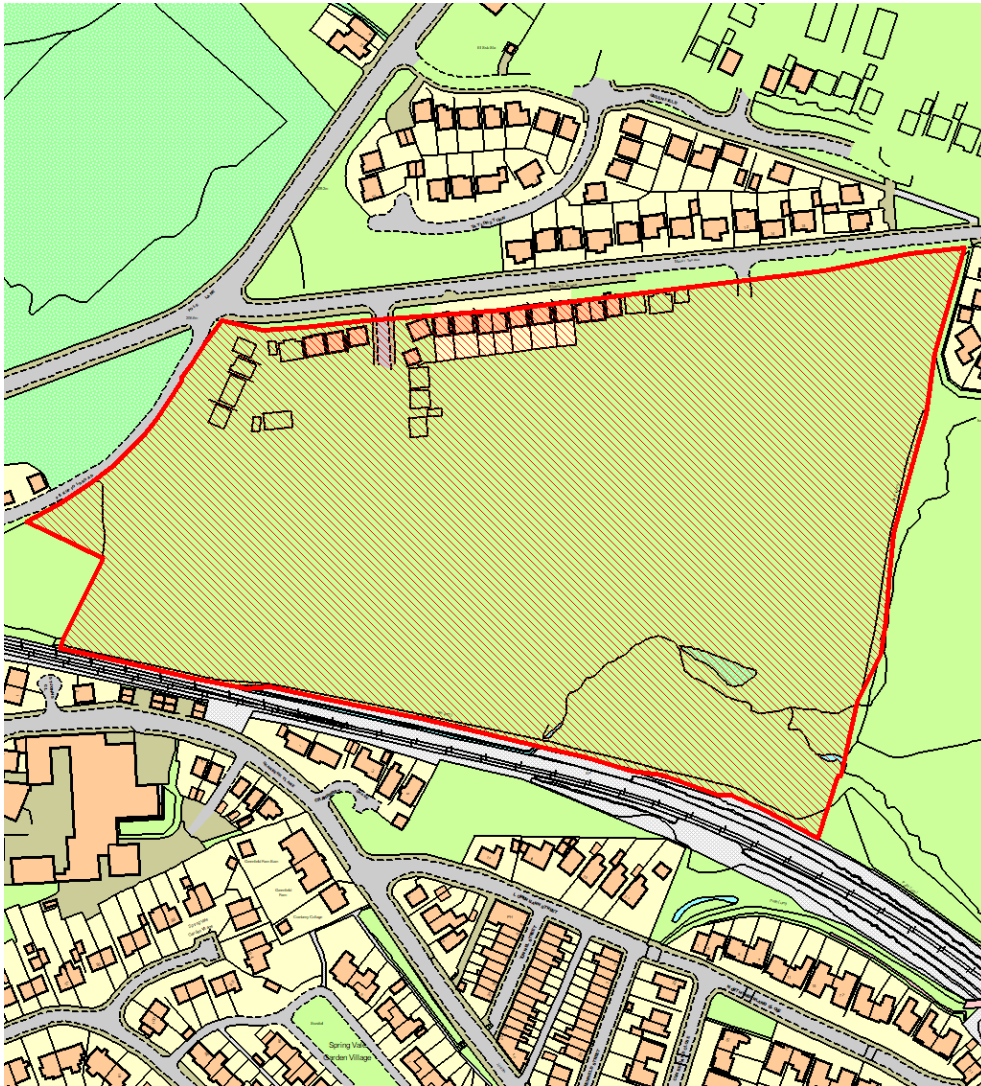


Proposed development: Variation/Removal of Condition/Minor Material Amendment for Variation of condition No. 2 pursuant to planning application 10/19/0317 "Erection of 168 no. Residential Dwellings, Associated Infrastructure and Public Open Space" to amend house types on plots 11-69

**Site Address:
Land at Spring Meadows
Darwen**

Applicant: Persimmon Homes Lancashire

**Ward: Darwen South Councillors: Kevin Connor, Lilian Salton,
Matthew Jackson**



1.0 SUMMARY OF RECOMMENDATION

1.1 APPROVE subject to the amendment of condition 2 (approved drawings) imposed upon extant planning approval 10/19/0317

2.0 KEY ISSUES/SUMMARY OF PLANNING BALANCE

2.1 This application is before the Planning & Highways Committee as it represents an amendment to a major residential planning application. The proposal seeks to amend condition 2 (approved drawings) of planning approval 10/19/0317: "*Erection of 168 no. Residential Dwellings, Associated Infrastructure and Public Open Space*".

2.2 The amendments represent modest changes to the previously approved development. The amended scheme will continue to deliver a high quality bespoke housing development, which will widen the choice of family housing in the Borough, consistent with the planning strategy for housing growth as set out in the Core Strategy and Local Plan Part 2

3.0 RATIONALE

3.1 Site and Surroundings

3.1.1 The application site forms the north eastern corner of the active Persimmon residential development, as approved under 10/19/0317 and previously amended through 10/20/1258. The eastern boundary is partially formed by existing residential properties forming a cul-de-sac from Spring Meadows. To the north, on the opposite side of Spring Meadows, is the Tilia Homes development that is currently under construction to provide 126 dwellings.

