

Committee: **PLANNING**

Date of Meeting: **12 January 2011**

Title of Report: **S/2010/1617**
Land to the side 101 Marshside Road,
Southport
(Cambridge Ward)

Proposal: Erection of a detached dormer bungalow in the garden to the side of the dwellinghouse

Applicant: Mr A Beattie

Executive Summary

This application is seeking consent for the erection of a single storey dwelling with side dormer.

The main issues for consideration are the impact on residential amenity, impact on street scene and character of the area, highway and flood risk issues.

Recommendation(s) Approval

Justification

The proposed dwelling is appropriate to the street scene of Knob Hall Lane and 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. M-2 Materials (sample)
3. M-6 Piling
4. X1 Compliance
5. The first floor side facing dormer window shall not be glazed otherwise than with obscured glass and fixed shut or top hung, and thereafter be permanently retained as such.
6. H-2 New vehicular/pedestrian access
7. H-6 Vehicle parking and manoeuvring

Reasons

1. RT-1
2. RM-2
3. RM-6
4. RX1
5. RM-3
6. RH-2
7. RH-6

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.

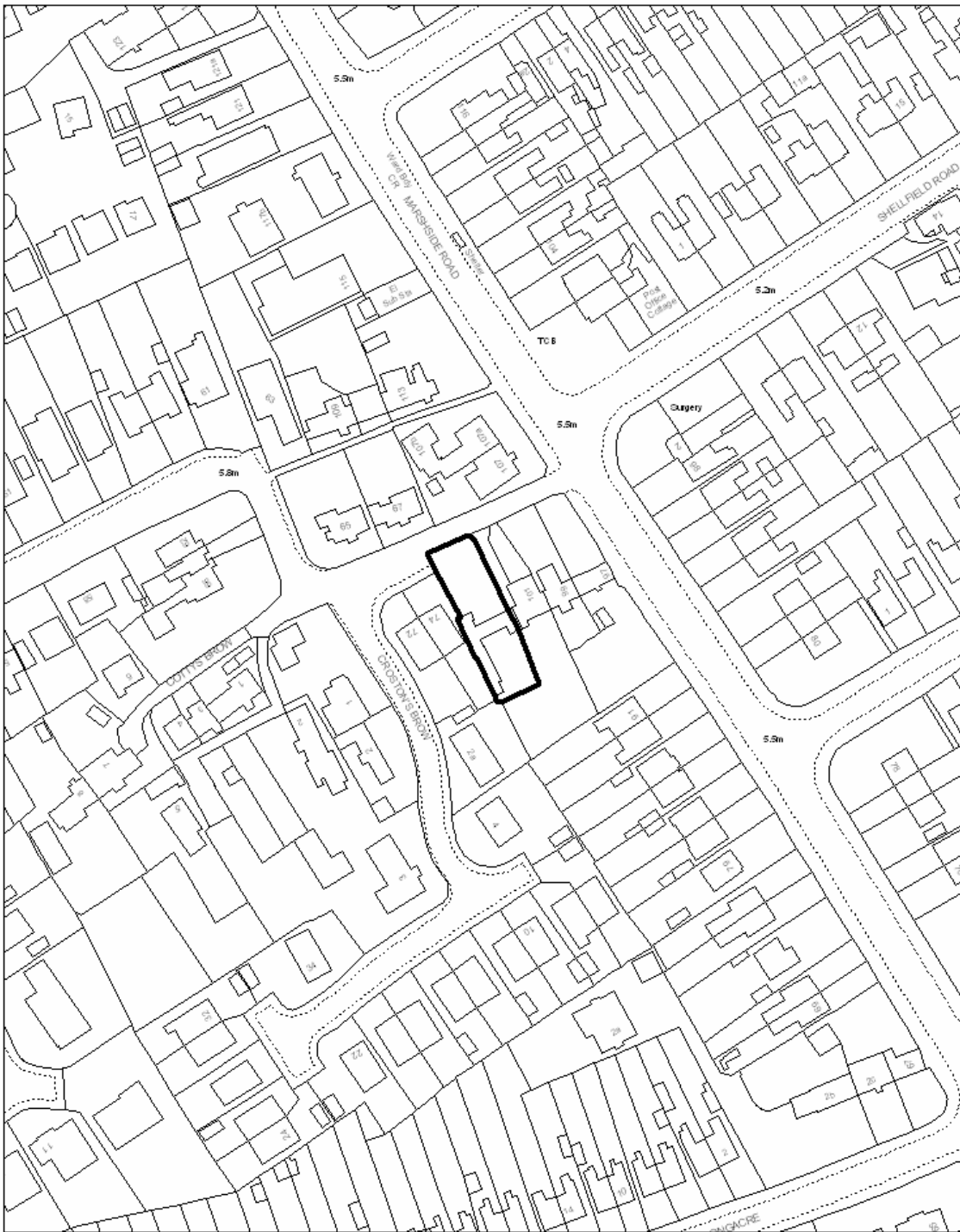
Drawing Numbers

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/2010/1617
 Land to the side
 101 Marshside Road
 Southport
 PR9 9TA
 OSGR: 335972, 419349 Sheet(s): 531D Area: 512 sqm

Standard Site Plan
 Scale: 1:1250
 Date: 29/12/2010
 Drawn By: BBERT on

Ward(s): Cambridge
 Postcode Sector(s): PR9 9
 Polling District(s): XI, X2
 Parish(es): None Found

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The Site

The site is currently a vacant plot which has been severed from the garden of 101 Marshside Road.

Proposal

Erection of a detached dormer bungalow in the garden to the side of the dwellinghouse

History

S/2010/0284 Erection of detached dormer bungalow in the garden to the side of the dwellinghouse - Withdrawn 30/04/2010.

Consultations

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

The proposed layout makes provision for the section of existing adopted footway and carriageway in front of nos. 72 & 74 Knob Hall Lane to be extended across the frontage of this development site, including the plot on which 101 Marshside Road is sited. This affords an improved level of access for both vehicles and pedestrians.

Environmental and Technical Services – No objection in principle subject to piling condition.

Environment Agency – No objection but the Local Authority should satisfy itself that the sequential test has been adequately undertaken.

Neighbour Representations

Last date for replies: 13th December 2010

