

Committee: **PLANNING**

Date of Meeting: **12 January 2011**

Title of Report: **S/2010/1620**
14 Cambridge Road, Formby
(Harington Ward)

Proposal: Retrospective application for a increase in the height of the free standing wind turbine to the rear to a maximum height of 9.5m

Applicant: Terrence Reeves

Executive Summary

The application is to retain a 9.5m high wind turbine in the rear garden. The issues to assess are neighbour amenity and effect on the character of the street scene

Recommendation(s) Approval

Justification

The scheme complies with the aims and objectives of the Sefton UDP and in the absence of all other material planning considerations the granting of planning permission is therefore justified

Conditions

1. P-10 Wind Turbines
2. This permission is granted as an alternative to planning permissions S/2006/1155 and S/2008/0676 and shall not be implemented in conjunction with those permissions

Reasons

1. RP-10
2. To avoid the visual clutter of three turbines and to comply with UDP Policies DQ1 and CS3

Drawing Numbers

Photographs of turbine from front of house and rear garden, Wind turbine plans, Wind turbine performance data pages 1, 2, 3, email and letter from applicant received 2 December 2010, site plan and location plan


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 <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>	S/2010/1620 14 Cambridge Road Formby L37 2EL OSGR: 328664, 406294		Standard Site Plan Scale: 1:2250 Date: 2/12/2010 Drawn By: BEERTON
	Sheets: 2540	Area: 467 sqm	Ward(s): Harington Postcode Sector(s): L37 2 Polling District(s): Q4 Parish(es): Formby C/

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S/2010/1620

The application site was visited by the Planning Committee on 15 December 2010.

The Site

A semi detached two storey dwellinghouse situated on the north side of Cambridge Road.

Proposal

Retrospective application for an increase in the height of the free standing wind turbine to the rear to a maximum height of 9.5m

History

N/2006/1155 - Installation of a wind turbine attached to the gable end of the dwellinghouse - Granted 22/1/2007

N/2008/0676 - Retrospective application for a free standing wind turbine to the rear of the dwellinghouse - Granted conditionally 15/10/2008

Consultations

Environmental Protection Director – No objection in principle subject to following condition:

The noise level emitted from the wind turbine shall not exceed the L9010min of :

40dBA between 07.00 -- 23.00 at the boundary of any residential property
43dBA between 23.00 – 07.00 at the façade of any residential property

Neighbour Representations

Last date for replies: 20 December 2010

Email of objection received from:

13 Pinewood Avenue

- Structure was never pretty but is now an eyesore
- If it fell would be a danger to us and occupiers of no 16 who have this monstrosity right next to their fence
- If granted a precedent would be set and the area would begin to look like an industrial estate, value of properties and their marketability would be affected 16 Cambridge Road
- Previous application was granted despite our objections and has caused flickering shadows in rear living room, kitchen and rear bedrooms, shadow in rear garden cast by structure travelling across lawn in mornings, is very noisy especially when it changes speed, stops or starts, which is does constantly is an unacceptable nuisance in garden but can also be heard in house
- Still consider turbine an eyesore and are concerned about noise; increased height takes shadow away from our property so from our view if current application unsuccessful would not want to see it lowered to previous height as nuisance that has blighted our lives for 12 months would return, would prefer to see it removed

completely.

Policy

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

CS3	Development Principles
DQ1	Design
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas

Comments

The freestanding turbine granted under S/2008/0676 was 7.01m high; the submitted application and accompanying photographs indicate the turbine at a height of 9.5m

The applicant explains that the turbine was not working efficiently at the height previously approved and at the advice of supplier need to be increased in height to access less turbulent air flow at a higher level.

The main issues to consider are the impact on the street scene and the residential amenity of adjoining properties with particular regard to noise and visual outlook.

The noise levels from a turbine can vary considerably depending upon the positioning of the turbine in relation to other buildings and other objects such as trees and street furniture. Turbines also vary in noise level and efficiency in relation to the direction and speed of the wind in the area.

Weather conditions during the site visit by the committee were not conducive to witness the turbine in action. However the same turbine was observed in action in September 2008 when the previous application was being considered. The report states 'when the wind rises there is a gushing sound that is evident, but this is largely heard within the mixture of other noises when wind blows, including the rattling of tree branches and leaves. Similarly as the wind drops there is an audible if slight droning noise which may be considered to resemble that of a passing car. It is considered there is an audible noise output from the mast, but not of a level that may be regarded as unacceptable. Neither is the noise anywhere near sufficient to require that voices be raised to enable individuals to be heard in conversation.'

There is no evidence to suggest that there would be any additional noise issues arising from the increased height.

With regard to noise impact the Environmental Director offers no objection but recommends a condition restricting the amount of noise at different times of the day when measured from different sources.

As such it is considered that subject to the above condition being attached the proposal will not result in a significant loss of amenity and complies with policy EP6.

In terms of the visual appearance in the street scene the turbine is visible between the site and 16 Cambridge Road but the pole on which the turbine is mounted is very narrow and existing trees to the rear boundary provide a backdrop. The impact from the public perspective isn't considered significantly different to that created by satellite dishes and larger TV aerials which are increasingly common features in the street scene.

From the neighbour's perspective the turbine on a 9.5m pole appears as an unconventional freestanding item in the rear garden. However the harm caused to residential amenity is not considered to be so significant as to justify refusal of planning permission. The presence of scaffolding for some while has given the impression of a bulkier structure, but this is of a temporary nature during construction only.

Similarly given the differing height of the sun at various times of the year the interference of the turbine on sunlight to neighbouring properties is not easy to assess. However evidence does not suggest that any disturbance would be continuous and the location of the turbine in relation to neighbouring windows suggests that impacts are likely but occasional and insufficient to constitute demonstrable harm

With regard to the objections received:

- The visual appearance of the structure is not considered to be significantly different to that approved under S/2008/0676
- The structural stability of the turbine is a matter for the applicant and not a material planning consideration
- Precedent for a turbine in this location has been set with the granting of the previous permission; value/marketability of properties is not a material planning consideration
- Flickering/shadow caused is intermittent, harm caused not sufficient to justify refusal of planning permission
- Environmental Protection Director has no objection subject to noise condition restriction

It should be remembered that there is extant permission for the principle of a wind turbine on this site. There is no evidence to show that the additional impact of this slightly higher structure would be significant.

Recommend planning permission is granted

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Case Officer:

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