3.2 Proposed Development

3.2.1 The current application seeks to modify condition 2 imposed upon the extant permission 10/19/0317. Condition 2 identifies the approved drawings for the development. The proposed changes are primarily related to a change of house type, to reflect the developer's new house range. There are no changes proposed to the number of units, or number of bed spaces within the affected plots.

3.2.2 The proposed development will continue to provide a net density of approximately 40 units per hectare, with the appearance of dwellings complimenting those already being constructed.

character of areas of the Borough and promotes high standards of design. The document also seeks to ensure a good relationship between existing and proposed development in terms of protecting and enhancing amenity.

- 3.4.2 The National Planning Policy Framework 2021, has been updated since the previous permissions, but the amendments have not impacted the compliancy of the proposals and they should therefore be determined expeditiously.

3.5 Assessment

- 3.5.1 Condition 2 amendment: Condition 2 of 10/19/0317 requires development to proceed in accordance with the identified approved drawings. The current proposal seeks to revise the approved house types, to reflect recent changes to Persimmon's housing range.

- 3.5.2 Policy 11 of LPP2 is of relevance and requires all new development to present a good standard of design. Development will be expected to demonstrate a good understanding of the wider context and make a positive contribution to the local area, including enhancing/ reinforcing the established character of the locality. Similar requirements are also set out within Policy CS16

- 3.5.3 The new property types are broadly consistent with those approved under 10/19/0317 and subsequent amendment, 10/20/1258. They are considered to have a modern appearance and are principally constructed with red brick walling and grey roof tiles to reflect the vernacular form, though elements of render offer variety and visual interest. Generally the proposals are considered to assimilate well with the prevailing character of the area.

- 3.5.4 Policy 18 of the Local Plan Part 2 illustrates that the Council requires a detached and semi-detached housing offer to be the principal element of the dwelling mix on any site that is capable of accommodating such housing. Given the intended mix across the development area the proposal remains compliant with this requirement.

- 3.5.5 The proposed property types have carefully considered internal layouts to offer a variety of configurations to appeal to families of varying sizes and needs. The house types represent an appropriate variety of styles and, together with their orientation, will create varied and attractive street scenes.

- 3.5.6 Consequently, compliance with policies 11, 18 and CS16 is achieved.

- 3.5.7 Local Plan Policy 8 supports new development that secures a satisfactory level of amenity for surrounding uses and for occupants/ users of the development itself. The Council's adopted residential design guide SPD provides additional guidance with particular reference to separation distances between dwellings to ensure the amenity of residents is protected.

- 3.5.8 The Residential Design Guide SPD indicates an appropriate separation of 21 metres between facing windows of habitable rooms of two storey dwellings, unless an alternative approach is justified to the Council's satisfaction. Where

windows of habitable rooms face a blank wall or a wall with only non-habitable rooms a separation of no less than 13.5 metres shall be maintained, again unless an alternative approach is justified to the Council's satisfaction. The development remains consistent with these requirements, both in relation to the relationship to properties within the site and those on the periphery. Compliance with Policy 8 and the SPD is achieved.

4.0 RECOMMENDATION

Approve subject to reapplication of all conditions imposed upon planning permission 10/19/0317 and amendment to conditions 2, to read as below;

Condition 2

- Unless explicitly required by condition within this consent, the development hereby permitted shall be carried out in complete accordance with the proposals as detailed within;

SMD.PL01 rev X, received 15th June 2022

6X3GD-01; 6019.05 rev A; SMD.302 rev D; and SMD.EVCL rev B, received 21st December 2020

House Types; as identified on document MS-R21-213, received 21st October 2022 and the amended house type drawings received 24th January 2023

REASON: For the avoidance of doubt and to clarify which plans are relevant to the consent.

5.0 PLANNING HISTORY

10/16/0266 - Outline planning application for erection of 134 dwellings , with associated infrastructure and landscaping (Approved July 2016)

10/17/0250 - Works to straighten and upgrade Spring Meadows road so that it can be adopted (Approved May 2017)

10/19/0317 - Full Planning Application for Erection of 168 no. Residential Dwellings, Associated Infrastructure and Public Open Space

10/20/1258 - Partial re-plan of development site known as Spring Meadows (approved under application reference 10/19/0317) involving 24 homes creating an additional 7no. new homes

10/22/0593 - Variation of Conditions No.2 and 14, pursuant to application 10/20/1258; replan of 24 homes creating an additional 7no. new homes" - update of house types to R21 range and materials

6.0 CONSULTATIONS

6.1 Public Consultation: A press notice has been issued and site notices displayed. No representations have been received.

7.0 CONTACT OFFICER: Martin Kenny, Principal Planning Officer

8.0 DATE PREPARED: 6th April 2023