

Application No: 2007/559	Application Type: Full
Proposal: Revised plot layout & substitution of house types (12 dwellings)	Location: Woodland Grange, Off Douglas Road, Bacup
Report of: Executive Director of Regulatory Services	Status: For Publication
Report to: Development Control Committee	Date: 13 th November 2007
Applicant: McDermott Development Ltd	Determination Expiry Date: 25 December 2007
Agent:	

REASON FOR REPORTING **Tick Box**

Outside Officer Scheme of Delegation

Member Call-In

Name of Member:
Reason for Call-In:

More than 3 objections received

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. 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).

At its meetings in June and November 2006 Committee approved applications for the variation of the plots and house-types affecting different parts of the approved site, whilst not increasing the total number of dwellings (2005/602 & 2006/466).

2. THE PROPOSAL

This application has been submitted by McDermott Development Ltd and seeks planning permission to vary the plots and house-types on Plots 47, 135, 136, 139, 144 to 149, 151 and 154 of the site.

Whilst no change in the permitted road layout is proposed, the applicant wishes to erect on these particular plots six 3-bedroomed houses and six 4-bedroomed houses, whereas the existing permission provides for the construction here of eleven 3-bedroomed houses and one 4-bedroomed house. Of the 12 dwellings applied for 10 would be detached and 2 semi-detached, as against 8 detached and 4 semi-detached approved under the previous consents.

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
- PPS3 - Housing
- PPG13 - Transport
- RPG13 - Regional Planning Guidance for the North West
- Draft RSS
- LCC Parking Standards
- RBC Revised Interim Housing Position Statement (Jan 2007)
- RBC Housing Land Position Monitoring Report (May 2006)
- RBC Housing Needs & Market Assessment 2004/2005
- RBC Bacup, Stacksteads & Britannia Emerging Area Action Plan

4. CONSULTATIONS

LCC (Highways) – The Parking Strategy requires that garages should be 6m x 3m and that properties with four or more bedrooms would require three off road parking spaces. As development of this site was agreed prior to the new strategy, it suggest only that an additional parking space is provided for each of the 4-bedroomed properties.

5. REPRESENTATIONS

Site notices were posted on 5 October 2007. No comments have been received to date.

6. ASSESSMENT

Since this application will result in no increase in the total number of dwellings on the site 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; & 4) Parking.

Mix of Dwellings

In comparison with the detailed scheme approved in May 2005, the current proposal will somewhat increase the proportion of larger dwellings on the site.

That part of the site allocated in the Local Plan for residential development which is being constructed by McDermott Developments Ltd is to accommodate 136 dwellings. As a result of the change in house-types now proposed 50% of the dwellings will possess 3-bedrooms and 50% will be 4-bedroomed, with 14 different house-types proposed. Accordingly, I am satisfied a suitable mix of dwelling sizes/types will be maintained across the site as a whole.

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 other houses on the estate (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 or the occupiers of any of the houses permitted on adjacent plots.

Traffic/Parking

The Highway Authority has expressed concern with regard to the size of the proposed garages and seeks an additional off-street parking space at each of the 4-bedroomed dwellings now proposed.

However, as the extant permission is of no great age the Highway Authority does not consider it possible to insist upon the size of the garages being increased. Nor do I consider it appropriate to apply a different parking standard to that applied in May 2005 when these same house-types were approved elsewhere on the estate.

7. SUMMARY REASON FOR APPROVAL

The proposal is appropriate in principle as the site lies within the Urban Boundary of Bacup and the submitted scheme entails no increase to the number of dwelling units permitted by the extant permission (2004/401). Furthermore, subject to conditions, the submitted scheme is not considered likely to detract to an unacceptable extent from neighbour or visual amenity, highway safety or in respect of any other material consideration.

8. RECOMMENDATION

That permission be granted subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of three years from the date of this permission.
Reason: Required by Section 51 of the Planning and Compulsory Purchase 2004 Act.
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.
6. 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.
7. 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.
8. 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.
9. 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.

10. 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.

Contact Officer	
Name	M. Sadiq
Position	Planning Officer
Service / Team	Development Control
Telephone	(01706) 238641
Email address	planning@rossendalebc.gov.uk

PART OF SITE TO WHICH
APPLIC 2007/599 RELATES

TONG LANE



