

Report to: PLANNING COMMITTEE **Date of Meeting:** 14th April 2021

Subject: [DC/2021/00125](#)
[10 St Andrews Drive, Crosby, L23 7UX](#)

Proposal: Erection of 2 detached dwellinghouses, following demolition of the existing dwellinghouse.

Applicant: Ms. Monica Salt **Agent:** Mrs. Alison Tudor
RAL Architects Ltd

Ward: Blundellsands Ward **Type:** Full Application

Reason for Committee Determination: Petition Endorsed by Cllr Howard

Summary

The proposal is for the erection of two dwellings following demolition of the existing dwelling. The main issues to be considered are design, character and the living conditions of future occupiers and existing neighbours. The proposal is considered to be acceptable in principle and while the rhythm and density of St Andrews Drive would be somewhat altered, the proposal provides a generous plot to dwelling ratio consistent with dwellings within the vicinity on Manor Road and Hall Road East. The design of the dwellings themselves is deemed acceptable in terms of height relative to neighbouring dwellings and in terms of appearance given the variation within the local street scene.

It is not considered that the proposal would cause significant harm to existing residents by virtue of loss of light or overlooking and conditions can be applied to ensure certain environmental protections are implemented during the construction phase. The proposal would make a limited contribution to housing supply however the identified harm on the whole is minimal. On balance it is considered that the proposal is acceptable and to comply with the Sefton Local Plan and Supplementary Planning Document 'New Housing'. The proposal is therefore recommended for approval.

Recommendation: Approve with Conditions

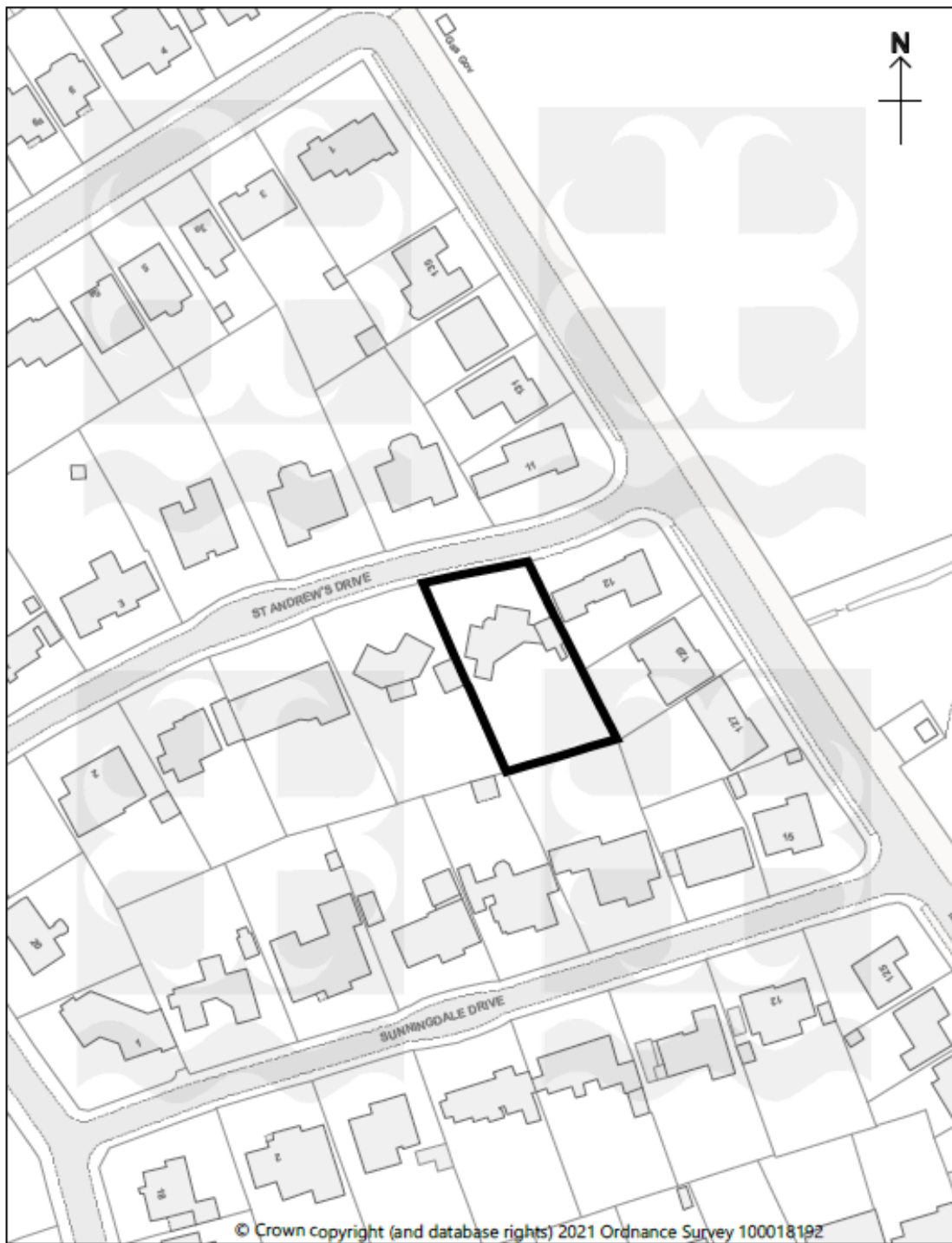
Case Officer Steven Healey
Email planning.department@sefton.gov.uk

