

Application No: 2006/466	Application Type: Full
Proposal: Revised plot layout and substitution of house-types (19 dwellings)	Location: Land between Douglas Road & Tong Lane, Bacup
Report of: Development Control Team Manager	Status: For Publication
Report to: Development Control Committee	Date: 7 November 2006
Applicant: McDermott Developments Ltd	Determination Expiry Date: 13 November 2006
Agent:	

REASON FOR REPORTING	Tick Box
Outside Officer Scheme of Delegation	<input type="checkbox"/>
Member Call-In Name of Member: Reason for Call-In:	<input type="checkbox"/>
More than 3 objections received	<input type="checkbox"/>
Other (please state)	Major

HUMAN RIGHTS

The relevant provisions of the Human Rights Act 1998 and the European Convention on Human Rights have been taken into account in the preparation of this report, particularly the implications arising from the following rights: -

Article 8

The right to respect for private and family life, home and correspondence.

Article 1 of Protocol 1

The right of peaceful enjoyment of possessions and protection of property.

1. APPLICATION DETAILS

1.1 Background

Development is proceeding on the largest site in Bacup allocated for residential development in the Rossendale District Local Plan, Reserved Matters Approval

having been granted in May 2005 for the erection of 194 houses on a site approaching 9 hectares in area (2004/401).

Rather than complete the approved scheme in full accordance with the detailed scheme which received Reserved Matters Approval the part of the site immediately to the rear of houses fronting Ronaldsway Close having an area of approximately 1.5 hectares was sold on to Harron Homes. At its meeting in June 2006, Committee approved an application from Harron Homes resulting in no increase to the 55 dwellings permitted on its 1.5 hectare site but varying the plots and house-types (2005/602); approximately two-thirds of its houses will have 3 bedrooms and the other third 4 bedrooms.

1.2 The Proposal

Having reached a stage in the development of the land they retained to better assess what demand exists for the different house-types previously permitted, permission is now sought by McDermott Development Ltd to vary the plots and house-types on a small part of its landholding.

Whilst no change in the permitted road layout is proposed, the applicant wishes to erect three 3-bedroomed houses and sixteen 4-bedroomed houses where the existing permission provides for construction of eighteen 3-bedroomed houses and four 4-bedroomed houses.

1.3 Policy Context

Rossendale District Local Plan (Adopted 1995)

Most notably, the application site is located within the Urban Boundary of Bacup and is specifically allocated for residential development.

- DS1 - Urban Boundary
- DC1 - Development Control
- DC2 - Landscaping
- DC3 - Public Open Space
- DC4 - Materials

Joint Lancashire Structure Plan (Adopted 2005)

- Policy 1 - General Policy
- Policy 2 - Main Development Locations
- Policy 7 - Parking
- Policy 12 - Housing Provision
- Policy 20 - Lancashire's Landscapes

Other Material Planning Considerations

- PPS1 - Sustainable Development
- PPG3 - Housing

2. CONSULTATIONS

None

3. REPRESENTATIONS

None

4. ASSESSMENT

Since this application will result in a reduction in the total number of dwellings on the site (by three) there is no objection to the proposal in terms of principle/housing policy.

This being the case, the main issues which need to be considered are : 1) Housing Mix; 2) Design & Appearance; & 3) Neighbour Amenity.

Mix of Dwellings

In comparison with the detailed scheme approved in 2005, the current proposal will somewhat increase the proportion of larger dwellings. Nevertheless, I am satisfied a suitable mix of dwelling sizes/types will be maintained across the site as a whole. On its own part of the site McDermotts will be providing 126 houses, of which approximately 60% will possess 3-bedrooms and 40% will possess 4-bedrooms.

Design and Appearance

The proposed dwellings are of satisfactory design, and the use of artificial-stone and grey concrete roof-tiles for their construction will ensure that they are in-keeping with the adjacent houses (existing and proposed).

Neighbour Amenity

The proposed houses will provide their occupiers with the amenities they could reasonably expect to enjoy and will not result in significant detriment for any existing residents.

None of the proposed houses will have a party-boundary with existing houses. Indeed, none of the proposed dwellings will have a garden that is less than 30m from the garden of an existing house.

6. SUMMARY REASON FOR APPROVAL

7. RECOMMENDATION

That permission be granted subject to the following conditions :

1. The
2. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.
Reason: To protect the appearance of the locality and in the interests of the amenities of local residents and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.
3. Windows in the gables of the dwellings hereby approved shall be obscure-glazed, and thereafter remain as such, unless otherwise first agreed in writing with the Local Planning Authority.
Reason: In the interests of the amenities of local residents and in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.
4. Any construction works associated with the development hereby approved shall not take place except between the hours of 7:00 am and 7:00 pm Monday to Friday and 8:00 am and 1:00 pm on Saturdays. No construction shall take place on Sundays, Good Friday, Christmas Day or Bank Holidays.
Reason: To safeguard the amenities of nearby residential properties, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.
5. All external facing materials shall match in colour, form and texture those approved in respect of Reserved Matters Approval 2004/401.
Reason: In the interests of visual amenity in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.
5. No development shall take place until a scheme of landscaping/boundary treatment 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 the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped, together with details of walls/fences to be erected to bound gardens; and detail any changes of ground level or landform.
Reason: In the interests of the amenity of the area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.
6. All hard-surfaced areas/walls/fences forming part of the approved scheme of landscaping/boundary treatment shall be completed prior to occupation of the dwelling to which they relate/are nearest, unless otherwise agreed in writing with the Local Planning Authority. All new planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting

and seeding seasons following substantial completion of the building to which they relate/are nearest. Any trees or plants in the approved scheme of landscaping 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 interests of the amenity of the area, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

7. No development approved by this permission shall be commenced until a scheme for the disposal of foul and surface waters has been approved by the Local Planning Authority. Such a scheme shall be constructed and completed in accordance with the approved plans.

Reason: To ensure a satisfactory means of drainage, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

8. None of the dwellings hereby approved shall be occupied until that part of the service road which provides access to it from the public highway has been constructed in accordance with the approved plans.

Reason: In the interests of highway safety, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local plan.

9. That part of each drive extending from the kerb line/edge of carriageway for a minimum distance of 7.5 metres into the site shall be paved in permanent construction, in accordance with details to be first approved in writing by the Local Planning Authority, prior to first occupation of the dwelling to which it relates.

Reason: To prevent mud/loose surface material from being carried on to the public highway, and causing a potential source of danger to other highway users, in accordance with the criteria of Policy DC1 of the adopted Rossendale District Local Plan.

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