

Report to: PLANNING COMMITTEE **Date of Meeting:** 19th January 2022

Subject: [DC/2020/02629](#)
[30 Liverpool Road Formby Liverpool L37 4BW](#)

Proposal: Erection of a dwellinghouse including access on Liverpool Road, associated landscaping and infrastructure following the demolition of the existing outbuilding; and erection of a detached garage adjacent to the existing house including access on Liverpool Road.

Applicant: Mrs Birchall **Agent:** Mr Jonathan Storey
Pegasus Planning

Ward: Ravenmeols Ward **Type:** Full Application

Reason for Committee Determination: Petition and call in by Councilor Bennett

Summary

The application proposes the erection of an additional house within the rear garden area of no.30 Liverpool Road, and a detached garage adjacent to the existing house along with a new access off Liverpool Road.

The main issues to consider in respect of this proposal are the principle of development, the impact on the character of the area (including the setting of a non-designated heritage asset), living conditions, highway movement/safety, drainage, and ecology and trees.

Having regard to all matters, it is considered that the proposal is in accordance with the relevant policies in the adopted Sefton Local Plan and the Formby and Little Altcar Neighbourhood Plan. It is therefore recommended that planning permission be granted, subject to appropriate conditions.

Recommendation: Approve with Conditions

Case Officer Kevin Baker

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=QLP8Q0NWGDN00>

Site Location Plan



The Site

The application site comprises a late 19th century detached Victorian villa standing in extensive grounds on the western side of Liverpool Road, Formby. The site is bound on all sides by existing residential development.

History

There are no relevant historic planning applications to acknowledge on the site. However, the scheme originally submitted proposed the erection of four houses following the demolition of No.30 Liverpool Road. This included three properties to the front of the site, facing Liverpool Road and a single house in the rear garden area.

Following concerns regarding the loss of the existing property, which was recognised as a non-designated heritage asset, the scheme was significantly amended to that which is now under consideration i.e. retaining the existing property and the erection of a single detached property in the rear garden area, with a detached garage adjacent to the existing property.

Consultations

Building Control

Originally confirmed that a building regulations application would be required for the scheme. No further comments were received on the amended scheme.

Tree Officer

No objection subject to a condition requiring the submission of an Arboricultural Method Statement.

Conservation

Object to the loss of the existing building due to its historic importance as a non-designated heritage asset. However, following amendments to the scheme to retain the existing building raised no objection subject to conditions relating to materials, improvement works to the existing property, landscaping, and boundary treatments.

Highways Manager

No objections subject to conditions.

Environmental Health Manager

No objection, subject to conditions regarding sound insulated fencing to the boundary, construction environmental management plan, and piling.

Flooding & Drainage Manager

No objection.

Local Plans

Consider the principle acceptable subject to detailed policy requirements of Neighbourhood Plan and Local Plan being met.

Merseyside and West Lancashire Bat Group

Originally objected as the recommended bat activity surveys contained within the Preliminary Bat Roost Assessment report had not been conducted and thus insufficient information to determine the impacts of the application. No further comments received on the amended scheme.

United Utilities

Originally requested conditions relating to surface and foul water and management/maintenance of Sustainable Drainage Systems. No further comments received on the amended scheme.

Merseyside Fire and Rescue Service

Make observations regarding access to fire appliance and water supplies for fire fighting purposes.

Formby Parish Council

Object to the proposal. Believe the applicant has tried to bypass the planning system by conducting extensive site clearance prior to the validation of the application. Consider the application fails to comply with the Neighbourhood Plan due to the loss of trees and lack of tree replacement, density and flood risk.

Formby Civic Society

Not opposed in principle to the original proposal but felt that the proposals were not formulated on the true facts of the site and that the economic value of four houses on the site has been placed high above the loss of the valuable trees to nature and climate change. No further comments received on the amended proposal.