Telephone 0345 140 0845

Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QN6MW7NWH0E00>

Site Location Plan



Sefton Council



Reference: Map reference
Date: 30/03/2021
Scale: Scale 1:1250
Created by: Initials

The Site

The application site is 10 St Andrews Drive, Crosby which currently contains a detached dormer bungalow with south-facing rear garden.

History

Planning permission granted in September 1994 for the erection of a single storey extension at the rear with dormers above, dormers to rear of existing property, one dormer to front of existing property, and front porch extension (reference S/1994/0354).

Consultations

Environmental Health

No objection.

Flooding and Drainage Manager

No objection.

Highways Manager

No objection.

Merseyside Environmental Advisory Service

No objection subject to precautionary measures being implemented in relation to protected species.

Natural England

No objection.

Tree Officer

No objection.

United Utilities

No objection subject to foul and surface water being drained on separate systems with latter in most sustainable way.

Neighbour Representations

A 32-signature petition has been received by Planning Services. The petition is endorsed by Councillor Howard and opposed the development on the grounds of inappropriate design and density, loss of light and privacy to existing residents, harm to wildlife and an increase in traffic.

Objections also received from 8 individual addresses (St Andrews Drive, Manor Road and anonymous) on the following grounds: -

- The design is out of keeping with the character of the area with only bungalows and shorter dormer bungalows to south side of road
- Size and density of development is inappropriate with earlier applications refused on St Andrews Road for infill development
- Increased level of overlooking to neighbours from first floor windows and if existing hedge is removed
- Significant overshadowing of neighbour's dwellings and gardens and of solar panels
Dwellings would create a wind tunnel effect in adjoining existing line of trees and forming a barrier
- Flood risk associated with peat in the ground and due to increased hardstanding
- Impact on local wildlife including red squirrel
- Increased traffic and parking issues, St Andrews Drive is narrow and sufficient room ought to be provided within the site for parking
- Construction noise, disturbance, dust and traffic management issues
- Impact on foundations of existing neighbours particularly if piling is required
- Lack of notification and issues with trying to sell a house

Objection received from Lancashire Wildlife Trust raising concerns over impacts on Red Squirrel.

Policy Context

The application site lies within an area designated as residential in the Sefton Local Plan which was adopted by the Council in April 2017.

Assessment of the Proposal

Principle of Development

The application site is situated within a Primarily Residential Area subject to Local Plan policy HC3 where development of new housing is considered acceptable in principle.

Design, Character and Landscaping

St Andrews Drive was laid out in the 1920s alongside parts of Hall Road East and Sunningdale Drive in a spacious manner. Development of a slightly higher density followed on Manor Road in the 1970s, while more recently there are multiple examples of replacement dwellings being built (3, 7 and 11 St Andrews Drive) and infill development (Hall Road East).

The application site currently contains its original dwelling, a 'U-shaped' Arts and Crafts style bungalow later extended into the roof space, and the neighbouring number 8 is of matching design. However aside from this there is no prevailing architectural style along St Andrews Drive.

