

Committee: **PLANNING**

Date of Meeting: **18 August 2010**

Title of Report: **S/2010/0907**
Plot 3
Land to Rear of Oak Hey Lambshear Lane,
Lydiate
(Park Ward)

Proposal: Erection of 1no detached dormer bungalow together with a new access road onto Liverpool Road

Applicant: Mr & Mrs Wootton

Executive Summary

The proposal seeks to erect 1 number detached former bungalow at a plot of land to be accessed from Liverpool Road, Lydiate.

The issues to consider in respect of the proposal are its size, siting and appearance with regards to its impact on the character of the area and the amenity of neighbouring residential properties.

It is considered that the proposed dwelling is appropriate in style, height and massing to the existing residential area and would not result in a significant loss of residential amenity.

Recommendation(s) **Approval** (subject to receipt of acceptable amended plan)

Justification

The proposed dwelling is appropriate in style, height, scale and massing to the existing residential area and makes a positive contribution to the character of the surrounding area. The dwelling will not result in a significant loss of residential amenity of neighbouring properties by virtue of overshadowing or overlooking and complies with the Council's adopted policies CS3, H10 and DQ1.

Conditions

1. T-1 Full Planning Permission Time Limit
2. Before any construction commences, samples of the roofing and 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.
3. L-4 Landscape Implementation
4. R-2 PD removal garages/ extensions/outbuildings
5. R-3 PD removal windows
6. No part of the development shall be brought into use until a means of vehicular and

pedestrian access to the development has been constructed. These works shall be in accordance with details, which have been approved in writing by the Local Planning Authority

7. H-6 Vehicle parking and manoeuvring
8. M-6 Piling
9. X1 Compliance

Reasons:

1. RT-1
2. To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with policy DQ1 of the Sefton Unitary Development Plan.
3. RL-4
4. In order to protect the residential amenities of nearby occupants and to accord with policies CS3 & H10 in the Sefton Unitary Development Plan.
5. RR-3
6. RH-2
7. RH-6
8. RM-6
9. RX1

Notes

1. The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Highways Development Control Team on Tel: 0151 934 4175 to apply for a new 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 Section on 0151 934 4175 or development.control@technical.sefton.gov.uk for further information.
3. There are significant bands of peat deposits in Sefton and this development is in an area where these deposits may be substantial. Peat produces naturally occurring methane and carbon dioxide and if sufficient amounts of these gases are allowed to collect under or within a newly erected or extended building, there is a potential risk to the development and occupants.