Neighbour Representations

Neighbouring residents were notified of the original development and on the amended development. Correspondence was received from residents in Ravenmeols Lane, Duke Street, Liverpool Road, Elbow Lane, Alexandra Road, Harebell Close, Lonsdale Road, Park Way, Castle Drive, Ashcroft Road, Birkley Lane, Phillips Lane on the original scheme and from Ravenmeols Lane, Liverpool Road and Phillips Lane on the amended scheme. A number of residents who commented on the original scheme also commented on the amended scheme and suggested that a number of comments originally raised were still pertinent to the amended scheme. In addition, a petition containing 36 signatures from residents was received on the original scheme, with a further petition containing 31 signatures received on the amended scheme. Both petitions have been endorsed by Cllr Bennett. Cllr Bennett has also called in the application for the following reasons:

- Overdevelopment
- Too high a density, conflicting with Neighbourhood Plan
- Removal of trees with no replacement conflicts with Neighbourhood Plan
- Included a previous outline permission from 1970 which was conditional on the trees being retained
- Surface water a problem in the area, development would add to this.
- Design not in keeping with surrounding area

In relation to the correspondence received from residents, these are summarised below for both the original and amended scheme:

Original Scheme

Living Conditions

Overshadowing; overlooking and loss of privacy both from the development and wider area; disruption; loss of security to properties due to service road opening up access to rear gardens; increased noise and disturbance from traffic, visitors, etc; impact of artificial light; increase pollution; impact on right to natural light.

Trees and Wildlife

Loss of trees and associated habitat; trees removed without permission; habitat survey carried out after trees removed making it worthless and meaning that wildlife had already been destroyed.

Design and Character

Layout and density; scheme is excessive and out of keeping in terms of design and size; need to hold on to historical properties like this; building could be split into flats or kept as one house rather than bulldozing it to be lost forever; would spoil the aesthetics of the road; scale of development does not allow adequate garden space or space for landscaping commensurate with the local area; loss of existing building which is a long established part of the streetscape of Liverpool Road and a significant part of the Victorian heritage of the Town; graphic example of 'garden grabbing' and would set a precedence; over development; adjacent properties to the north are all similar age and design which has not been taken into account.

Highway Safety

Traffic generation; impact on parking along Liverpool Road; access road would cause a hazard and a danger to pedestrians.

Flooding and Drainage

No mention of sustainable drainage to avoid run off and flooding; inevitable increase in surface water run-off and more strain on the existing sewer system.

Other Matters

Part of the site is not in the legal ownership of the applicant; will cause structural issues to neighbouring property; application does nothing for Formby or the housing crisis; impact on existing services; doesn't adhere to current development plan; concern for local pets who visit and travel through the site; loss of view; impact on carbon footprint; need for affordable housing.

Amended Scheme

Principle of the development

Unacceptable in principle as it fails to respond positively to the character, local distinctiveness and form of its surroundings.

Living Conditions

Loss of light; overlooking and loss of privacy; increase noise and disturbance; one additional house will not outweigh harm to living conditions of neighbouring residents; too close to boundary; no other development of this type in the area; increase risk to security; impact of artificial light; overbearing impact on neighbouring properties; building is of a considerable height and mass; new access will provide opportunities for criminals to access properties not currently available; fear of crime.

Trees and Wildlife

Land owner had already felled a large number of existing trees from the back garden before the application was submitted; loss of wildlife as a result of the removal of the trees; existing trees could have provided cover between properties; does not take into consideration the retention or replacement of habitats and local ecological issues; original scheme incorporated a condition which required no tree removal; removal impacted upon setting of existing house, replacement trees do not compensate for that lost; new house will destroy important habitats for wildlife and interrupt the connectivity of habitats for wildlife; the proximity of the house to the boundary limits the potential for satisfactory landscaping.

Design and Character

Out of character; 'garden grabbing' and would set a precedence for other similar developments to the further detriment of the character of the area; affects a property identified as a Non-Designated Heritage Asset; tandem development falls outside of the principles and objectives of Local Plan; access to proposed garage would further detract from integrity of the existing property; new build is out of character with the existing house and those surrounding; area is already saturated with housing development; no pattern of backland development in this urban block; incongruous addition to the secluded and tranquil rear garden area; number of floors exceeds that of the frontage property; house will appear cramped on the site.

Flooding and Drainage

Impact and pressure on existing drains; increased risk of flooding.

Other Matters

Application boundary is incorrect; disregard for planning rules and guidance; concern that the existing building will be lost at a later date; will cause structural issues to neighbouring property; boundary disputes unresolved; application should be refused due to lack of transparency by the developer.

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.

The Formby and Little Altcar Neighbourhood Plan was 'made' (i.e. adopted) on 21st November 2019 and carries full weight in decision making.

Assessment of the Proposal

The application proposes the erection of an additional house within the rear garden area of no.30 Liverpool Road, and a detached garage adjacent to the existing house along with a new access off Liverpool Road.

