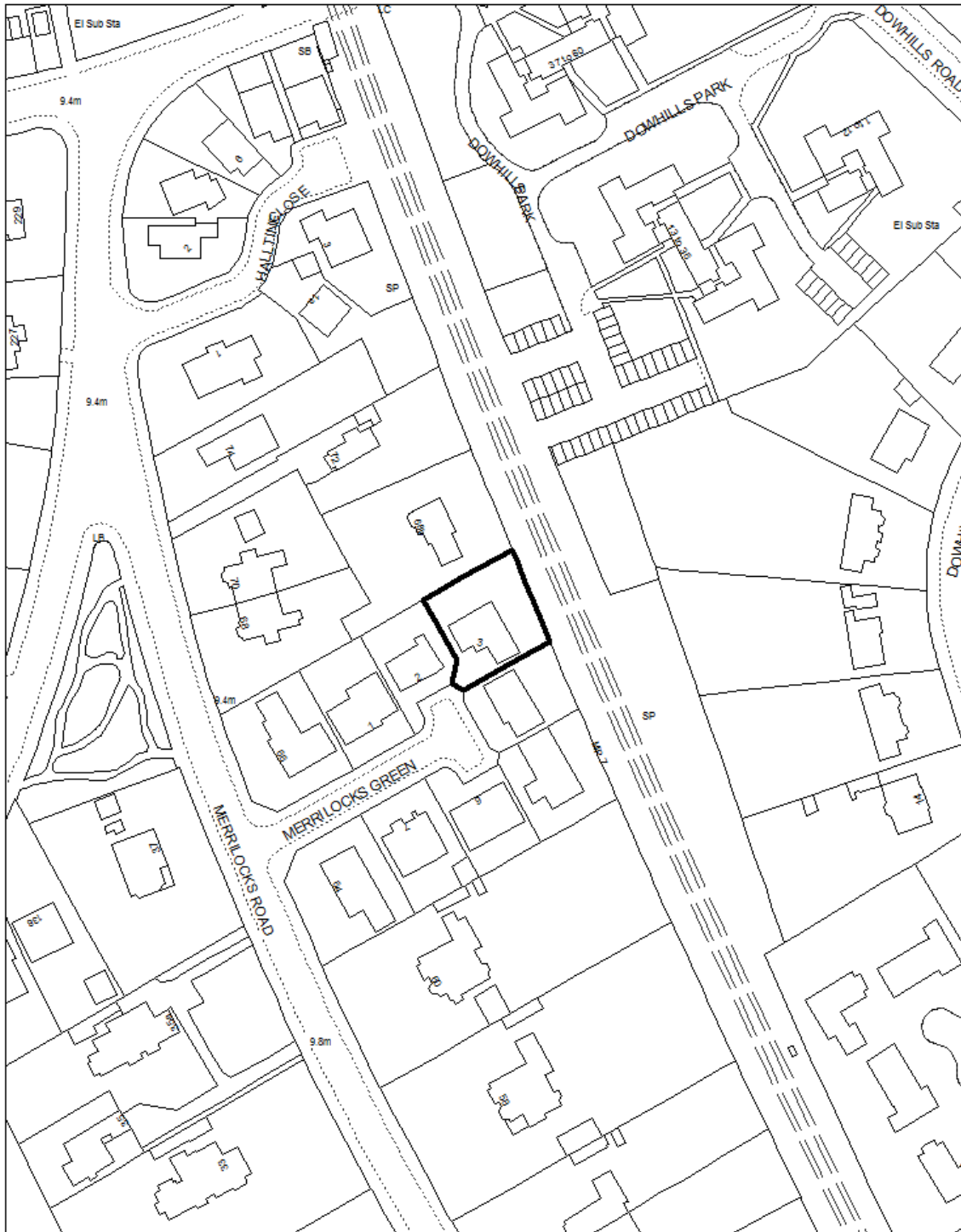




# Site Location Plan



## The Site

A modern detached dwellinghouse within a cut de sac, Merrilocks Green, and lying within the Blundellsands Park Conservation Area.

## History

None

## Consultations

The Conservation Officer has no objections in principle to the proposals as it is not considered to have a harmful impact on the character and appearance of the Conservation Area.

The Highways Manager has no objections to the proposal as there are no highway safety implications.

Network Rail have commented regarding the railway line to the rear of the site and have requested that the applicant/developer liaise directly with them regarding their construction and this request will be added as an informative should Committee be minded to approve the application.

