

Committee: **PLANNING**

Date of Meeting: **15 September 2010**

Title of Report: **S/2010/1049**
28 Old Mill Lane, Formby
(Harington Ward)

Proposal: Erection of one detached two storey dwellinghouse after demolition of the existing detached garage, including alterations to the roof of the existing house from hip to gable, repositioning of windows and new vehicular access.

Applicant: Mr Brian Pritchard

Executive Summary

The proposal is for the erection of one detached dwelling after demolition of a detached garage at the side of 28 Old Mill Lane. Alterations to the roof and repositioning of windows to the existing dwelling are also proposed and a new vehicular access. The issues to consider are impact on the street scene and the amenity of neighbouring properties.

Recommendation(s) Delegate approval to Officers subject to receipt of satisfactory bat survey information

Justification

The proposal will not have a significant detrimental impact on neighbouring properties or the street scene. It is therefore consistent with Sefton UDP policies and the granting of planning permission is therefore justified.

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. Before any construction commences, samples of the facing and roofing 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.
4. M-6 Piling
5. L-6 Landscaping (scheme)
6. L-3 No felling
7. L-4 Landscape Implementation
8. H-2 New vehicular/pedestrian access
9. H-6 Vehicle parking and manoeuvring
10. Before development is commenced, a scheme for the enhancement of

biodiversity within the development site (the provision of 2 bat bricks/boxes) shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall then be implemented in full in a timescale to be agreed in writing with the Local Planning Authority.

11. The proposed reglazing of windows on the east elevation of 28 Old Mill Lane shall be etched prior to the occupation of the new dwelling and be permanently retained as such thereafter.

Reasons

1. RT-1
2. RX1
3. RM-2
4. RM-6
5. RL-3
6. RL-3
7. RL-4
8. RH-2
9. RH-6
10. RNC-3
11. To safeguard the amenities of future occupiers of the new dwelling and to comply with policies CS3, DQ1 and MD1

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 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 Section on 0151 934 4175 or development.control@technical.sefton.gov.uk for further information.