The main issues to consider in respect of this proposal are the principle of development, the impact on the character of the area (including the setting of a non-designated heritage asset), living conditions, highway movement/safety, drainage, and ecology and trees.

Principle

The site lies within a 'primarily residential area' as defined in the adopted Sefton Local Plan 2017 and sits within the Formby Settlement as identified in the Neighbourhood Plan. Subject to compliance with other policies within both plans covering relevant material considerations, the principle for both residential development at the site and ancillary development to the existing property is acceptable.

Character of the area

Policy EQ2 (Design) of the Local Plan requires amongst other matters that development should respond positively to the character, local distinctiveness and form of its surroundings; the arrangement of buildings and associated spaces should integrate well with existing street patterns; and proposals should make a positive contribution to surroundings by virtue of factors including scale, height, form, massing, styling and use of materials. Policy ESD2 (High Quality Design) of the Neighbourhood Plan is consistent with this and states that development 'should make a positive contribution to local character' while policy H1 (Density) states that the density of any proposed development should maintain the prevailing character of the area.

The site is located within an area containing a varied range of detached, semi-detached and bungalow type housing. Despite the diversity in architectural styles and age of properties, the majority are good sized family homes fronting on to the street to reflect the traditional form of a suburban area. The application site is a large Victorian property, recognised as a non-designated heritage asset, and which benefits from a spacious rear garden. Large spacious gardens are, to an extent, reflected in properties to the north, although there is significant variation with plots in the same residential block benefiting from long and narrow gardens, to a number of plots immediately south of the application site having much smaller gardens than that enjoyed elsewhere. The variation continues in the wider area.

The proposed development would see the new house sited towards the rear of the existing garden, set back from the main road frontage. Whilst the house would be visible from the road, due to the relatively narrow spacing between surrounding properties and its positioning, the building would not appear visually prominent or intrusive within the streetscene. Similar can be said for the detached garage, which would also be set back from the main house. The wide spacing between No.30 and the neighbouring properties would be maintained when viewed as part of the wider streetscene.

Although the density of the site would increase and the garden area would be smaller than existing for both the new house and existing, this would not be out of character with the area, particularly

when having regard to the smaller garden areas immediately south of the application site. Policy H1 of the neighbourhood plan suggests that Formby is characterised by low density housing (i.e. between 25-30 dwellings per hectare). The density of the development would be 11.8 dwellings per hectare which would be less than that identified in the Neighbourhood Plan.

The introduction of a new house in the garden area would impact on the spatial quality of the non-designated heritage asset. However, due to the large size of the garden and positioning of the proposed house the harm would be limited. The existing building would be retained as would its significance within the street scene. The Conservation Officer has sought improvements to the main building to help enhance the significance of the building. However, the building appears to be in relatively good order with no obvious signs of neglect to the external appearance of the building making such a request unreasonable.

The design of the proposed house would be acceptable and would complement the diverse architecture in the local area. Similarly, the scale and massing of the proposed house would complement surrounding buildings. The detached garage would also be acceptable both in terms of design and massing. It is acknowledged that the garden areas on this residential block are relatively free from development, with the exception of small sheds, garages etc, but this does not in itself suggest that the introduction of a house in the rear garden is harmful. Backland development has occurred elsewhere in the area and, as recognised above, the scale, massing, garden sizes and density of the proposed development complements the area.

It is considered that the proposal would make effective use of the site without eroding the pattern of development nearby, detracting meaningfully from the character or appearance of the area or to the setting of no.30 Liverpool Road.

Living Conditions

Policy ESD2 of the Neighbourhood Plan requires development to have regard to residential amenity. Policy H3 (Primarily Residential Areas) of the Local Plan allows for residential development in Primarily Residential Areas with a key consideration given to assessing the potential impact on the residential amenity of both existing and future residents. The Council's guidelines for new housing sets out guidance on garden spaces and interface distances to neighbouring properties to protect against negative impacts relating to overlooking and loss of privacy, outlook or overshadowing.

In terms of the detached garage, this would not give rise to concerns associated with overlooking, overshadowing or overbearing outlook. The main impacts on living conditions, therefore, are associated with the proposed house.

The proposed garden area would exceed the minimum amount recommended for a four-bedroom property, whilst the existing property would significantly exceed the recommended standard even with the addition of the detached garage.