## Neighbour Representations

### Petition

A petition to speak against the proposal consisting of 29 names has been received and this has been endorsed by Councillor Dams.

The main concerns are:

The effect of the proposal on the character and appearance of the Conservation Area, the effect on the living conditions of the occupiers of the surrounding premises and the effect on highway safety.

### Conservation Area

Merrilocks Green is within the Blundellsands Park Conservation Area and the proposed development will impact on the character and appearance of the Conservation Area by closing the open space between properties.

### Car-parking

The head of the cul-de-sac is already overpopulated with cars from the recent expansion of No2 Merrilocks Green with vehicles parking on the pavement thus limiting pedestrian access - a potential danger, particularly for elderly residents. Ambulances, health visitors and district nurses find it difficult to gain access due to car parking difficulties.

### Living Conditions

There is a concern about loss of light and overshadowing to neighbouring properties.

### Lease

Merrilocks Green has been built on leasehold land owned by Lord Blundell whereby the residents are duly bound to the covenants laid down by their leases.

### **Individual objections**

Two individual letters of objection have been received from the occupiers of Nos 4 and 5 Merrilocks Green

The occupiers of these two properties have comments to make in relation to parking and pedestrian safety, the impact of the proposal on the Conservation Area and on the living conditions of neighbouring residents.

### Car parking

Loss of parking within the site will increase pressure to park on the cul-de-sac and this will create problems for access by health professionals.

### Conservation Area

The first floor extension will fill in the gap between properties and is out of character in this area and will lead to a cramped form of development.

### Living Conditions

There will be a loss of sunlight and overshadowing to part of the neighbour's garden.

## **Policy Context**

The application site is situated in an area designated as residential on the Council's Adopted Unitary Development Plan.

The policies in the emerging Local Plan (June 2016) were subject to discussion at the recent Local Plan Examination and where appropriate have been given weight in coming to a recommendation on this application.

Those policies to which there was no objection or to which no modifications have been proposed may be regarded to carry significant weight. They will be referred to where appropriate in the assessment of this proposal.

## Assessment of the Proposal

The property is a large detached modern dwellinghouse situated in the corner of a cul-de-sac within the Blundellsands Park Conservation Area.

The proposal is for the erection of a single storey extension to the rear, a first floor extension to the side and a new porch to the front after the demolition of the existing porch and conversion of the existing garage into a habitable space.

The single storey extension to the rear will have a projection of 5.6m measuring 7.5m across x 4.2m high with a dual pitched roof. The extension will be set off the boundary with No 4 Merrilocks Green by 8.3m and off the boundary with No 68b Merrilocks Road by 8.9m.

The proposed first floor extension will be built directly above the existing garage. This easures 6.2m long and with a pitched roof will be 6.8m in height.

The proposed porch to the front will have a projection of 1.5m measuring 3m across at its maximum width and will be 3m high with a flat roof.

The issues relate to the impact that the proposal will have on the character and appearance of the Conservation Area and on the street scene, having particular regard to its design and choice of materials and on the living conditions of the occupiers of the surrounding premises. Local residents have expressed concerns regarding parking and the effect of the proposal on highway safety and this too is assessed.

### Effect on the Conservation Area and design issues:

There is no objection in principle to the proposed development as the property is of a modern 20th century design. The extension would not have a harmful effect on the character and appearance of the Conservation Area.

An objection has been received to the first floor extension filling in the gap between properties and creating a cramped form of development.

Given the relationship between the properties around the head of the cul-de-sac, the various styles of buildings and the existence of a garage at ground floor level, it is considered that the first floor extension will not be out of character.

UDP Policy MD1 and the associated Supplementary Planning Document (House Extensions) states that the size and design of an extension fit in with the existing building. The extensions proposed comply with both of these documents.

### Living Conditions:

Numbers 4 and 5 Merrilocks Green have raised concerns regarding overshadowing. It is accepted that there will be a loss of sunlight to part of the garden of to No4 in the late

afternoon in the summer. However, as the application site lies to the north of no4 this will be for a limited part of the day to a small part of the garden.

It is considered that the extensions will not be overbearing in relation to neighbouring habitable rooms or have an oppressive effect on any of the adjoining properties. The proposed extensions are not out of proportion to the size of the plot and would leave adequate garden space once development is completed.

The proposed rear extension faces the railway line and will not affect neighbouring properties.

