

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

**Subject:** [DC/2020/02267](#)  
[2 Argyle Road, Southport, PR9 9LH](#)

**Proposal:** Erection of a semi-detached dwelling

**Applicant:** Mr. David Black      **Agent:** Mr. Rod Ainsworth  
Rod Ainsworth Architect

**Ward:** Cambridge Ward      **Type:** Full Application

**Reason for Committee Determination:** Petition objecting to the proposal endorsed by Councillor Keith and a call-in by Councillor Keith

---

## Summary

This application seeks consent for a part 3, part 4 storey building with dual pitched roof to be built to the side of an existing detached building on the south side of Argyle Road.

The main issues to consider in respect of the proposal are the principle of development, the impact on the character of the area, the impact on the living conditions of neighbouring properties and future occupiers. It is considered for the reasons within the report that the application is acceptable on all grounds and should be granted consent with conditions.

## Recommendation: Approve with Conditions

**Case Officer**      Neil Mackie

**Email**      [planning.department@sefton.gov.uk](mailto: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=QJFALFNWY100>

# Site Location Plan



## The Site

A large detached property on Argyle Road within a primarily residential area of Southport.

## History

Planning permission was granted in August 2020 to change the use of the existing basement of No.2 Argyle Road into a self contained flat (app.ref: DC/2020/01903).

There have also been two recent applications to erect new dwellings on the site, both of which were withdrawn (app.ref: DC/2020/02017 and DC/2019/02112).

## Consultations

### Environmental Health

No objection to the proposal.

### Highways Manager

No objections to the proposal subject to conditions in respect of a new access, layout of the car parking area prior to first occupation and the installation of at least 1 electric vehicle charging point.

### United Utilities

No objection subject to conditions being added to any approval in respect of surface and foul water.

## Neighbour Representations

### Petition

A petition with 48 signatures objecting to the proposal, endorsed by Councillor Keith, has been received. It states that the proposal is not in keeping with the area or streetscene. That it is overbearing and has an overbearing impact on Number 2a Argyle Road [*Sanadale*] and negative on existing bedroom window to side elevation.

### Neighbours

Letters of objection have been received from a representative on behalf of Number 2a Argyle Road (Sanadale), Number 4 Argyle Road, 3 Holcombe Court 9/11 Argyle Road and Apartments 8 and 9 41 Park Crescent

Points of objection relate to:

### Amenity

- Insufficient private outdoor amenity space to be retained for the existing flats, multiple applications being submitted to obfuscate this matter
- Detrimental impact on the amount of natural light to 41 Park Crescent *[to the south of the application site]*
- Proposal will overshadow and be overbearing to Number 2a Argyle Road

### Design and heritage

- Proposal would look cramped in the street scene, harming the character and appearance of Argyle Road
- Proposal would introduce a terracing effect, contrary to the character of the area
- Proposal would not result in a symmetrical appearance that one would expect for a pair of semi-detached properties
- Loss of significance of designated heritage assets, with no public benefits to outweigh this harm

### Highway safety

- Queries regarding existing car parking provision to the rear of 2 Argyle Road and whether they can be accessed *[unchanged by this application other than the proposed removal of the garage]*
- Insufficient off-street car parking leading to increased pressure for on-street car parking, and new access will lessen the amount of immediate on-street car parking to serve the new property

### Other Matters

- Queries regarding accuracy of drawings relating to the rear garage block and amenity space of the existing building

### **Councillors**

This application has been called-in by Councillor Keith who states that the proposal is harmful to residential amenity, harmful to a heritage asset, harmful to highway safety, it is of a poor design quality and impacts on the quality of life of future occupants. Further, Councillor Keith states that the proposal is too close to a neighbouring house and the design for the extension is not in keeping with the building nor other properties on the road.

## **Policy Context**

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

## Assessment of the Proposal

The main issues to consider in respect of this proposal are the principle of development, the impact on the character of the area, the impact on neighbouring living conditions and the living conditions to be provided to future occupiers.

### Principle of Development

As this site lies within a designated Primarily Residential Area, Local Plan policy HC3 'Residential Development and Primarily Residential Areas' is of direct relevance. This allows for new residential development where it is consistent with other Local Plan policies.

