

Committee: **PLANNING**

Date of Meeting: **09 February 2011**

Title of Report: **S/2010/1737**
Land to rear 45-51 High Park Road, Southport
(Norwood Ward)

Proposal: Approval of Reserved Matters application for the erection of one detached 1.5 storey dwelling after demolition of the existing store. (Pursuant to Outline application S/2009/1082 approved 12/02/2010)

Applicant: Mr W Quinn

Executive Summary

The application is seeking consent for the approval of reserved matters for the erection of one detached 1.5 storey dwelling after demolition of the existing store. (Pursuant to Outline application S/2009/1082 approved 12/02/2010).

The main issues for consideration are the design of the proposed dwelling, impact on the street scene and character of the area and impact on residential amenity.

Recommendation(s) Approval

Justification

The proposed dwelling is appropriate in style, height, scale and massing to the street scene of Tarleton Road and makes a positive contribution to the character of the surrounding area. The dwelling will not result in a significant loss of residential amenity to 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-3 Obscure Glazing
4. X1 Compliance

Reasons

1. RT-1
2. RM-2
3. RM-3
4. RX1

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.

Drawing Numbers

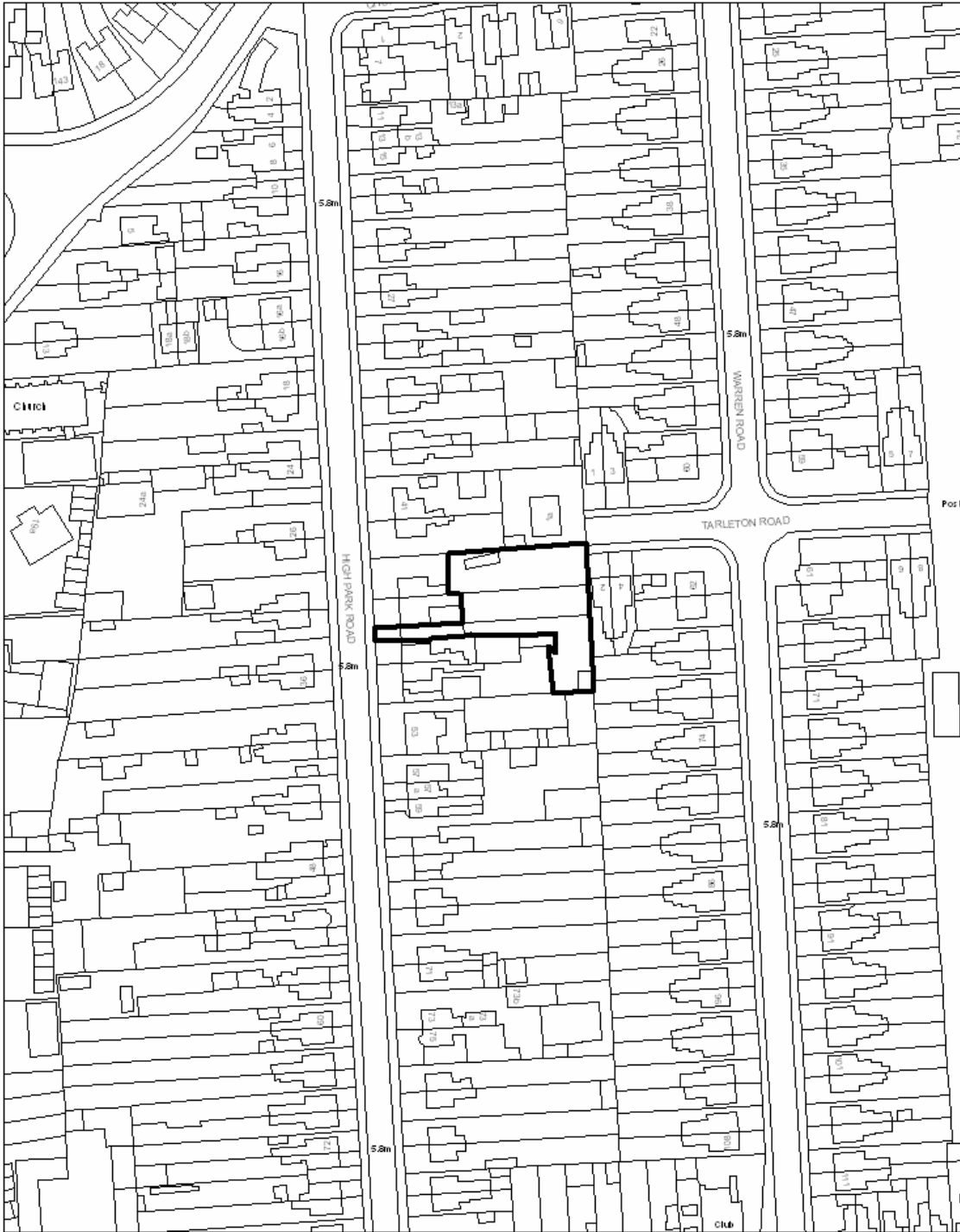
Location plans (1:1250 and 1:500) and plans 1, 2, 3, 4 and 5 received 8th November 2010.

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/2010/1737
 Land to rear
 45-51 High Park Road
 Southport
 PR9 7QH
 OSGR: 336330, 417700
 Sheets: 482A
 Area: 959 sqm

Standard Site Plan
 Scale: 1:1250
 Date: 23/1/2011
 Drawn By: BEERTON

Ward(s): *Norwood*
 Postcode Sector(s): *PR9 7*
 Polling District(s): *V6*
 Parish(es): *None Found*

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The Site

The site comprises a vacant area of land at the rear of dwellings fronting High Park Road. Vehicular access to the site is via an access road between 47 and 49 High Park Road and a pedestrian access is also available from Tarleton Road. The surrounding area is residential with the character and form of the area being traditional residential streets where backland development, including non-residential uses, is a common feature.