#### Car-Parking and Highway Safety

The proposal will lead to the loss of the existing garage and concerns have been raised that this, together with the extra living accommodation, will increase pressure to park on the highway. The narrow frontage to the application site at the angle to the cul-de-sac means there is no room for on street parking immediately outside the property.

However, there will still be enough room within the site for off road parking and manoeuvring space for two vehicles, and the Highways Manager concludes that the proposals will not have a detrimental effect on highway safety.

#### Other Matters

The issue of the properties being built on leasehold land and the restrictive covenants is not a matter for planning consideration.

#### Conclusion

It is considered that the proposed extensions will not harm the character and appearance of the Conservation Area or significantly affect the living conditions of the occupiers of the neighbouring properties. The extensions will not lead to problems of highway safety.

The proposals comply with both local and national policies and it is recommended that planning permission be granted subject to conditions.

## **Recommendation - Approve with Conditions**

### **Approve with Conditions**

#### **Conditions**

This application has been recommended for approval subject to the following conditions and associated reasons:

- 1) The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

- 2) The development hereby granted shall be carried out strictly in accordance with the following details and plans :-

Location Plan, Existing and Proposed Site Plans, Existing Floor Plans, Existing Elevations, Proposed Floor Plans, Proposed Elevations and Proposed Elevations Drawings 14-465-001, 002A, 003, 004, 005c, 006a and 007a received on 23rd January, 2017.

Reason: To ensure a satisfactory development, to comply with UDP Policy MD1 and the associated SPD.

- 3) The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with policy DQ1/MD1 of the Sefton Unitary Development Plan.

## **Informatives**

- 1) Network Rail

The applicant/developer is to submit directly to Network Rail, a Risk Assessment and Method Statement (RAMS) for all works within 10m of the railway.

Review and agreement of the RAMS will be undertaken between Network rail and the applicant/developer. The applicant/developer should submit the RAMS directly to:

AssetProtectionLNWNorth@networkrail.co.uk

A Basic Asset Protection Agreement (BAPA) will need to be agreed between the developer and Network Rail.

The developer should liaise directly with Asset Protection to set up the BAPA at

AssetProtectionLNWNorth@networkrail.co.uk

Planning Services

21 FEB 2017

Received

MERRILOCKS GREEN RESIDENTS PETITION  
AGAINST PLANNING APPLICATION DC/2017/00125

3 MERRILOCKS GREEN, BLUNDELLSANDS, LIVERPOOL L23 6XR:

DATED 17<sup>th</sup> FEBRUARY 2016

**Erection of;**

a single storey extension to the rear,  
a first floor extension to the side  
a new porch to the to the front after the demolition of existing porch  
the conversion of the existing garage into a habitable space.

**Reasons for Objections**

- A main concern is that the proposed expansion - The development of a 5 bedroom house with such a narrowed angle opening to the driveway will only exacerbate the current car parking/pedestrian issues;

The Head of the Cul de Sac is already overly populated with cars from the recent expansion of No2 Merrilocks Green having to park on the pedestrian sidewalk thus limiting pedestrian access – a potential danger, particularly for the disabled residents. There are 4 x 90 year olds who live at the head of the cul de sac and ambulances, health care visitors and district nurses find it difficult to gain access due to the overly populated car parking difficulties (as the photographs show).

- Merrilocks Green is in a conservation area and the impact of the largely proposed development will impact on the character and appearance as the double extension will enclose the open space that currently exists. (There is scope within the plans to build the double extension to the rear of the property).
- A particular concern is the loss of light and overshadow, particularly to No2 and No4 Merrilocks Green.
- Merrilocks Green has been built on leasehold land owned by Lord Blundell whereby the residents are duty bound to the covenants laid down in their leases  
The proposed plans will contravene No3's obligations under the lease.

**It must be noted** that although the owners of No3 spearheaded two petitions against the expansion of No2 Merrilocks Green, addressed the planning committee and took legal action against Sefton Planners for reasons similar to the objections above the remaining residents were completely unaware of his own development plans.



MERRILOCKS GREEN RESIDENTS PETITION  
AGAINST PLANNING APPLICATION DC/2017/00125  
3 MERRILOCKS GREEN, BLUNDELLSANDS, LIVERPOOL L23 6XR

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Name	Address	Signature
W.T. CULLEN	5 MERRILOCKS GREEN	
M.F.K. CULLEN	5 MERRILOCKS GREEN	

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21 FEB 2017  
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