

Committee: **PLANNING**

Date of Meeting: **15 September 2010**

Title of Report: **S/2010/1144**
18 Alexandra Road, Waterloo
(Church Ward)

Proposal: Erection of a single storey extension to the rear. (Re-submission of S/2010/0869 withdrawn)

Applicant: Mrs L Watts Home From Home

Executive Summary

This application proposes an extension to an existing children's nursery to provide improved facilities. The issues concern the impact on neighbours and design of the extension

Recommendation(s) Delegate to Officers to approve at the completion of the press advertisement period subject to receipt of no additional representations raising new planning issues

Justification

The proposed extension would not result in any increase in numbers of children attending the nursery and does not affect the existing car parking spaces. The proposed extension would not result in loss of amenity to local residents and is visually in keeping with the existing property. The proposal therefore complies with Sefton UDP Policies CS3, DQ1, H10 and HC1.

Conditions

1. T-1 Full Planning Permission Time Limit
2. The maximum number of children attending the nursery shall not exceed 57.

Reasons

1. RT-1
2. To safeguard the amenities of nearby residents in accordance with UDP policy H10

Drawing Numbers

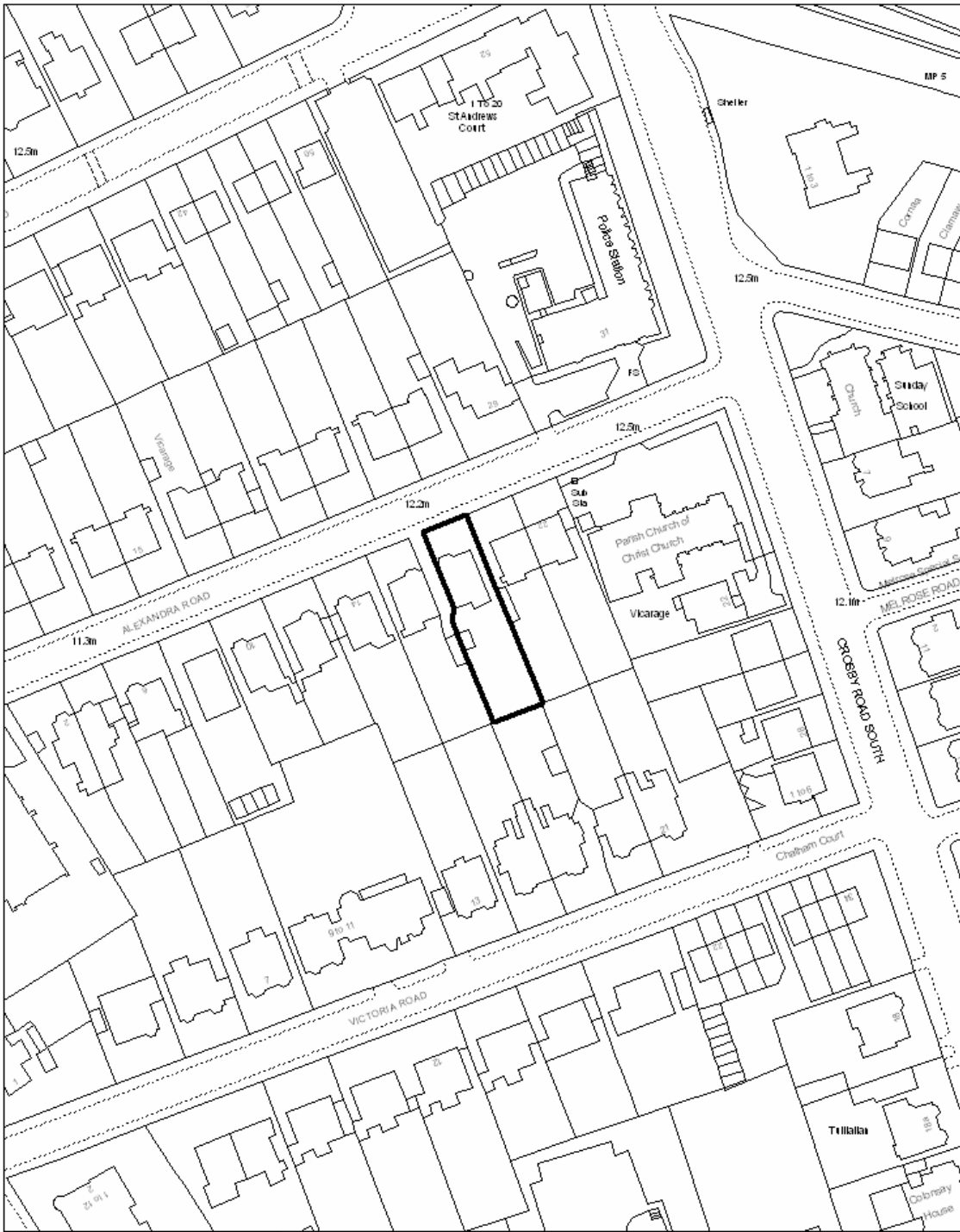
Drawing 01A received 13/08/10

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/2010/1144
 18 Alexandra Road
 Waterloo
 L22 1RJ
 OSGR: 332274, 397684 Sheet(s): 88A Area: 658 sqm

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

Ward(s): Church
 Postcode Sector(s): L22 1
 Polling District(s): E2
 Parish(es): None Found

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The Site

The application relates to a detached property situated within the Christ Church Conservation area on the south side of Alexandra Road, Waterloo, Liverpool.

Proposal

Erection of a single storey extension to the rear. (Re-submission of S/2010/0869 withdrawn)

History

- S/2010/0869 - Erection of a single storey extension to the rear of the premises.-withdrawn
- S/2002//1200 – Change of use of the premises from a residential care home to a day nursery, including the erection of a side entrance porch and formation of a self contained flat. Approved 10/03/2003
- S/2004/0833 – Change of use of the vacant second floor into day nursery in connection with the existing use at ground and first floor levels. Approved 24/08/2004