Drawing Numbers

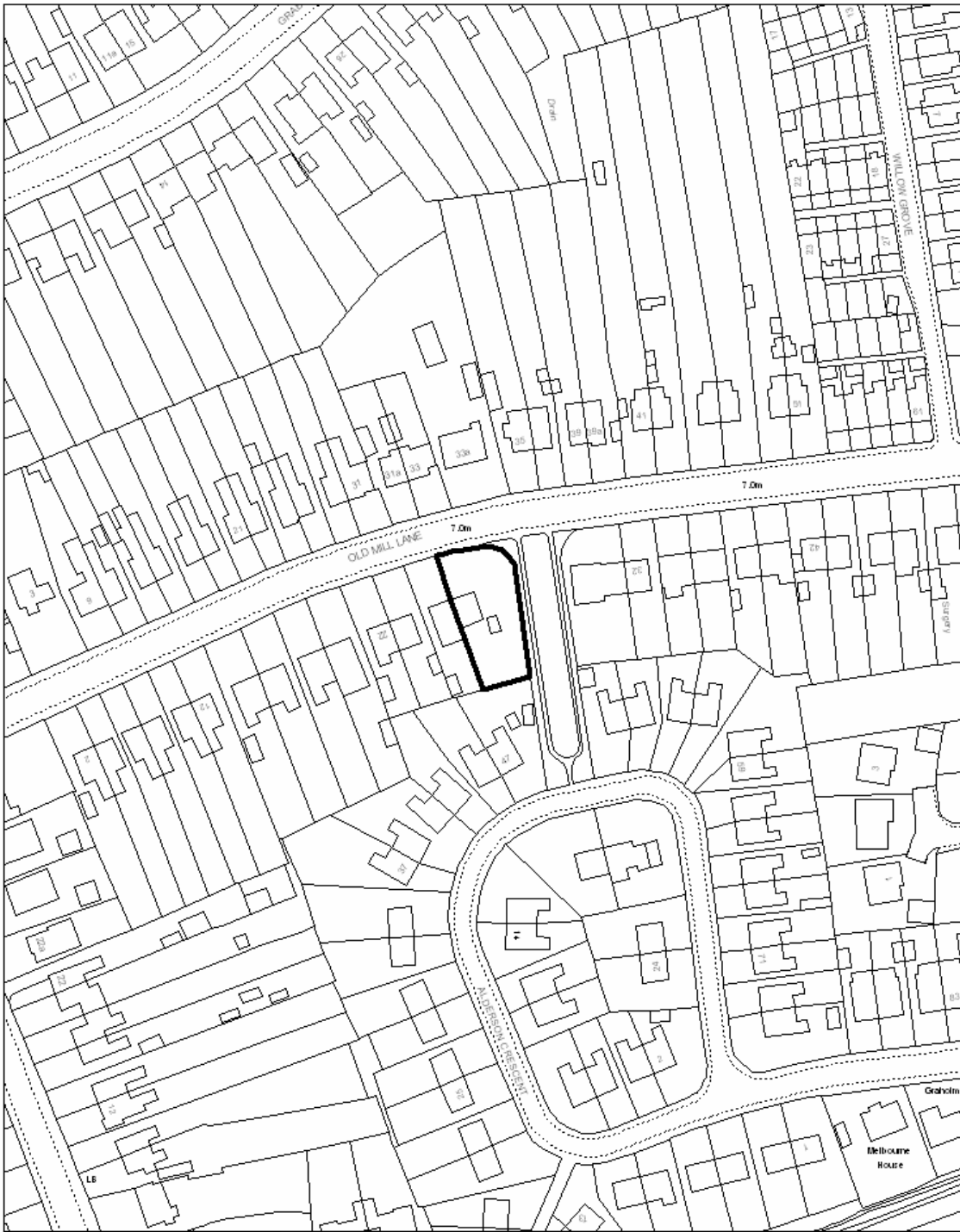
Site Plan, existing and proposed floor plans and elevations dated 30 June 2010

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/2010/1049
 28 Old Mill Lane
 Formby
 L37 3PF
 OSGR: 329884, 407760 Sheets: 2890 Area: 551 sqm

Standard Site Plan
 Scale: 1:1250
 Date: 2/9/2010
 Drawn By: EBERT on

Ward(s): Harington
 Postcode Sector(s): L37 3
 Polling District(s): Q6
 Parish(es): Formby Cp

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The Site

The site comprises a semi detached dwelling with a garage at the side of the property.

Proposal

The proposal is for the erection of one detached two storey dwellinghouse after demolition of the existing detached garage including alterations to the roof of existing house to from hip to gable, repositioning of windows and new vehicular access.

History

None

Consultations

Highways Development Control - There are no objections to the proposal in principle as there are no highway safety implications.

The existing vehicular access will be utilised for the proposed dwelling and a new vehicular access for the existing dwelling will be introduced. As such, the existing footway crossing will need to correspond with the width of the two accesses which are directly adjacent to one another.

Adequate off street car parking for both the existing and proposed dwelling will be provided.

Conditions and Informatives required; H-2, H-6, I-1, I-2.

Environmental and Technical Services - I have no objection in principle subject to the standard condition M-6

MEAS - The existing buildings on site may provide potential habitat for bats which are protected species. Condition required.

The application site is within the red squirrel zone. Suitable species of landscaping required. This can be secured by condition.

Consideration should be given to sustainable building techniques.

Consideration should be given to the protection of existing habitat features.

Incorporate bat bricks/boxes.

Drainage section and Environment Agency should be consulted.

Neighbour Representations

Last date for replies: 19/8/10

Objection from 20, Old Mill Lane re; not in keeping with the houses in the rest of Old Mill Lane, a successful objection was lodged to the proposed development of a property immediately opposite this address.