Proposal

Approval of Reserved Matters application for the erection of one detached 1.5 storey dwelling after demolition of the existing store. (Pursuant to Outline application S/2009/1082 approved 12/02/2010).

History

S/2009/1082 Outline application for the erection of one detached 1.5 storey dwelling after demolition of the existing store. Granted 12/02/2010.

Consultations

Highways Development Control – There are no objections to the proposal as there are no highway safety implications. There is an existing footway crossing in situ on High Park Road, which caters for vehicular and pedestrian access to the site. An additional pedestrian access will be provided at the rear of the site onto the footway on the south side of Tarleton Road.

Environmental and Technical Services – No objection in principle subject to conditions regarding contaminated land and piling.

Neighbour Representations

Last date for replies: 12th January 2011

Received: Letters of objection received from 1; 1a; 2; 4 Tarleton Road; 62 Warren Road; 43 High Park Road raising the following concerns:

- Pedestrian access onto Tarleton Road will increase activity and lead to the residents parking on Tarleton Road which is already congested at times (especially during football matches) and is only a cul-de-sac. No need for an additional access onto Tarleton Road.
- Would lead to additional concerns re emergency service access.
- Access may lead to property values decreasing in Tarleton Road and become a public right of way if it is not locked at all times.
- Loss of privacy from people walking past windows of dwellings on Tarleton Road to access to the proposed dwelling.

- Objections to building or construction work and ask that work will not be done at weekends and only between 08.55am to 5.00pm.

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
H1	Housing Requirement
H10	Development in Primarily Residential Areas
PPS3	Housing
SPG	New Housing Development

Comments

The principle of the erection of a 1.5 storey dwellinghouse on this site has already been established with the outline consent granted in 2010. The main issues to consider with this reserved matters application are the design of the proposed dwelling and potential impact on the street scene and character of the area, access and highway safety, impact on residential amenity and compliance with policy and SPG on New Housing Development.

Design and Character of the Area

The character of the surrounding area is residential but has an unusual form in that there are a number of backland sites in non-residential use, with numerous outbuildings and other structures. The presence of the existing dormer bungalow at 1a Tarleton Road, further adds to the area's unusual form of built development. The proposed dormer bungalow would lie at the head of Tarleton Road, adjacent to 1a, and is therefore considered appropriate in terms of the character and form of the area.

In terms of design, there is no prevailing architectural style in the surrounding area which has a mix of two storey, single storey, semi-detached and detached dwellings along with a number of commercial premises as has already been referred to. The proposed bungalow will be common brick facings and slate grey roof tiles which is considered to be appropriate in this location, and have a maximum height of 5.8m which was a conditional requirement of the outline consent. A number of rooflights are proposed to be included on the western elevation which provide light to the bedroom 3 and bathroom which are in the roofspace and this is considered to be acceptable in terms of design and amenity.

The proposed scale, form, massing and design of the dwelling is considered to make a positive contribution to its surroundings and as such complies with policy DQ1.

Residential Amenity

Residential amenity is assessed both in terms of the existing neighbours of the site and also that of prospective occupants of the proposed dwelling. SPG New Housing Development recommends that new dwellings have a minimum private amenity space of 70 sq m and this proposal includes a garden area in excess of this. Each habitable room should also have a reasonable outlook.

The layout plans and elevations show the window positions and it is considered that reasonable standards of amenity can be retained for existing residents and achieved for potential occupants. Minimum interface distances have been complied with in terms of proximity to surrounding dwellings, and the amenity space provided is in excess of the minimum requirement of 70 sq m and the proposal therefore complies with SPG in this respect.

Objections have been received relating to the potential impact on amenity of neighbours from the proposed pedestrian access from the site onto Tarleton Road. Having assessed this issue and objections carefully, it is considered that given the dwelling proposed is a small dormer bungalow, the number of people using the access in question will be very limited. Furthermore, this pedestrian access was shown at the time of granting outline consent and is not a new proposal. This limited use of the access cannot be considered to cause significant detrimental harm to residential amenity, which is the test set out in policy H10 against which this application is assessed. The application therefore complies with policy H10.

Access

The 3.8m wide access from High Park Road is considered on balance to be acceptable on the basis that SPG New Housing Development refers to proposals for one dwelling on a backland site being able to have a minimum access road width of 3.5 m as long as the safety of all users is protected. Highways Development Control have confirmed that there are no highway safety implications from the vehicular access proposed from High Park Road as there is already an access and footway crossing present, nor from the proposed pedestrian only access onto Tarleton Road which will be provided onto the existing footway. This access was shown on the outline approval and although was not formerly approved at the time, the same access was proposed then as it is now and is not a new access.

Trees

Policy DQ3 requires the provision of 3 new trees to be planted on site per new dwelling created. These trees are shown on plan 5 submitted and the proposal therefore complies with this policy.

Conclusion

Despite objections received, the proposal will not result in significant detrimental harm to residential amenity given the small scale of development proposed. The design of the proposal is appropriate in this location and the scheme is compatible with the character and form of the surrounding area. The proposal complies with UDP policies H10, CS3, DQ1, DQ3 and AD2 in terms of residential amenity, design

and character of the area, trees and access and as such is recommended for approval.

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

Case Officer: **Andrea Fortune Telephone 0151 934 2208
(Tues- Fri)**