The street is characterised by deep plots with dwellings which typically span the whole width of the plot. The proposed subdivision of the application site would constitute a higher density than the remainder of the street, which comprises wider plots, however this is not considered to be significantly harmful given the site's location towards the end of the street adjacent to the more varied plot to dwelling ratios of Manor Road. The resulting density and plot width would be comparable to a number of properties on Hall Road East, including both original and infill developments.

In terms of the scale and appearance of the proposed dwellings. The dwellings would span the width of their respective plot, respecting the building line and are deemed to be of a suitable massing and height with respect to the surrounding street scene. While concerns have been raised over the height of the dwellings there are other two storey dwellings on both sides of St Andrews Drive, namely number 6 features a similar full height gable element. Neighbour comments refer to infill or back land development refused elsewhere on St Andrews Drive. Permission has been refused at numbers 4 and 5 in 1995 and 2002 respectively, however permission was granted at the former address for the erection of a pair of semi-detached dwellings in 2009.

Spatially, while the rhythm, grain and density would not necessarily align with the majority of St Andrews Road it is considered to be consistent with adjacent Manor Road and the wider area. Each plot would remain spacious exceeding 500sqm. From a visual perspective the proposed development would not dominate or jar with its closest neighbours, and it is of an acceptable design incorporating contemporary features and materials of traditional influence which respond positively to the surrounding street scene.

In terms of landscaping there are no proposals to remove the existing trees or hedgerow within the application site. These could of course take place without the need for planning permission, although in order to ensure the development does not harm the trees protective measures can be agreed prior to works starting on site. The submitted Site Plan and Design and Access Statement indicate a low-level brick wall to the front of the site slightly higher than the existing boundary wall which is acceptable. Further detail can be secured by condition.

Living Conditions

Impacts on Existing Neighbours

The proposal has the potential to impact on a number of neighbouring properties. Supplementary Planning Document 'New Housing' sets out guidelines and standards in order to protect the living conditions of existing neighbours. Concerns have been raised over an increased level of overlooking, however the rear elevations of the proposed dwellings would be over 21m from the rear boundary far exceeding the Council's 10.5m garden depth standard. Whether or not leylandii hedgerow is maintained there would not be an unacceptable loss of privacy to the rear. It is considered the perception of overlooking to gardens either side would be reduced given the existing angled first floor dormer windows of the existing building. The only side windows

proposed serve non-habitable rooms therefore a condition can be applied ensuring that these are retained as obscure glazing.

In terms of impacts on light and outlook, the dwellings would occupy a greater footprint than the existing dwelling and concerns have been raised over the potential for significant overshadowing. To the east is number 12 St Andrews Drive which has a side extension. The proposed dwelling on 'Plot A' would project further than the existing dwelling however it would not encroach within a 45-degree line of sight from the closest rear windows of number 12. It is the lowest part of the dwelling which faces number 12 and replaces an existing attached garage which is positioned on the boundary. It is not considered that there would be a significant level of overshadowing caused to this neighbour.

The proposed dwelling on 'Plot B' would be closest to number 8 St Andrews Drive to the west. The angled rear elevation of number 8 contains a number of windows serving habitable rooms and which face the application site. The greatest impact of the proposed development would be evident here however there is already a detached garage between these windows and the proposed dwelling on Plot B which restricts outlook and light and would act as a step-up to the proposed dwelling. At the closest point in a straight line the dwelling would be over 8m from a neighbouring window. Given the existing arrangement, the angle of the affected windows and modest depth of the proposed dwelling it is not considered that significant harm would be caused to outlook. While additional overshadowing would occur this similarly is not considered to be to an unacceptable degree.

Concerns have been raised over the dwellings causing wind tunnel effect however there is no evidence to demonstrate that this would be the case or harmful in planning terms. Overall it is considered that the proposal would cause minimal harm to the living conditions of existing neighbours.

Living Conditions of Future Occupiers

In applying the guidelines and standards of Supplementary Planning Document 'New Housing', it is considered that future occupiers would be afforded a good standard of amenity. All habitable rooms within are afforded a good level of light, outlook and privacy whereas both dwellings would benefit from gardens of over 250sqm which exceeds the Council's minimum standards.

Transport and Highway Safety

The proposal would retain the two existing site accesses with one to serve each dwelling. The submitted plans indicate that the hardstanding to the front of either dwelling would provide space to park 2 vehicles with the addition of an integral garage. This is considered an acceptable level of parking which ought not to place an unacceptable burden or demand for on-street parking. The Highways Manager has reviewed the proposed development and has raised no objection on highway safety grounds.