Policy

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

AD2	Ensuring Choice of Travel
MD1	House Extensions
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
DQ5	Sustainable Drainage Systems
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas
NC2	Protection of Species
NC3	Habitat Protection, Creation and Management
SPG	House Extensions

Comments

The proposal is to separate the side garden, hard-standing and garage from the existing property and provide a new driveway to the existing dwelling and maintain a 900mm path along the gable of the property to provide access to the remaining rear garden. The existing garage will be demolished and a 2 storey detached dwelling with 2 bedrooms will be erected.

The primary form of the proposed dwelling follows the established building line to the front and the rear of neighbouring properties with a single storey flat roof rear extension projecting approximately 4.3m. The existing and adjoining properties have rear extensions projecting approximately 3m. The roof pitch, eaves level and ridge level are the same as neighbouring dwellings. To minimise the impact on the pedestrian route the roof form is hipped and reflects the roof form of no.30. The proposed dwelling reflects the width and depth of neighbouring dwellings.

Alterations are also proposed to the existing dwelling to minimise the impact of the proposed new dwelling. Four small windows flanking the chimney stack on the east elevation are to remain but re-glazed using etched glass. This can be secured by condition. The larger window at first floor level is to be removed and blocked up. A new window is proposed on the south elevation overlooking the garden. The large window on the ground floor which serves the dining area (east elevation) is to be blocked up. However, given the ground floor is completely open plan, the dining area will benefit from daylight from three elevations. The roof form is currently hipped and it is proposed to alter the roof to a gable to visually extend the blocks appearance.

The selected materials are those generally found in Old Mill Lane. The roofing material is a clay tile, the chimney in brick and walls are rendered to match neighbouring properties.

A new brick wall creates the boundary between the existing and proposed properties. This wall will be flush with the west elevation of the new dwelling. Two new gated drives are to be formed. The driveway is to be a permeable surface, gravelled with granite cobble edging. The footpaths are to be in block pavements.

No trees are to be felled or hedges removed other than to widen the existing access gate. Policy DQ3 requires 3 trees for every new dwelling which can be accommodated within the site. As the site is within the red squirrel buffer zone, any landscaping should be species which encourage red squirrels and discourage grey squirrels. This can be secured by condition which the applicant is agreeable to.

