

Committee: **PLANNING**

Date of Meeting: **18 August 2010**

Title of Report: **S/2010/0908**
Plot 2
Land to Rear Oak Hey Lambshear Lane,
Lydiate
(Park Ward)

Proposal: Erection of 1no detached dormer bungalow together with a detached double garage to the side/ rear and access road onto Liverpool Road

Applicant: Mr & Mrs McCullough 1st Choice Skip

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

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

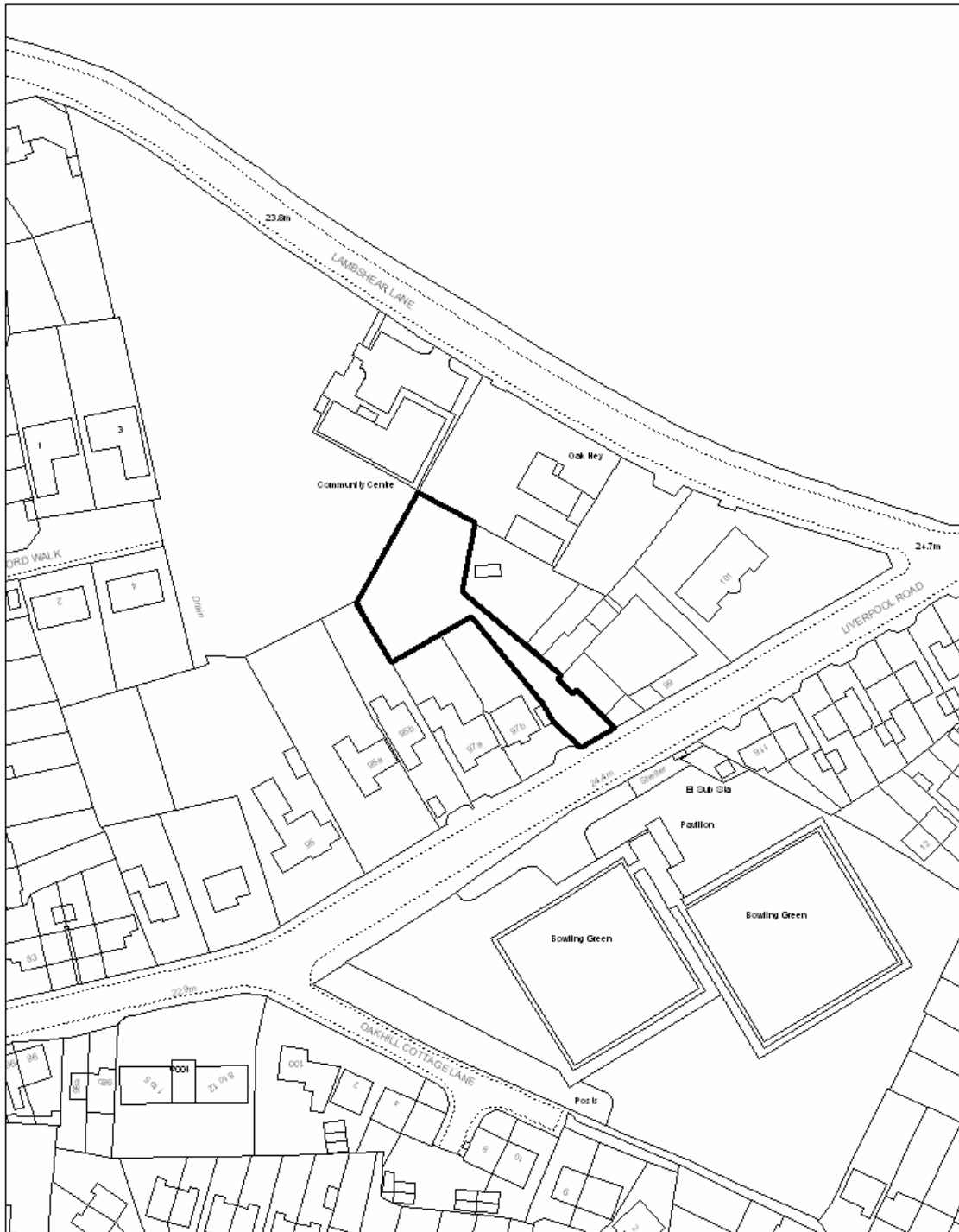
1906/1, A1046.02A, 1906/loc/a, 2and3/drivesect, M/124/LRL/LAND/01

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/2010/0908 Plot 2 Liverpool Road Lydiate | | Standard Site Plan Scale: 1:1250 Date: 3/8/2010 Drawn By: EBERT on | |
| | OSGR: 337665, 403630 | Sleeps: 2130 | Area: 1108 sqm | Ward(s): Park Postcode Sector(s): L31 2 Polling District(s): B2 Parish(es): Lydiate C _y |

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S/2010/0908

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 detached double garage to the side/ rear and 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 11 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 95b, 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
H10 Development in Primarily Residential Areas

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 3 subject of application S/2010/0907 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.

This proposal for Plot 2 introduces an increase of 0.5 metres in the height of the ridge and by virtue of the orientation of this property and neighbouring dwellings; this increase in height will not cause overshadowing to neighbouring gardens. In addition, there are no windows to the southern gable end towards the rear gardens of Numbers 97a & 97b Liverpool Road and as such, this ensures that the rear of these properties will not be directly overlooked.

While there are dormer windows introduced to the south-west elevation towards the boundary with Number 95a, these will be positioned over 13 metres from this neighbouring property, thereby complying with the interface distance set out in Supplementary Planning Guidance 'New Housing Development'. While the first-floor windows to the north-west rear elevation are within 8 metres of the boundary, this is towards a non-residential property, the Lydiate Village Centre, and as such is acceptable.

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.

There being 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**

This petition sets out objection to the development of ⁽⁹²⁾ ^(NM) the proposed Dormer Bungalow S/2010/0908 to the rear of 95b, 97a and 97b ~~Liverpool Road, Lydiate~~ ^{L31 2LX}

| Name | Address | Signature | Date |
|---------------------|--|--------------------|---------|
| MRS. A. C. CHARKE | 97A LIVERPOOL RD LYDIATE L31 2LX | <i>A.C. Charke</i> | 21/7/10 |
| MISS LEANNE CASSIDY | 51 LIVERPOOL RD LYDIATE L31 2LT | <i>L. Cassidy</i> | 26/7/10 |
| MISS HAYLEY FISHER | 52 COPPULL ROAD LYDIATE L31 2LS | <i>H. Fisher</i> | 26/7/10 |
| MISS LOUISA STEWART | 8 MESKIN CLOSE LYDIATE L31 OBS | <i>L. Stewart</i> | 26/7/10 |
| MISS RAENEL IRVINE | 22 Alderwood Lane Netherston L30 7PW | <i>R. Irvine</i> | 26/7/10 |
| M. Hignett | 21 Axondale Av Maghull | <i>M. Hignett</i> | 26/7/10 |
| R. Walters | 66 Malloryave Lydiate L31 4JT | <i>R. Walters</i> | 26/7/10 |
| C. BRAGG | WINDLE ASH, L31 8DY. | <i>C. Bragg</i> | 26/7/10 |
| S. COLLETT | 64 COPPULL RD LYDIATE L31 2LS | <i>S. Collett</i> | 26/7/10 |
| YVONNE LEWIS | 66 Southport Rd Lydiate L31 | <i>Y. Lewis</i> | 27/7/10 |

* MRS CLARKE, PETITIONER + PROPOSER SPEAKED AT 10 THE COMMITTEE MEETING.

** OTHER PETITIONERS MRS H. RIMMER 97B +