Drawing Numbers

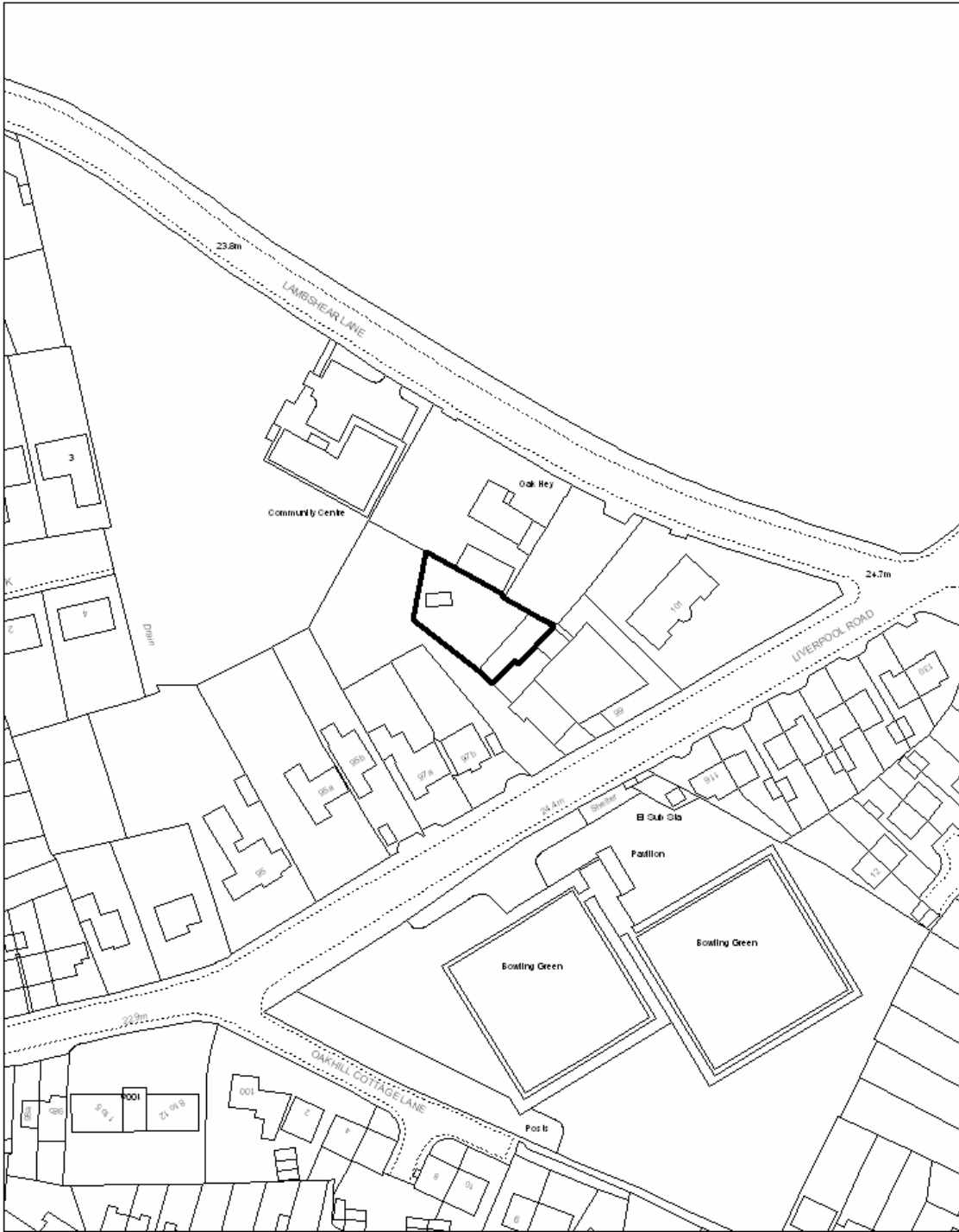
1905/1, 1905/loc/a, 2and3/drivesect, M/124/LRL/LAND/01

Financial Implications

CAPITAL EXPENDITURE	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

List of Background Papers relied upon in the preparation of this report

History referred to
Policy referred to



Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>	S/2010/0907 Plot 3 Liverpool Road Lydiate		Standard Site Plan Scale: 1:1250 Date: 3/8/2010 Drawn By: EBERT on	
	OSGR: 337677, 403638	Sleeps: 2130	Area: 588 sqm	Ward(s): Park Postcode Sector(s): L31 2 Polling District(s): B2 Parish(es): Lydiate Cp

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**This petition sets out objection to the development of
the proposed Dormer Bungalow S/2010/0907 to the rear
of 95b, 97a and 97b Liverpool Road, Lydiate L31 2LX**

(NM)

Name	Address	Signature	Date
MRS. A.C. CLARKE	97A LIVERPOOL RD LYDIATE L31 2LX	<i>A.C. Clarke</i>	21.7.10 *
MISS LEONNE CRASSIDY	51 LIVERPOOL RD LYDIATE L31 2LT	<i>Leonne Cassidy</i>	26/7/10
Miss Hayley Fisher	52 COPPULL ROAD LYDIATE L31 2LJ	<i>Hayley Fisher</i>	26/7/10
MISS LOUISA STEWART	8 HESWIN CLOSE LYDIATE L31 0BS	<i>L. Stewart</i>	26/7/10
Miss Rachel Irvine	22 ALARUS LANE, NETTERTON L30 7PW	<i>R. Irvine</i>	26/7/10
M Hyneff	21 Avondale Ave	<i>M Hyneff</i>	26/7/10
R. Walters	66 Malloy ave Lydiate L31 4JT	<i>R. Walters</i>	26/7/10
C. CRAIG	WINDLE ASH L31 8DY	<i>C. Craig</i>	26/7/10
J. COPPELL	64 COPPULL RD LYDIATE L31 2LJ	<i>J. Coppel</i>	26/7/10
YVONNE LEWIS	66 Southport Rd Lydiate L31	<i>Y. Lewis</i>	"

MRS CLARKE
* PETITIONER + PROPOSED SPEAKER AT
THE COMMITTEE MEETING.