Received: 1 letter of objection from 67 Knob Hall Lane on the grounds of safety as the proposed vehicle entry is directly opposite their gate. Traffic can only flow in single file at this point. Any proposed driveway should be linked to the existing double width driveway at 101 Marshside Road.

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
H10	Development in Primarily Residential Areas

Comments

Main issues – principle of development, design and visual impact on the street scene and character of the area, residential amenity, highway issues.

Principle

The site lies within the primarily residential area and the principle of the erection of a new dwelling is therefore acceptable.

Design and visual impact

The proposed dwelling is very small scale and of simple design. Given that there is no prevailing architectural style in the street scene, the dwelling does not have to conform to a particular style, however, it should be in keeping with the overall character and form of development in the surrounding area. Knob Hall Lane has evolved over a considerable period of time and there are many unusual shaped plots with cottages and two storey dwellings present. The spacing around the proposed dwelling is sufficient and appropriate to its setting and whilst the scale of the dwelling is very small and the site could perhaps accommodate something slightly larger, given the variety of dwellings in the area it is considered that the proposed dwelling is acceptable.

Residential amenity

Given the position and scale of the proposed bungalow, the proposal will not have a detrimental impact on residential amenity for surrounding neighbours. There is spacing either side of the dwelling and it does not appear to be 'squeezed' into the site.

The proposed dwelling itself provides a reasonable standard of amenity with each habitable room having an outlook and the rear garden is in excess of the 70 sq m minimum requirement set out in SPG New Housing Development.

Highway issues

Highway Development Control raise no concerns. The proposed layout makes provision for the section of existing adopted footway and carriageway in front of nos. 72 & 74 Knob Hall Lane to be extended across the frontage of this development site, including the plot on which 101 Marshside Road is sited. This will improve both pedestrian and vehicle access.

Trees

Policy DQ3 requires the provision of 3 trees to be planted on the site. The plan shows three trees to be planted within the rear garden of the site and the proposal therefore complies with policy DQ3.

Flood risk and sequential test

The Environment Agency has confirmed that they have no objection to the proposed development but the Council should satisfy itself that the sequential test has been adequately undertaken. In this respect, the Sequential Test is passed for an urban site as there are not enough sequential alternatives to meet the Council's medium to