Consultations

Highways Development Control – no objections.

Children Schools & Families – support the application.

Neighbour Representations

Last date for replies:- Site notice -13/09/10
Press notice 23/09/10

(In respect of the recent application which was withdrawn, a petition of 40 signatures and 7 individual letters of objection were received on the grounds of :

- Current parking problems and any changes to car parking facilities.
- Any increase to the number of staff/children and noise levels.
- The installation of UPVC windows in a designated conservation area.
- Visual effect on neighbouring properties).

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
H10 Development in Primarily Residential Areas
HC1 Development in Conservation Areas

Comments

The main points to consider are compliance with policy, the impact on neighbouring residential amenities in terms of the position of the building, the intensity of use and the number of comings and goings to and from the site. The visual impact of the proposals and impact on the Conservation Area also require consideration.

Policy CS3 requires that extensions/buildings should not overshadow or cause loss of privacy to adjoining properties. The proposed wet play room extension will be constructed at the rear of the premises. It is proposed to be built out 2.7m on the driveway side of the premises and 4.275m adjoining 20 Alexandra Road. This property has an existing shed adjacent to the boundary and there will therefore be very little impact from the propose extension. The extension is considered acceptable in this respect

The extension would be constructed using materials to match the existing extension, walls to have a rendered finish with new uPVC Windows and French doors, leading to rear paved garden area. The roof would be a Flat roof structure, featuring 4, 1.5m x 2m proposed skylights. The extension itself would not impact on the street scene nor the character of the Conservation Area.

The proposal as now submitted would have no impact on the current parking situation at the premises. The parking area to the rear would be retained as existing and remain available for staff parking.

The applicant has clearly stated that the proposal is to increase the facilities available to children attending the nursery and would not result in any increase in numbers. This can be ensured by condition.

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