** OTHER PETITIONERS DO NOT HAVE NAMES PRINTED

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The Site

An irregularly shaped parcel of land accessed from Liverpool Road that benefits from outline planning permission, reference S/2009/0061, for the erection of residential dwellings.

Proposal

Erection of 1no detached dormer bungalow together with a new access road onto Liverpool Road

History

S/2009/0061 – Outline application for the erection of three detached dormer bungalows one fronting onto Lambshear Lane and two with access from Liverpool Road. Approved 11th March 2009.

Consultations

Highways DC – There are no objections to the proposal as there are no highway safety implications. A new vehicular access to Liverpool Road will be constructed as part of the proposed development, which will involve some minor works to the highway. Two conditions and two informatives should be attached to any approval.

Environmental Protection Director – No objection to the proposal subject to a condition and informative being added to any approval.

Neighbour Representations

Last date for replies: 27th July 2010.

Representations received: Letters of objection from Numbers 97a & 97b Liverpool Road in addition to a petition objecting to the proposal with 92 signatories and endorsed by Councillor Fenton.

The points of objection relate to the harm to their amenity to be caused by the proposed dwelling in respect of its scale and siting. Objectors state that the proposed dwelling will have an overbearing impact that will be detrimental to their amenity in addition to overlooking rear gardens to an unreasonable degree. Furthermore, it is stated that the proposal represents over development of the site.

Policy

The application site is situated in an area allocated as Primarily Residential on the Council's Adopted Unitary Development Plan.

AD2	Ensuring Choice of Travel
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
EP6	Noise and Vibration

Comments

The principle for residential development within this plot has been established by the granting of consent to the outline application reference S/2009/0061 with landscaping as the sole reserved matter. As such, the issues to consider in respect of this application are the scale, siting and appearance of the proposed dwelling.

The extant outline permission for this plot, and that of Plot 2 subject of application S/2010/0908 also before Committee, was for 3 (three) dormer bungalows of a uniform appearance, scale and extent.

The three dormer bungalows have a ridge height no greater than 6 metres and sit comfortably within their plots with a good degree of separation from the boundaries of neighbouring residential properties.

In respect of the appearance of the proposed dormer bungalow, it will utilise external materials that are common to the area, and while it will not be readily visible from public vantage points, it is of a coherent and harmonious design that takes into account the nature of the plot in which it will be sited.

As submitted, the proposed scheme is unacceptable as the first-floor window to the projecting two-storey element to the left hand side of the front elevation is positioned less than 6.5 metres from the boundary to the rear garden of Number 97b Liverpool Road and therefore does not comply with the interface distance set out in Supplementary Planning Guidance 'New Housing Development'.

An amended plan has been requested so as to address this concern. If a plan is received that provides a separation distance of at least 10.5 metres from a first-floor habitable room window to the neighbouring boundary then this would be acceptable. Any revised plans will be referred to and presented within a Late Representations report.

As the rear of the property is positioned between 4 and 8 metres from the rear boundary, there are no first-floor windows proposed while the rooflights to this elevation are to be set high in the roof and as such would not lead to overlooking.

The private amenity space to be provided comfortably exceeds the requirements of the SPG, and is commensurate with the garden areas of existing properties to Liverpool Road.

Subject to the receipt of an amended plan to address the separation distance of the two-storey element, it is considered that there are no material reasons to warrant refusal of the proposal, it is therefore recommended that the application be granted consent with conditions.

Contact Officer: **Mrs S Tyldesley Telephone 0151 934 3569**

Case Officer: **Neil Mackie Telephone 0151 934 3606**