Environmental Matters

Ecology

The application is accompanied by a Bat and Bird Survey. This identifies limited roosting potential within a small part of the existing dwelling. As a precautionary approach Merseyside Environmental Advisory Service (MEAS) has recommended that the building be demolished in winter months, if not possible a licensed ecologist will be required to supervise the removal of plastic cladding in line with the survey report's recommendations. Regarding other species, concerns have been raised over the impact on Red Squirrel. There are no proposals to remove hedgerow or trees, therefore MEAS has raised no concern over the impacts of the proposed development.

MEAS considers that there are no pathways that could result in likely significant effects on designated sites within the vicinity. In the interest of securing biodiversity gain, bat and bird boxes are a reasonable request which can be secured by condition.

Ground Conditions and Drainage

The application site is located within Flood Zone 1 indicating low flood risk, although it is susceptible to surface water drainage. Given the minor scale of development it is considered that drainage can be satisfactorily addressed through Building Regulations which also requires consideration to be given to the sustainable drainage hierarchy.

Should the ground conditions necessitate the use of piling, details can be agreed with the Environmental Health Manager in order to reduce noise and vibration.

Other Matters

Infrastructure

In the interest of supporting the growth of electric vehicles and incorporating energy efficiency and low carbon design in accordance with the Council's guidance on 'New Housing', charging points can be secured by condition.

The revised National Planning Policy Framework states under paragraph 112 that planning decisions should support the expansion of communication networks such as full fibre broadband connections; this can be secured by condition.

Neighbour Comments

Most of the neighbour representations received to this application are addressed within the above report. Aside from this given the small scale of the development it is considered unreasonable to require a Construction Environmental Management Plan. While development is always likely to

cause a degree of disturbance Best Practicable Means can be implemented during the construction phase in order to minimise harm. The Environmental Health Manager would also have powers to address any unacceptable impacts whether that be noise or dust.

Concerns have been raised over the lack of consultation, however the Council has notified neighbours in accordance with the adopted Statement of Community Involvement. Another concern raised by a neighbouring resident is that a house sale has fallen through due to the proposal. Unfortunately, this along with loss of property value, cannot be considered as part of the assessment process.

Planning Balance and Conclusions

Overall the proposal is considered to be of acceptable. The plots would be narrower in width than others on St Andrews Drive, altering its rhythm and density however the adjoining streets including Manor Road and Hall Road East are more varied in character and include many examples of similar densities and plot widths. This is afforded substantial weight in assessing the proposal due to the positioning of the site towards the end of St Andrews Drive. The height and architectural style of the dwellings are considered to be acceptable given local variation; the overall scale and width are acceptable with respect to the character of the wider area.

In terms of impacts on neighbouring residents, the proposed development would not result in an unacceptable degree of overlooking, or even perception of overlooking due to the angling of existing first floor windows at the rear. The proposed dwellings would not cause significant overshadowing of any of its neighbours. The greatest impact is considered to be on the angled rear elevation of 8 St Andrews Drive. The windows to this elevation are already restricted by an existing garage, and the proposed dwelling behind would not cause a significantly greater level of overshadowing or harm to outlook than the existing dwelling. Simply due to being visible and a change to the existing arrangement does not necessarily translate to harm in planning terms.

There are no highway safety concerns, and no proposals to remove existing vegetation on site. In order to protect existing trees a condition can be applied requiring the submission of protective measures. Overall, whilst there is a limited degree of harm which has been identified in terms of street rhythm and grain, there are no other overriding concerns which weigh against the proposal and the presumption in favour of sustainable development. The proposal on balance is considered to comply with the policies of the Local Plan and standards and guidelines contained within Supplementary Planning Document 'New Housing' and is therefore recommended for approval.

Recommendation - Approve with Conditions

Conditions

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

Time Limit for Commencement

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

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development shall be carried out in accordance with the following approved plans and documents: Location Plan (L01), Proposed Site Plan (L03 Rev A), Proposed Floor Plans (G01 Rev A) and Proposed Elevations (G02).

Reason: For the avoidance of doubt.

Before the Development is Commenced

- 3) No development shall commence until details of a scheme for the protection of trees shown to be retained on site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out throughout the course of the development including demolition works.