The Council's guidelines suggest that, in order to preserve the privacy of nearby residential gardens, new build houses should be located at least 10.5 metres away from the rear gardens of properties opposite. While the proposal falls short in that regard in relation to the rear garden area of No's 139 and 141 Ravenmeols Lane, the context is different in that the side of the proposed house faces the neighbours' rear gardens, with a small secondary kitchen window at ground floor and walk in dressing room window at first floor. The windows to the front and rear of the proposed house would not have a direct view into the rear garden areas of these properties. Consequently, subject to the side windows being obscured and fixed shut, it is considered that the proposal would not result in a loss of privacy to these properties. There would, however, be direct views towards the rear garden areas of No's 143-145 Ravenmeols Lane and 30a Liverpool Road. However, the front and rear windows of the proposed house would meet the Council's recommended distance to the boundaries of these properties, and thus would not cause a loss of privacy beyond that normally expected in a built up area.

Permitted development rights could be removed for extensions and roof alterations (dormers, additional windows, etc) to ensure the living conditions of neighbouring residents is maintained in the future.

From an outlook perspective, the proposed house would exceed the recommended interface distances to all surrounding houses, including the existing house at No.30 Liverpool Road. The property would be very visible, particularly from the rear garden area of No. 141 Ravenmeols Lane, caused by the open aspect of the site (made worse by the removal of the trees that once stood on site). However, No.141 benefits from a spacious rear garden whilst the proposed house would be set away from the shared boundary with properties on Ravenmeols Lane, separated by what appears to be a wedge of land outside of the applicant's control (as suggested by neighbouring properties and illustrated on land registry plans). Furthermore, the house would incorporate a hipped roof, reducing the overall bulk and massing of the development when viewed from the neighbour's rear garden.

In terms of overshadowing, the proposed house would be sufficiently distanced from neighbouring houses as to not cause significant loss of light. The property is close to the shared boundary with No's 139 and 141 Ravenmeols Lane, but as it would be located north of these properties it is unlikely to cause significant overshadowing of the rear garden areas. The proposed house would cause overshadowing of part of the rear garden of No.30 Liverpool Road but this would not significantly restrict the applicant's or any future occupiers' enjoyment of the garden.

Residents have expressed concern with regards to noise and disturbance associated with additional vehicular and pedestrian movement into the rear garden area. This is acknowledged, however, it is unlikely that one additional house in this built up area would create a level of noise and disturbance that would cause significant harm to the living conditions of neighbouring residents. Furthermore, the Environmental Health Manager has recommended that the boundary fence adjacent to the new access drive be an acoustic fence. This would ensure that potential noise associated with vehicular movement is mitigated. Residents have also expressed concern regarding natural light from the proposed house and vehicular movement. As this is a built up

area, it is unlikely that the proposal would present a level of artificial light above that already experienced in the area, whilst any vehicle lights leading into the site would be screened by existing and new boundary treatment.

Security concerns to existing properties and fear of crime is noted and whilst crime and fear of crime are material considerations, there is no evidence to suggest that the proposal would give rise to increased crime. The properties would still benefit from high boundary fences to the rear boundaries to deter intruders from accessing properties.

Considering the above assessment, the proposed development would provide appropriate living conditions for future occupiers and would not diminish the levels of amenity of existing residents in the immediate area to any significant degree.

Highways

The proposed new house would utilise the existing access to No.30 Liverpool Road to provide both vehicular and pedestrian access to the new property. The proposal would see an additional vehicular access created at the site to serve the new detached garage in association with the existing property.

The amount of off-street parking provided for the new house would accord with Neighbourhood Plan Policy H6 (Off-Road Parking) and H7 (Design of Car Parking) and Council guidance for new housing development. The additional access point would provide appropriate access for both vehicular and non-vehicular users and would ensure that the existing property maintains an acceptable level of off road parking provision. In addition, the application site is close to existing bus routes along Liverpool Road consistent with policy H2 (New Housing) of the Neighbourhood Plan and ensuring other more sustainable forms of travel are available to help reduce carbon footprint.

The Highways Manager raises no objection to the development. It would not raise any issues relating to highway safety or movement and along with policies H2, H6 and H7 of the Neighbourhood Plan, accords with policy EQ3 (Accessibility) of the Local Plan.

Drainage

While the site is within Flood Zone 1, it is within a Critical Drainage Area whereby multiple and interlinked sources of flood risk (surface water, groundwater, sewer, etc) can cause local flooding during severe periods of weather.

