeded, turfed, paved or hard landscaped, including details of any changes of level or landform and the types and details of all fencing and screening.
- REASON: In the interests of the amenity of the area in accordance with Policy 17 in the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
13. That no work shall commence until satisfactory details of the foundation scheme to be used for Plot 6, which complies with Para 7.5 of BS5837:2012, have been submitted to and approved by the Local Planning Authority. The work shall then be carried out fully in accordance with the approved details.
- REASON: In the interest of safeguarding the protected trees on the site in accordance with Policy G13 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
14. Prior to commencement of the development (construction or demolition), a Tree Protection Plan shall be submitted with the application to be approved by the Local Planning Authority. The Tree Protection Plan shall be in accordance with Para 5.5 of BS5837: 2012 'Trees in Relation to Design, Demolition and Construction - Recommendations'
- REASON: To prevent damage to trees during construction works in accordance with Policy 17 in the Central Lancashire Core Strategy and G13 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
15. Before any site activity (construction or demolition) is commenced in association with the development, barrier fencing shall be erected around all trees to be retained on the site as detailed in the Tree Protection Plan which is to be agreed by the local planning authority. The fencing shall be constructed and located in compliance with BS 5837 2012 - Trees in Relation to Design, Demolition and Construction - Recommendations. Within these fenced areas no development, vehicle manoeuvring, storage of materials or plant, removal or addition of soil may take place. This includes ground disturbance for utilities. The fencing shall not be moved in part or wholly without the written agreement of the local planning authority. The fencing shall remain in place until completion of all development works and removal of site vehicles, machinery, and materials in connection with the development.
- REASON: To prevent damage to trees during construction works in accordance with Policy 17 in the Central Lancashire Core Strategy and G13 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

16. Details of sensitive lighting proposals to minimise impacts on foraging bats should be submitted to and approved by the Local Planning Authority in consultation with its ecological advisors. The proposal should follow the latest recognised guidance and be implemented as part of the development.
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
17. No works shall commence until a fully detailed habitat creation/landscaping and management plan (to include adequate compensatory planting for any loss of trees, hedgerow, shrubs; management details of replacement planting and retained areas of semi-natural vegetation; replacement nesting opportunities for birds, including provisions for house sparrow and starling), has been submitted and approved by South Ribble Borough Council in consultation with specialist advisors. The plan should demonstrate maintenance and enhancement of biodiversity and include full details of planting mixes, translocation methods (if appropriate), habitat establishment proposals, aftercare, and long term management of both newly created habitat and habitat retained on site (e.g. hedgerows and woodland block). The approved plan shall be implemented in full.
REASON: To ensure that adequate provision is made for these protected species in accordance with Policy 22 in the Central Lancashire Core Strategy and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR
18. The development shall not begin until details of the boundary treatments to the site boundaries and all boundaries within the site has been submitted to and approved in writing by the Local Planning Authority. The occupation of buildings or the commencement of the use shall not occur until the approved boundary treatment has been erected in accordance with the approved details and retained thereafter.
REASON: To ensure the provision and retention of adequate screening in the interest of amenity in accordance with Policy 17 of the Central Lancashire Core Strategy and Policy G17 in the South Ribble Local Plan 2012-2026 and as required by planning approval 07/2012/0695/FUL as varied by 07/2016/0567/VAR

12. Relevant Policy

Central Lancashire Core Strategy

Policy 1 Locating Growth
 Policy 4 Housing Delivery
 Policy 5 Housing Density
 Policy 6 Housing Quality
 Policy 22 Biodiversity and Geodiversity
 Policy 26 Crime and Community Safety
 Policy 27 Sustainable Resources and New Developments
 Policy 29 Water Management

Supplementary Planning Documents

Affordable Housing
 Design Guide

South Ribble Local Plan

G1 Green Belt
 G13 Trees, Woodlands and Development
 G16 Biodiversity and Nature Conservation
 G17 Design Criteria for New Development