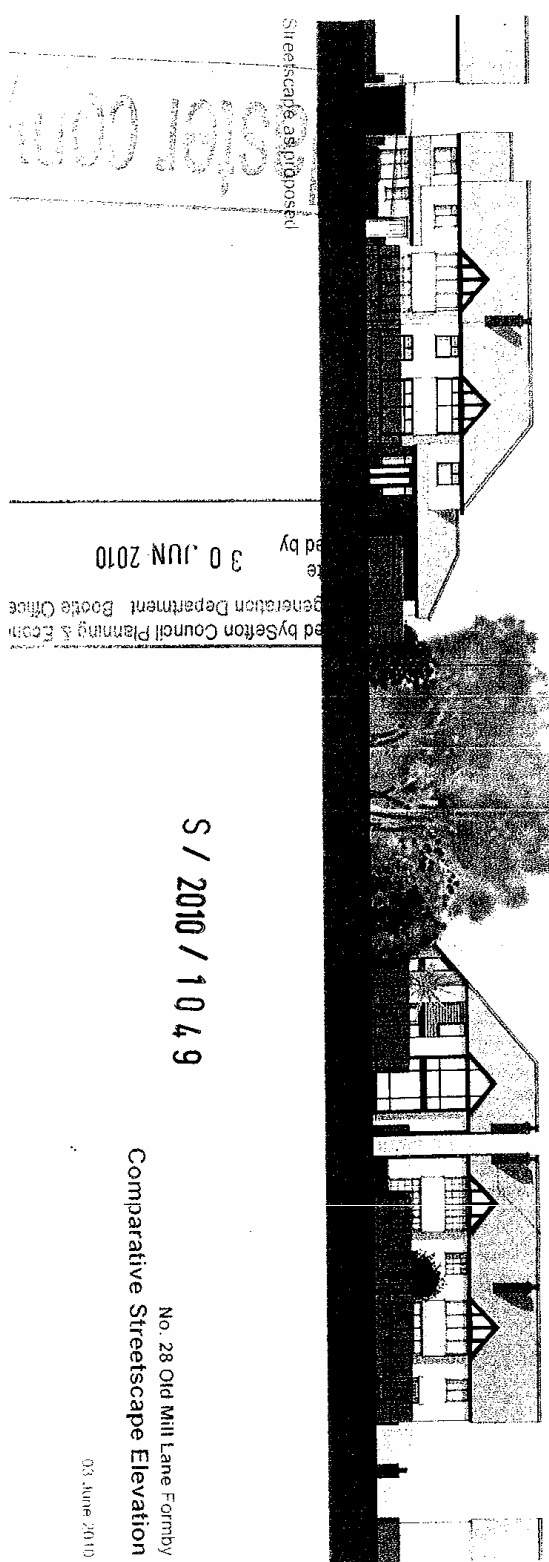
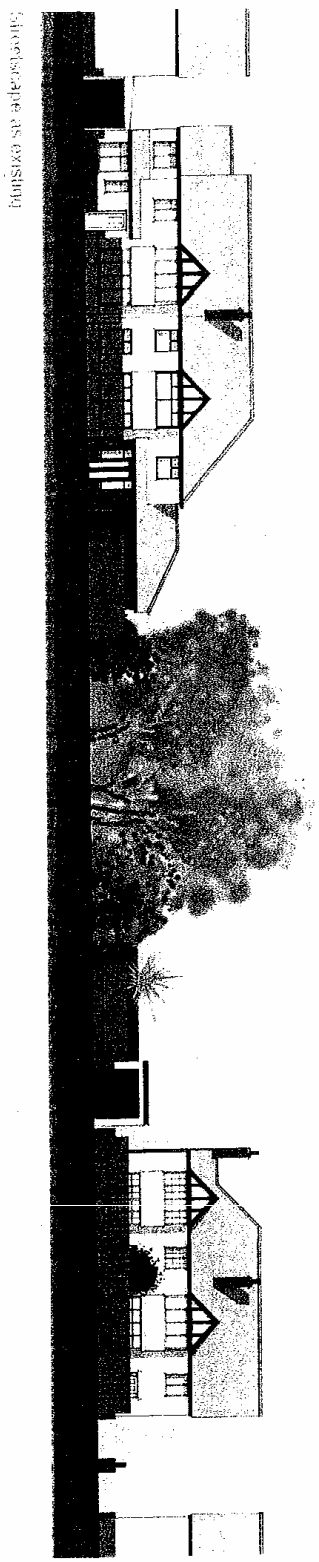
Two car parking spaces will be retained for the existing property and two further spaces allocated to the new property. Highways consider there is adequate off street parking and there are no highway safety implications.

An objection has been received on the grounds that the new dwelling is not in keeping with houses in Old Mill Lane. However the proposal is of a similar sized plot, the new dwelling observes established building lines, and reflects the height, width and depth of neighbouring properties. The materials to be used match those found in Old Mill Lane. The proposed dwelling is designed to minimise any impact on the pedestrian route and complements the form of no. 30 on the other side. It is considered there would not be a detrimental impact on the visual amenity of the street scene and the proposal is consistent with policy guidelines. The objector also makes reference to a proposed development opposite the application site, which records indicate may refer to a comprehensive development of housing at 33a Old Mill Lane. This is an entirely different scheme and not comparable to the current proposal.

The existing buildings on the site may provide potential habitat for bats. MEAS states that a bat survey is required. It is therefore recommended that the committee delegate the decision to the Planning Director once the surveys have been completed and approved by MEAS. The provision of bat bricks/boxes should also be incorporated into the new building. This can be secured by condition.

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

Case Officer: **Mrs C Fass Telephone 0151 934 3566
(Mon & Thurs)**



Prepared by
Generation Department, Booth Office
by Seton Council Planning & Economic
30 JUN 2010

S / 2010 / 1049

No. 28 Old Mill Lane Formby
Comparative Streetscape Elevation
03 June 2010