The proposed development is for the erection of a single house within the rear garden area of an existing house, within a Primarily Residential Area. It is reasonable to conclude that it would be possible to develop the site at this location without increasing flood risk at the site or elsewhere and manage surface water run-off. This is supported by the Council's Flooding and Drainage Manager who has raised no objections to the proposal.

Concerns have been expressed regarding the risk of increasing surface water flooding on site and additional pressure on existing sewer systems. However, these can be addressed by way of condition to ensure an acceptable drainage system is implemented.

The proposal would accord with policy EQ8 (Flood Risk and Surface Water) of the Local Plan and policies F1 (Avoiding Increased Flooding and Flood Risk) and F3 (Reduced Surface Water Discharge) of the Neighbourhood Plan.

Ecology and Trees

The application was supported by a Preliminary Ecological Appraisal pursuant to policy NH2 (Nature) of the Local Plan. The report concluded that the site was relatively low in ecological value with the main features of interest being nesting birds (in boundary hedges) and the potential for the existing building to support bat roosts, for which a further survey would have been required should the building be demolished. The impact of the development was concluded to be minimal.

As recognised above, the proposal has been amended to retain the existing house. Consequently, it is not necessary to seek further surveys regarding the potential roosting of bats in the existing property. The proposal includes the demolition of an existing detached building, but this building was found to have low potential for bat roosts. Some existing hedgerow would be removed to accommodate the new access, but this would be compensated for by supplementary and new hedging.

Several residents have raised concern regarding the loss of existing trees on site prior to the submission of the application. They have also raised concern that the ecological assessment was carried out after the removal of the trees and as such existing wildlife and habitat on the site has already been lost, without being recorded. It has been suggested that the replacement tree planting does not compensate sufficiently for that lost and that this is contrary to the Neighbourhood Plan.

Trees either on the site or immediately surrounding it are not protected either as part of a tree preservation order or by virtue of being within a conservation area. As such, the Council had no powers to control the removal of the trees or any subsequent loss of wildlife. Policy ESD7 (Trees and Landscape) of the Neighbourhood Plan seeks a replacement of 1 for 1 for trees lost because of a development. However, as the trees were removed prior to the submission of the application it would be unreasonable to require the proposed development complies with this. The proposal does include tree planting along with new and supplementary hedging and, whilst significantly less than the number of trees lost, would offer an appropriate landscape for the new house. It will be important to protect any existing trees which bound the site, and this could be achieved by condition.

To promote biodiversity on the site, a condition could be attached seeking a full landscaping scheme to ensure the species of the new trees are red squirrel friendly (such as Ash and Pine)

whilst a further condition requiring bat boxes in the new property and bird boxes on site could also be attached.

Other matters

Concern associated with land ownership and structural integrity of existing buildings are civil matters and sit outside of planning legislation. The applicant has updated the site location plan, to ensure this is consistent with the ownership identified on the land registry plan.

Impact on views is not a material consideration, whilst the scale of development does not trigger a need for the provision of affordable housing.

Conclusion

The application site lies within a Primarily Residential Area where the principle of the development is considered acceptable. Subject to conditions, the proposal would not cause any significant harm to the living conditions of future occupiers or neighbouring properties. The proposal is of an appropriate size, scale, massing and siting to ensure no significant harm to the character of the area or the setting a non-designated heritage asset. The proposal would not be detrimental to highway safety and movement, whilst any drainage concerns can be addressed by condition. It is acknowledged that several trees had been felled on site prior to the application being submitted, but as the trees are not protected, the Council did not have control over this. The proposal provides an acceptable level of landscaping. The proposal is in accordance with the relevant policies in the adopted Sefton Local Plan and the Formby and Little Altcar Neighbourhood Plan. It is therefore recommended for approval, subject to appropriate 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 and documents:
 - L01 Rev.A
 - LS01 Rev.A

- PR04
- EX001

Reason: For the avoidance of doubt.

Before the Development is Commenced

- 3) No part of the development hereby approved shall commence until a Construction Environmental Management Plan (CEMP) has been submitted to and approved in writing by the Local Planning Authority. The CEMP shall set out, as a minimum, site specific measures to control and monitor impact arising in relation to construction traffic, noise and vibration, dust and air pollutants, land contamination and ecology.