Reason: These details are necessary prior to the commencement of development to safeguard all existing trees on site.

- 4) Prior to construction works commencing should piling be necessary a methodology, which provides justification for the method of piling chosen and details of noise and vibration suppression methods proposed must be submitted to and approved in writing by the Local Planning Authority. The agreed scheme shall be implemented throughout the course of development.

Reason: In order to safeguard the living conditions of neighbouring residents during the course of construction.

During Building Works

- 5) If it is necessary to demolish the existing dwelling outside of the winter season (November-February inclusive), demolition shall proceed under the supervision of a licensed ecologist in line with the recommendations of part 8 of the approved Bat and Bird Report.

Reason: In order to prevent harm to protected species.

- 6) Samples of the facing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: In the interest of visual amenity.

Before the Development is Occupied

- 7) All first floor side-facing windows shall be fitted with obscured glazing, and any part of the windows that are less than 1.7m above the floor of the room in which they are installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason: In order to protect the privacy of neighbouring occupiers.

- 8) No part of the development shall be occupied until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include full details of hard and soft landscaping, boundary treatments, retained and additional trees, hedgerow, shrubs and groundcover planting. The approved scheme shall be carried out in full prior to first occupation of development.

Reason: To ensure an acceptable visual appearance to the development.

- 9) No part of the development shall be brought into use until details of a scheme (including a timetable for implementation) which enhances the site's biodiversity has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include boxes for birds and bats and be carried out in accordance with the agreed timetable.

Reason: In order to provide net biodiversity gain in accordance with the provisions of the National Planning Policy Framework.

- 10) No part of the development shall be brought into use until areas for vehicle parking, turning and manoeuvring have been laid out, demarcated, levelled and surfaced in accordance with the approved plans and these areas shall be retained thereafter for that specific use.

Reason: To ensure that enough car parking is provided for the development and to ensure the safety of highway users.

- 11) No dwellinghouse shall be occupied unless and until an electric vehicle charging point for that residential unit has been installed and is operational in accordance with details that shall previously have been submitted to and approved in writing by the Local Planning Authority. The approved infrastructure shall be permanently retained thereafter.

Reason: To facilitate the use of electric vehicles and to reduce air pollution and carbon emissions.

- 12) No dwellinghouse hereby approved shall be occupied until details of full fibre broadband connections to all proposed dwellings within the development has been submitted to and approved in writing by the Local Planning Authority. The infrastructure shall be installed prior to occupation and made available for use immediately on occupation of any dwelling or apartment in accordance with the approved details.

Reason: To ensure adequate broadband infrastructure for the new dwellings and to facilitate economic growth.

Informatives

Addresses

- 1) The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Development and Support team on 0151 934 4569 or E-Mail snn@sefton.gov.uk to apply for property numbers.

Drainage

- 2) The Council advises that sustainable drainage on a property level is considered by the applicant in order to retain surface water runoff from roofs and impermeable surfaces within the boundary of the development. This includes taking measures such as installing water butts, permeable paving and roof gardens.

The applicant should implement the drainage scheme in accordance with the surface water hierarchy below, discharge of surface water into anything other than the ground must demonstrate why the other sequentially preferable alternatives cannot be implemented:

- into the ground (infiltration);
- to a surface water body;
- to a surface water sewer;
- to a combined sewer.

The site should be drained on a separate system with foul water draining to the public sewer and surface water draining in the most sustainable way.

Piling

- 3) There are a variety of piling methods available, some of which cause considerably greater noise and vibration than others. It is common for the prevailing ground conditions to

influence the chosen method of piling. Where the prevailing ground conditions would permit more than one piling method, the Council would expect the contractor to choose the method which causes the least amount of noise and vibration, in accordance with the following hierarchy

- Pressed-in methods, e.g. Hydraulic jacking
- Auger / bored piling
- Diaphragm Walling
- Vibratory piling or vibro-replacement
- Driven piling or dynamic consolidation

Should the contractor propose to use a method which is not the preferred lower impact option, then satisfactory justification will need to be provided in order to demonstrate the piling method that is utilised meets Best Practicable Means (BPM) . Please note vibration monitoring will be required for all piling projects. For further advice on what to include in your piling methodology scheme and current standards please contact Sefton's Pollution Control Team.