

Committee: **PLANNING**

Date of Meeting: **09 February 2011**

Title of Report: **S/2010/1748**  
**10 Moss Side, Formby**  
(Ravenmeols Ward)

Proposal: Erection of seven dwellings comprising of 1 terrace of three properties, 1 pair of semi-detached properties and 2 detached properties after demolition of the existing bungalow

Applicant: Mr P Halsall Broadley Developments Limited

## **Executive Summary**

Approval is sought for 7 dwellinghouses accessed via Moss Side. The issues relate to the design of the properties and the impact on neighbouring dwellings and highway safety.

**Recommendation(s)                      Approval**

## **Justification**

The scheme would introduce a form of development that responds positively to the character and appearance of the surroundings. It provides an acceptable standard of amenity for both occupiers and neighbours.

The proposals comply with the aims and objectives of the Sefton UDP as set out in the Committee Report and, having had regard to all other material planning considerations, the granting of planning permission is therefore justified.

## **Conditions**

1. T-1 Full Planning Permission Time Limit
2. S-106 Standard S106
3. M-2 Materials (sample)
4. M-3 Obscure Glazing
5. M-6 Piling
6. L-1 Protection of trees
7. L-3 No felling
8. L-4 Landscape Implementation
9. H-2 New vehicular/pedestrian access
10. H-6 Vehicle parking and manoeuvring
11. H-7 Cycle parking
12. R-2 PD removal garages/ extensions/outbuildings

## 13. X1 Compliance

### **Reasons**

1. RT-1
2. RS-106
3. RM-2
4. RM-3
5. RM-6
6. RL-1
7. RL-3
8. RL-4
9. RH-2
10. RH-6
11. RH-7
12. RR-2
13. RX1

### **Notes**

1. 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](mailto:development.control@technical.sefton.gov.uk) for further information.
2. Prior to the commencement of any work that is likely to generate dust, grit or chemicals in solution, there must be suitable and adequate methods in place to minimise any release to atmosphere. Such methods may include sheeting out the work area, utilising water suppression or any other method recognised by the building industry.

### **Drawing Numbers**

Location Plan 1:1250, 2057-01A, 2057-02D, 2057-03, 2057-04, 2057-05A

## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
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/2010/1748  
 Westwood House  
 10 Moss Side  
 Formby  
 L37 3JZ  
 OSGR: 330675, 407842    Sheets: 289C    Area: 2353 sqm

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

Ward(s): Ravenmeols  
 Postcode Sector(s): L37 3  
 Polling District(s): P1  
 Parish(es): Formby Cg

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## **The Site**

The application site comprises a former dairy farm to the south side of Moss Side; access derived from the land between Nos 8 and 12.

The area is characterised by a variety of residential properties of varied height and design, ranging from individual plots on Moss Side to the series of identical bungalows at Smithy Close to the south and east side of the site.

There is a playing field to the south of the site and this was at one point accessible via a footpath occupying part of the access for which the right to pass and repass has now been extinguished in full.

## **Proposal**

Erection of seven dwellings comprising of 1 terrace of three properties, 1 pair of semi-detached properties and 2 detached properties after demolition of the existing bungalow.

## **History**

S/2009/0072 – Outline Planning Application for the erection of 9 no. dwellings comprising 1 block containing four apartments and 2 no. blocks and three town storey houses – approved 11 January 2010.

## **Consultations**

*Highways Development Control* – No objection subject to conditions.

*Environmental Protection Director* – no objection subject to condition requiring piled foundations.

## **Neighbour Representations**

Letters of objection from 10, 12 Moss Side and 14 Smithy Close, Formby

Moss Side residents cite over development of site, incorrect driveway measurements, extra traffic will be hazardous for school children.

14 Smithy Close comments regarding loss of light, loss of privacy, loss of visual aspect, increased noise and a lack of natural screening for 14 Smithy Close. Reference is also made to the effect on red squirrels and devaluation of property.

## Policy

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

AD2	Ensuring Choice of Travel
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
DQ4	Public Greenspace and Development
DQ5	Sustainable Drainage Systems
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas
H12	Residential Density
H3	Housing Land Supply

## Comments

The layout involves five dwellings facing east-west, with east facing rear gardens, and a pair of semi detached dwellings to the south western corner of the site with gardens facing in the same direction.

There is significant similarity in layout terms to the existing approval but the four apartments previously proposed have been replaced by a pair of detached dwellings, reducing the number in total by two.

The dwelling nearest to the rear of 16 Moss Side is two storey height, the other two in the terrace are of increased height to accommodate second floor dormer windows. Two of the other four dwellings are in semi-detached form, the others detached as described above.

All gardens are of appropriate size to cater for residents outdoor needs.

The density of the development is 30.57 dwellings per hectare (seven on an area of 0.229 hectares). This is consistent with Policy H12 on Residential Density and accords with the thrust of PPS3 guidance.

The dwellings proposed are of conventional brick and tile and this is consistent with the general pattern of built form in the area.

Each dwelling will have its own garage and frontage parking space. Highways Development Control are satisfied with the access arrangements.

With regard to amenity, there is significant distance of over 30 metres to property on Moss Side such that there is no impact on these dwellings.

There is a group of bungalows to Smithy Close, to the west of the site. The site has been viewed from the rear garden of no. 14, as per the previous application.

Following site inspection it was noted that the end dwelling, whilst meeting guidance requirements (12 metres from rear windows to side gables), would have a gable higher and wider than that of the previously approved apartment block, additionally sitting closer to the party boundary. It was considered that the impact on 14 Smithy Close would on this occasion be unduly overbearing bearing in mind the lesser scale of the existing dwelling, and that it would be necessary to at least achieve the positioning and scale of what was approved in order to be acceptable.

The plan has been amended in the following fashion.

- a) The plot has been moved to a point 2.6 metres from the side boundary of 14 Smithy Close at its nearest (previously 0.8 metres) and 5.6 metres at its furthest (previously 3.8 metres).
- b) The ridge height of the dwelling nearest to 14 Smithy Close has been reduced to 8.3 metres (previously 8.9 metres).
- c) The gable has been turned through 90 degrees so the roof is hipped adjacent to 14 Smithy Close.

These amendments resolve the impact issues acceptably and offer an improved scenario compared with the previous approval.

The required 18 trees are provided on site.

The required greenspace contribution under Policy DQ4 is £12,141.50 at 2008/09 rates. This would be covered via Section 106 Agreement.

### **Response to Representations**

The plans have been modified to reflect the concern of the residents at 14 Smithy Close.

The objectors reference to an incorrect access measurement is misplaced as this refers to the spot heights and not the correct access width which is drawn at 4.6 metres. This is seen as sufficient for passing vehicles and is consistent with what has already been agreed for a larger number previously.

The highway layout draws on an established existing access point and is considered not to present a hazard for school children or in terms of pedestrian safety. There are no trees to be removed and the dwelling has been demolished; no issues arise relating to impact on habitat.

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Case Officer:                              **Steve Faulkner**      **Telephone 0151 934 3081**