

**RECOMMENDATION FOR PLANNING AND DEVELOPMENT COMMITTEE
APPROVAL**

DATE: 25 November 2010
REF: GT
CHECKED BY:

APPLICATION NO: 3/2010/0763/P (GRID REF: SD 360533 437511)
RE-SUBMISSION OF APPLICATION 3/2009/0821/P, FOR 2 NO. 2 BEDROOM BUNGALOWS (57 SQ.M.), 1 NO. 2 BEDROOM BUNGALOW (59 SQ.M.) AND 4 NO. TWO-STOREY TERRACED, TWO BEDROOM HOUSES (59 SQ.M.) AT LAND AT THE END OF SEVERN STREET, LONGRIDGE, LANCASHIRE, PR3 3ND

TOWN COUNCIL: Providing consultation with neighbours is undertaken, no objection.

COUNTY SURVEYOR (LCC): No comments or observations received at the time of the reports submission, however the County Surveyor has indicated verbally he has no objections to the scheme on highway safety grounds.

ADDITIONAL REPRESENTATIONS: A letter stating 'No objection' to the scheme has been received from a nearby neighbour.

Proposal

This application is a re-submission of a previously approved scheme for the erection of seven residential units on land at the end of Severn Street, Longridge. The units include 2 no. Two Bedroom Bungalows (57 SQ.M.), 1 no. 2 Bedroom Bungalow (59 SQ.M.) and 4 no. Two-Storey Terraced, Two Bedroom Houses (59 SQ.M.).

In order to facilitate this, the existing workshop building on site will be demolished (subject to C.A. Consent) and Severn Street will be widened and extended beyond the existing end of the street. The existing building is un-insulated with an asbestos roof, and due it being considered unfit for industrial/business use by the Applicant, the site has lain unused for over 10 years, and is currently overgrown and fenced off and closed to the public. The scheme also provides off street parking space for 14 vehicles.

Site Location

The site lies centrally within Longridge, with half of the site within a recently added portion of the Longridge Conservation Area, as defined by the Ribble Valley Districtwide Local Plan.

Relevant History

3/2009/0979/P - Demolition of concrete block built workshop/storage building with corrugated asbestos roof to make way for a housing development - see application 3/2009/0821P - Granted Conditionally.

3/2009/0821/P - Development of seven properties as follows:- 2no. two bedroom bungalows (57sq.m), 1no. 2 bedroom bungalow (59sq.m), 4no. two-storey terraced two bedroom houses (59sq.m) - Granted Conditionally.

3/1989/0170/P - Secure Car Compound - Refused.

3/1974/0085/P - Proposed erection of an 800-gallon auto-diesel tank and supporting masonry - Granted Conditionally.

4/2/132 - Erection of joinery workshop - Granted Conditionally.

Relevant Policies

Policy G1 - Development Control.
Policy G2 - Settlement Strategy.
Policy ENV16 - Development in Conservation Areas.
Policy T1 - Development Proposals - Transport Implications.
SPG 'Extensions and Alterations to Dwellings'.
Longridge Conservation Area Appraisal 2007.
Affordable Housing Memorandum of Understanding 2010.
PPS3 Housing

Environmental, AONB, Human Rights and Other Issues

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This re-submission proposes two alterations to the approved scheme. Firstly, in dealing with an easement discovered by the Applicant that affected the siting of Unit no. 2, this Unit has now been re-designed and moved 1.5m closer to Unit 1. Secondly, Units 4-7 were thought by the Applicant to be a little tight internally, and as such a small ground floor lean-to bay has been added to the rear elevation of the four properties. These two alterations make very little difference to the scheme as a whole, as they have no affect on neighbouring properties or on highway safety. As such, I consider the scheme to still comply with the relevant policies, and the application is recommended accordingly.

SUMMARY OF REASONS FOR APPROVAL

The proposal has no significant detrimental impact on nearby residential amenity, nor would it be to the detriment of highway safety or have an adverse visual impact on the streetscene or setting of the Longridge Conservation Area.

RECOMMENDATION: That planning permission be GRANTED subject to the following condition(s):

1. The development must be begun not later than the expiration of three years beginning with the date of this permission.

REASON: Required to be imposed pursuant to Section 91 of the Town and Country Planning Act 1990J04.

2. The permission shall relate to the development as shown on Plan Reference No's 2474-15 Rev. B, 2474-21 Rev. A, 2474-22, 2474-23, 2474-24, 2474-25 and 2474-26 Rev. A.

REASON: For the avoidance of doubt and to ensure that the development is carried out in accordance with the submitted plans.

3. This permission shall be implemented in accordance with the proposal as amended by letter and plan received on the 30 October 2010 and 6 November 2010.

REASON: For the avoidance of doubt since the proposal was the subject of agreed amendments.

4. Notwithstanding the submitted details, prior to the commencement of development, precise specifications and samples of walling and roofing materials and details of any window and door surrounds including materials to be used in the approved development shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: In order that the Local Planning Authority may ensure that the materials to be used are appropriate to the locality in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and the adopted Supplementary Planning Guidance - "Extensions and Alterations to Dwellings".

5. The new road between the site and Severn Street 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 comply with Policies G1 and T1 of the Ribble Valley Districtwide Local Plan and to ensure that satisfactory access is provided to the site before the development hereby permitted becomes operative.

6. The proposed new highway extension to Severn Street, car parking spaces, manoeuvring areas and all other highway improvements indicated on the amended site plan submitted on the 6 November 2010, drawing no. 21, revision A, shall be surfaced or paved, marked out and completed in accordance with this site plan, before the occupation of the dwellings hereby approved. Details of the surfacing or paving shall have been submitted to and approved by the Local Planning Authority before their use in the proposed works.

REASON: To comply with Policies G1 and T1 of the Districtwide Local Plan and to allow for the effective use of the parking areas.

7. The proposed new boundary wall indicated on the amended site plan, drawing no. 26, revision A, in between the development site and Mersey Street, shall remain so in perpetuity, unless otherwise agreed in writing by the Local Planning Authority.

REASON: In order to retain a suitable screen between the adjacent neighbouring properties, in the interests of protecting residential amenity.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future extensions and/or alterations to the dwellings including any development within the curtilage as defined in Schedule 2 Part 1 Classes B to E shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In the interests of the amenity of the area in accordance with Policies G1 and H10 of the Ribble Valley Districtwide Local Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) any future additional structures, hard standing or fences as defined in Schedule 2 Part I Class F and Part II Class A, shall not be carried out without the formal written consent of the Local Planning Authority.

REASON: In order that the Local Planning Authority shall retain effective control over the development in accordance with Policy G1 of the Ribble Valley Districtwide Local Plan and in the interests of safeguarding any adjacent residential amenity or visual amenity.

10. Unless otherwise agreed in writing with the Local Planning Authority, the development shall be carried out in strict accordance with the recommendations of the bat survey and report submitted with the application dated 5 October 2009.

REASON: To comply with policies G1 and ENV7 of the Ribble Valley Districtwide Local Plan ensuring that no species/habitat protected by the Wildlife and Countryside Act 1981 are destroyed.

INFORMATIVE

1. This consent requires the construction, improvement or alteration of an access to the public highway. Under the Highways Act 1980 Section 184 the County Council as Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works and therefore before any access works can start you must contact the Environment Directorate for further information by telephoning Area Surveyor East 01254 823831 or writing to the Area Surveyor East, Lancashire County Council, Area Office, Riddings Lane, Whalley, Clitheroe BB7 9RW quoting the planning application number.