It shall also set out arrangements by which the developer shall maintain communication with residents in the vicinity of the site, and by which the developer shall monitor and document compliance with the measures set out in the CEMP. The development shall be carried out in full accordance with the approved CEMP at all times.

Reason: To safeguard the living conditions of neighbouring/adjacent occupiers and land users during both the demolition and construction phase of the development.

During Building Works

- 4) No development shall commence above slab level until details of the materials to be used in the construction of the external surfaces of the new house and the separate detached garage associated with no.30 Liverpool Road are submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: These details are required prior to external construction to ensure an acceptable visual appearance to the development.

Before the Development is Occupied

- 5) The new dwelling shall not be occupied until the access roads (for both the new house and detached garage linked to no.30 Liverpool Road) shown on plan LS01 Rev.A have been constructed to the base course level to enable access to the dwellings.

Reason: To ensure that acceptable access is achieved to the development and to safeguard other highway users at all times.

- 6) The new dwelling shall not be occupied until space has been laid out within the site (in accordance with drawing no LS01 Rev.A) for cars to be parked and for vehicles to turn so that they may enter and leave the site in forward gear and that space shall thereafter be kept available for the such purposes in perpetuity thereafter.

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

- 7) The development shall not be occupied until a detailed scheme of highway works together with a programme for their completion has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include the introduction of a footway crossing for the new proposed access onto Liverpool Road. No part of the development shall be brought into use until the required highway works have been constructed in accordance with the approved details.

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

- 8) Notwithstanding the details identified on drawing no.LS01 Rev.A, the proposed house 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 indications of all existing trees (including spread and species) and hedgerows on the land, identify those to be retained, set out measures for their protection throughout the course of development (supported by an arboricultural method statement) and provide details (including size and species) of all new tree, hedge and shrub planting.

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

- 9) No part of the development shall be brought into use until an electric vehicle charging point has been provided. The facility shall be retained thereafter for that specific use.

Reason: To encourage the use of energy efficient vehicles.

- 10) Prior to the occupation of the approved dwelling, full fibre broadband connections shall be installed and made available for immediate use.

Reason: To ensure appropriate broadband infrastructure for the new dwellings

- 11) Prior to the occupation of the development hereby approved a plan indicating the positions, height, design, materials and type of boundary treatment (including an acoustic boundary to the southern boundary) to be erected shall be submitted to and approved by the local planning authority. The boundary treatment shall be completed as approved before the use of the new house.

Reason: To ensure an acceptable visual appearance to the development and to ensure that the privacy of neighbouring occupiers is retained at all times.

- 12) Before the development hereby permitted is first occupied, the windows at ground and first floor in the side elevation facing no.141 Ravenmeols Lane shall be fitted with obscured glazing and permanently fixed shut. The windows shall be permanently retained in that condition thereafter.

Reason: To ensure that the privacy of neighbouring occupiers/land users is retained at all times.

Ongoing Conditions

- 13) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings, extensions or dormer windows shall be erected and/or added to the hereby approved dwelling unless planning permission for such development has been granted by the Local Planning Authority.

Reason: to protect the residential amenity of neighbouring occupiers and maintain appropriate private amenity space for occupiers of the approved dwelling.

- 14) Foul and surface water shall be drained on separate systems. Surface water shall be drained in accordance with the hierarchy of drainage options in national planning practice guidance. In the event of surface water discharging to public sewer, the rate of discharge shall be restricted to the lowest possible rate which shall be agreed with the statutory undertaker prior to connection to the public sewer.

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

- 15) The house hereby approved shall not be occupied until a scheme and appropriate scaled plan identifying suitable locations on the site for the erection of bird nesting boxes and bat boxes together with a timetable for implementation has been submitted to and approved in writing by the local planning authority. The approved scheme of nesting and bat boxes shall be installed in accordance with the approved details and timetable.

Reason: To promote biodiversity on site;.

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 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 for further information.

- 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 consolidationShould 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 Seftons Pollution Control Team.

- 4) The LLFA 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.
Policy EQ8 of Seftons Local Plan states that proposals for the attenuated 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.We recommend the applicant implements the scheme in accordance with the surface water drainage hierarchy outlined above.
In accordance with the National Planning Policy Framework (NPPF) and the National Planning Practice Guidance (NPPG), 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.

- 5) For the purpose of condition 8, any new tree planting should be red squirrel friendly (such as Ash, Fir, Spruce, etc).