

Committee: **PLANNING**

Date of Meeting: **18 August 2010**

Title of Report: **S/2010/1043**  
**Ingleside 9 Sandy Lane, Hightown**  
(Manor Ward)

Proposal: Non-material amendment application to change the roof details to add a pitch to the centre at the front of the dwellinghouse (alternative to application S/2010/0577 approved 3/06/2010)

Applicant: Mr J Gibson

### **Executive Summary**

The application is for a minor non-material amendment to a planning permission (S/2010/0577) granted for the construction of an extension to the front and side of the house. The amendment relates to an alteration to the roof and is recommended for approval.

**Recommendation(s)**                      **Approval**

### **Justification**

The proposal can be accepted as a minor non-material amendment as there are no implications on issues of visual amenity or on the amenities of the adjoining residential premises.

### **Note**

1. This approval is for an amendment to the approved scheme and remains otherwise subject to the terms and conditions of planning permission S/2010/0577.

### **Drawing Numbers**

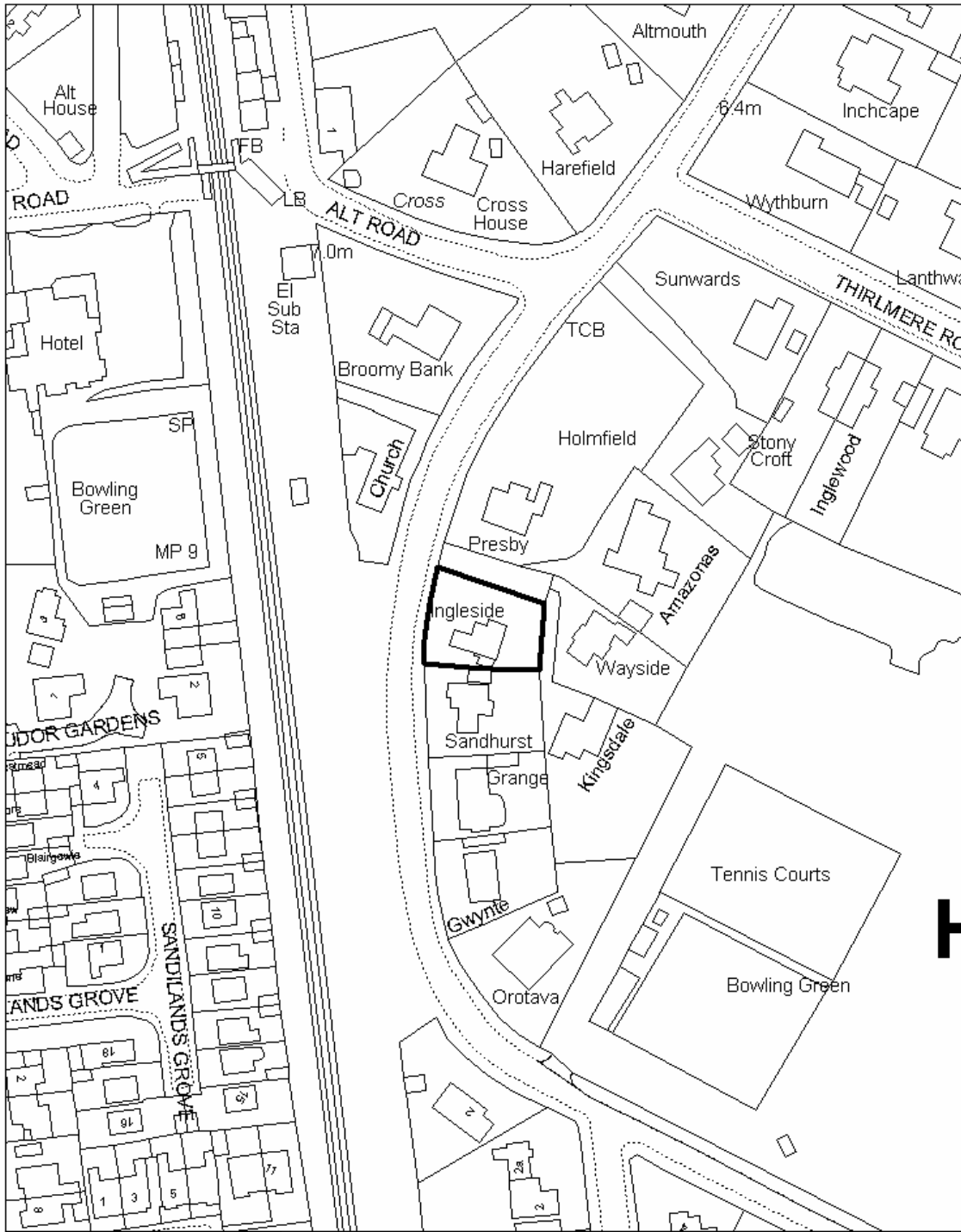
Drawings submitted on 27th July, 2010.

## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
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



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2010/1043 Ingleside 9 Sandy Lane Hightown		Standard Site Plan Scale: 1:1250 Date: 3/8/2010 Drawn By: EBERT on	
	OSGR: 330087, 403544	Sheets: 206A	Area: 607 sqm	
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. 1000181921.</small>			Ward(s): Manor Postcode Sector(s): L34 3 Polling District(s): 01 Parish(es): Hightown C <sub>y</sub>	

## **The Site**

Comprises a detached dwellinghouse Ingleside, Sandy Lane, Hightown.

## **Proposal**

Non-material amendment application to change the roof details to add a pitch to the centre at the front of the dwellinghouse (alternative to application S/2010/0577 approved 03/06/2010)

## **History**

S/2010/0577 - Two storey extension to the front and side of the dwellinghouse - Approved 03/06/2010.

## **Consultations**

None.

## **Neighbour Representations**

Last date for replies: 11 August, 2010.

No objections received to date.

## **Policy**

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

MD1 House Extensions  
SPG House extensions

## **Comments**

This application is referred to Planning Committee as the site is owned by a member of the Council. The proposed amendment involves an alteration to the roof to add a pitch to the centre at the front of the dwellinghouse and is an amendment to S/2010/0577 which was approved on 03/06/2010.

Originally the roof to the left side of the proposed extension was to be flat but is now proposed to be pitched to replicate the existing pitched roof and that proposed to the right hand side of the proposed two storey extension.

The main issues to consider are those of visual impact on the street scene and the affects on the amenities of the adjoining premises.

The change of roof design will be an improvement on the original proposal and that

there will be no adverse effect on either the visual amenity of the street scene or on the amenities of the surrounding properties.

Having taken all of the above into account, I believe that this proposal, if allowed, would have no significant affect on the visual amenity of the street scene or on the amenities of the adjoining premises and therefore it complies with UDP Policy MD1.

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

Case Officer:                       **Mr P Negus            Telephone 0151 934 3547**