

Committee: **PLANNING**

Date of Meeting: **18 August 2010**

Title of Report: **S/2010/0671**
99 Marshside Road, Southport
(Cambridge Ward)

Proposal: Part retention of a brick perimeter wall with 10 no. wooden infill panels and insertion of 2 no. open steel railing panels to the junction of Marshside Road and Knob Hall Lane

Applicant: Mrs V Smith

Executive Summary

The proposal is for the retention of a brick perimeter wall with wooden infill fence panels plus the insertion of 2 railing panels to the junction of Knob Hall Lane and Marshside Road.

The issues to consider in respect of this application are the impact of the boundary treatment to the existing character of this residential area.

It is considered that the scale and appearance of the infill fence panels are detrimental to the character of the residential area and that the application should be refused consent.

Recommendation(s) Refusal

Reason

1. When assessed against the Unitary Development Plan and all other material considerations, particularly policies CS3, DQ1, MD1 & Supplementary Planning Guidance 'House Extensions', the proposal for the part-retention of the timber fence panels plus the introduction of two railing panels to the junction of Knob Hall Lane and Marshside Road is unacceptable as the fence panels to be retained are of a scale and appearance that is detrimental to the character of the residential area.

Drawing Numbers

Wall 1

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
Planning & Economic Regeneration is part of the
 Regeneration & Environmental Services Directorate

S/2010/0671
 99 Marshside Road
 Southport
 PR9 9TA
 OSGR: 335993, 419365 Sheets: 532B, 531D Area: 447 sqm

Standard Site Plan
 Scale: 1:1250
 Date: 3/8/2010
 Drawn By: EBERT on

Ward(s): Cambridge
 Postcode Sector(s): PR9 9
 Polling District(s): XI
 Parish(es): None Found

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The Site

A mid terrace dwelling (single storey) situated on the western side of Marshside Road. The dwelling faces onto Marshside Road.

Proposal

Part retention of a brick perimeter wall with 10 no. wooden infill panels and insertion of 2 no. open steel railing panels to the junction of Marshside Road and Knob Hall Lane

History

N/2002/0026 – Erection of a single storey extension and conservatory fronting Knob Hall Lane, construction of pitched roof to existing flat roof at the rear and erection of boundary wall (1m/1.5m height) front Marshside Road and Knob Hall Lane. Approved 12 March 2002.

Consultations

Highways DC – There are no objections on the grounds of highway safety to the part retention of the brick perimeter wall with wooden infill panels with the exception of 2 no. open steel railing panels at the junction of Marshside Road and Knob Hall Lane. The inclusion of the open steel railings will improve the potential for an increased visibility splay at the junction of Marshside Road and Knob Hall Lane, to allow motorists exiting Knob Hall Lane to see pedestrians approaching the junction along the footway, adjacent to the site.

Environmental Protection Director – No objection to the proposal.

Neighbour Representations

Last date for replies: 17th June 2010.

Representations received: Letter of support from Numbers 67 & 98 Marshside Road, Number 2 Cottys Brow and Number 106 Zetland Street.

Policy

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

CS3	Development Principles
DQ1	Design
MD1	House Extensions