Subject to the assessment of the other matters that follow, the principle of development can be accepted.

### Character of the Area

Local Plan policy EQ2 'Design' only permits development where it responds positively to the character, local distinctiveness and form of its surrounding.

The details of and materials to be used in the construction of this dwelling match those seen to the existing property at Number 2 Argyle Road. The reduction in height will clearly demarcate new from old and when viewed in terms of its impact to the existing building it is acceptable.

In considering the wider streetscene, there are a number of redeveloped plots of multi-storey residential uses alongside extensions, infills and other residential uses. This proposal will be read amongst this varied highway on which development up to shared side boundaries is not uncommon.

Concern has been raised regarding the increase in height of the proposal against the neighbouring property to the right hand side, 'Sanadale' Argyle Road. The submitted streetscene does show this increase in scale but when moving along both directions of Argyle Road such an increase is not likely to be dominant or overwhelming to the extent that it would cause significant harm to the character of the area. This would be the case as the existing building would either screen or act as a backdrop against what this proposal would be read. Limited views of the increase in height would be seen, but they would be largely limited to directly in front of the properties in question which results in a limited impact on the wider street scene.

Consideration may be had to the change of the roof type to the proposed dwelling, with a hip rather than a gable towards Sanadale. However, the existing building at Number 2 Argyle Road has gables to both sides and to introduce a hip to one end may result in an unbalanced appearance to the properties. As such, the design of the roof is considered acceptable in this instance.

The provision of a car parking area to the front of the proposed property will not be contrary to the prevailing arrangement along Argyle Road and is acceptable and therefore would not harm the character of the area.

As the proposal responds positively to the character of the area it is considered that it is acceptable on this matter.

### Living Conditions

#### *Neighbouring Properties*

Due to the orientation of the proposal and neighbouring properties it will not contribute to overshadowing to any neighbouring rear gardens or to habitable room windows as it is to the northeast of 'Sanadale' and to the north of properties on Park Crescent.

Sufficient distances are to be provided from any windows to the rear boundary to ensure compliance with the Council's guidance regarding overlooking and there also won't be any harm arising from overlooking from the front of the building.

There is a proposed side access door that would face towards the side elevation of 'Sanadale', along with windows to upper floors. So as to prevent overlooking or a loss of privacy it is considered reasonable to ensure that these windows are obscurely glazed (and non-opening) while requiring the door to either be solid or, if glazing is to be used, it must be obscurely glazed.

The comings or goings from the side door, as it accesses a utility room, are unlikely to be so severe as to cause significant noise to the occupiers of 'Sanadale', particularly as this will be a single dwellinghouse.

While there are upper floor windows to the side elevation of 'Sanadale' facing the proposal, it has been stated by the occupier of that property that those windows are secondary with the rooms also served by windows to the front elevation. While the outlook from these windows will be impacted by the proposed development, the presence of larger windows front and rear ensures that the impact on the living conditions of current or future occupiers of 'Sanadale' will not so great as to be unacceptable.

Finally, regard must be had as to the living conditions of the existing self-contained flats at 2 Argyle Road.

The subdivision of the plot will reduce the amount of private outdoor amenity space to this property, which the applicant is seeking to remedy by removing the detached garage at the rear and increasing the grassed area. This approach is acceptable as it will result in an outdoor area that exceeds the Council's requirements. A condition can be attached requiring this to be implemented.

The proposed dwelling would have a negative impact on the outlook and light from a habitable room window to the roofspace of the existing building since the sole window serving that room is to the side elevation. As evident on the submitted plans, two rear dormers are proposed to the existing rear roof to allow for a reasonable outlook and sufficient light to this room. A condition will be required to ensure that the dormers are implemented and completed prior to any external works or development that may otherwise obscure that window.

In view of the above it is considered that the proposal will not cause unacceptable harm to the living conditions of neighbouring properties and is acceptable on this issue.

#### *Future Occupiers*

Good outlook will be provided to all habitable room windows and the rear garden is of a size that exceeds the minimum requirements. The proposal is acceptable in this regard.

#### Other Matters

##### *Heritage*

The proposal will not have any impacts on the setting or character of neighbouring listed buildings to the south of the site along Park Crescent. This site is functionally separate from those to the south and the building itself will be separated from the shared rear boundary by a sufficient degree.

##### *Highway Amenity & Safety*

Concern has been raised regarding on-street car parking, but as evident from the comments of the Highways Manager this proposal will not cause harm. There is sufficient off-street car parking and there aren't any restrictions or controls for parking on what is a relatively wide carriageway

#### **Conclusion**

From the assessment set out above, it is considered that subject to conditions this application complies with the aims and objectives of the Local Plan and all other material considerations and as such should be granted consent with conditions.

## Recommendation - Approve with Conditions

### 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:

2496-602 'Proposed Site plan and Street Scene

2496-604 'Proposed Plans'

2496-606 'Proposed Elevation'

Reason: For the avoidance of doubt.

### Before the Development is Commenced

- 3) No development shall commence until a surface water drainage scheme has been submitted to and approved in writing by the Local Planning Authority. The drainage scheme must include:

- (i) An investigation of the hierarchy of drainage options in the National Planning Practice Guidance (or any subsequent amendment thereof). This investigation shall include evidence of an assessment of ground conditions and the potential for infiltration of surface water;
- (ii) A restricted rate of discharge of surface water agreed with the local planning authority (if it is agreed that infiltration is discounted by the investigations); and
- (iii) A timetable for its implementation.

The approved scheme shall also be in accordance with the Non-Statutory Technical Standards for Sustainable Drainage Systems (March 2015) or any subsequent replacement national standards.

The development hereby permitted shall be carried out only in accordance with the approved drainage scheme.

Reason: To promote sustainable development, secure proper drainage and to manage the risk of flooding and pollution.



- 4) Prior to any development that would obscure or otherwise externally block off the clear glazed habitable room window to the apex of the right hand side gable of the existing property, the two dormers hereby approved to the rear roof of the existing property must be installed and completed.

Reason: In the interests of the living conditions of current or future occupiers of the top floor flat at 2 Argyle Road.

#### **During Building Works**

- 5) The materials to be used in the construction of the external surfaces of the development must be of similar appearance to those used in the existing building at 2 Argyle Road

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

#### **Before the Development is Occupied**

- 6) The new dwellinghouse shall not be occupied until a means of vehicular access to the development has been constructed.

Reason: In the interests of highway safety.

- 7) The dwellinghouse shall not be occupied until an area for vehicle parking, turning and manoeuvring have been laid out, demarcated, levelled, surfaced and drained in accordance with the approved plan and this area shall be retained thereafter for that specific use.

Reason: In the interests of highway safety.

- 8) The dwellinghouse shall not be occupied until at least one electric vehicle charging point to serve that dwelling has been installed and is operational. The approved infrastructure shall be permanently retained thereafter.

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

#### **Ongoing Conditions**

- 9) Within the first planting/seeding season following first occupation of the new dwellinghouse, all planting, seeding or turfing comprised in the approved details of landscaping shall be carried out; and any trees or plants 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.

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

- 10) Within the first planting/seeding season following first occupation of the new dwellinghouse, all planting, seeding or turfing comprised in the approved details of landscaping for the existing building at Number 2 Argyle Road shall be carried out; and any trees or plants 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.

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

- 11) The windows and door (if containing any glazing) to the side elevation facing Sanadale must be fitted with obscured glazing, to at least level 3 of the Pilkington scale or similar, and for the windows non-opening where the means of opening is below 1.7m as measured from the internal floor height.

The windows and door must be maintained as such thereafter.

Reason: In the interests of residential amenity.

- 12) Foul and surface water shall be drained on separate systems.

Reason: To secure proper drainage and to manage the risk of flooding and pollution.

### **Informatives**

- 1) The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Development and Support team on 0151 934 4195 or E-Mail [snn@sefton.gov.uk](mailto:snn@sefton.gov.uk) to apply for a street name/property number.
- 2) The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Development and Design Team at [HDD.Enquiries@sefton.gov.uk](mailto:HDD.Enquiries@sefton.gov.uk) for further information.