

Committee: **PLANNING**

Date of Meeting: **09 March 2011**

Title of Report: **S/2011/0111**
89 Freshfield Road, Formby
(Harington Ward)

Proposal: Erection of a detached two storey dwellinghouse together with a detached two storey dwelling with a detached double garage to the rear (Resubmission of S/2010/1391, withdrawn 06/12/2010)

Applicant: Mr W Russell Powell

Executive Summary

The application is seeking consent for the erection of a detached double garage to the rear (resubmission of S/2010/1391, withdrawn 06/12/2010).

The main issues for consideration are the principle of development, design and impact on the street scene and character of the area, impact on residential amenity, compliance with SPG New Housing Development.

Recommendation(s) Approval

Justification

The proposed dwelling is appropriate in style, height, scale and massing to the street scene of Freshfield Road and adds to the variety of buildings in the 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, EP6, H10, DQ1 and DQ3.

Conditions

1. T-1 Full Planning Permission Time Limit
2. M-2 Materials (sample)
3. M10 Window Reveals
4. L11 Trees – maintenance
5. H-4 Visibility splay (pedestrians)
6. Prior to the first occupation of the dwelling hereby approved, a 2 metre high close-boarded acoustic fence with a minimum surface density of 10kg/m³ should be erected to the rear boundary of the residential garden and the adjoining railway.
7. X1 Compliance

Reasons

1. RT-1
2. RM-2
3. RM1
4. RL1
5. RH-4
6. In the interests of residential amenity and to comply with policies H10 and EP6.
7. RX1

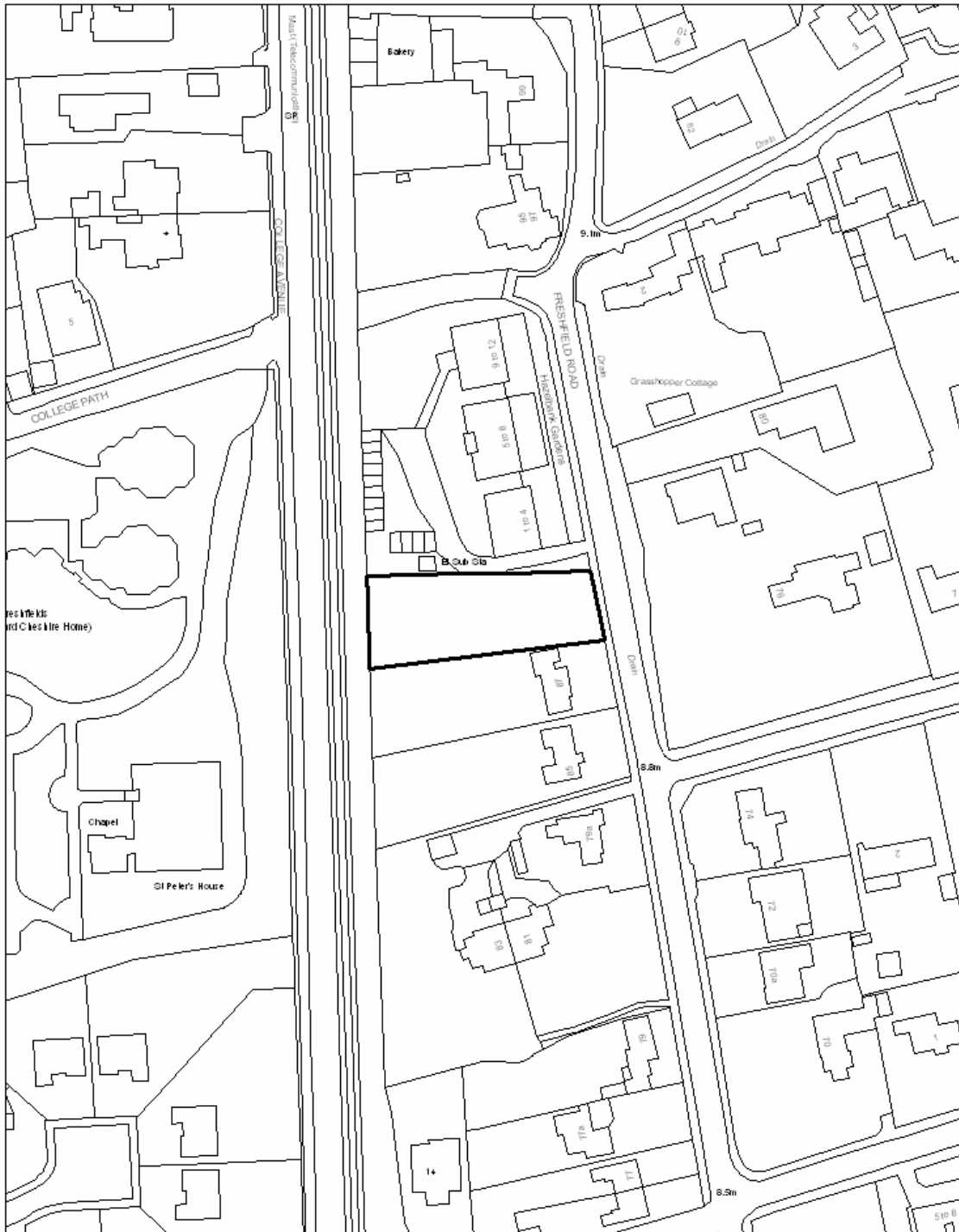
Drawing Numbers

Financial Implications

CAPITAL EXPENDITURE	2010/ 2011 £	2011/ 2012 £	2012/ 2013 £	2013/ 2014 £
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/2011/0111
 89 Freshfield Road
 Formby
 L37 7BG
 OSGR: 329153, 408036 Sheets: 3058 Area: 1194 sqm

Standard Site Plan
 Scale: 1:1250
 Date: 24/2/2011
 Drawn By: EBERT on

Ward(s): **Harington**
 Postcode Sector(s): **L37 7**
 Polling District(s): **Q6**
 Parish(es): **Formby Cp**

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The Site

The site is a vacant residential plot on the western side of Freshfield Road, Formby. There is a vehicular access to the rear parking area for Hazelbank Gardens, two storey flats, to the north and a two storey residential dwelling to the south.

Proposal

Erection of a detached two storey dwellinghouse together with a detached double garage to the rear (Resubmission of S/2010/1391, withdrawn 06/12/2010).

History

N/2005/1229 Erection of 2 storey dwellinghouse after demolition of existing. Withdrawn 23/01/2006.

N/2006/0057 Erection of 2 storey dwellinghouse after demolition of existing dwellinghouse (alternative to N/2005/1229 withdrawn 23/01/2006) - Granted 16/03/2006.

N/2008/0376 Erection of two detached part two / part three storey dwellinghouses after demolition of existing - Refused 24/06/2008.

S/2010/1391 Erection of detached dwelling together with a detached double garage to the front - Withdrawn 06/12/2010.

Consultations

Highways Development Control – To achieve a satisfactory 2.0m x 2.0m visibility splay the applicant is required to either set back the wall/fence on a 45° angle or lowering the height of the boundary wall/fence to a height of 900mm for a distance of 2 metres either side. An amended plan showing this has been requested and further comments will follow once this is received.

Environmental and Technical Services – No objections subject to the following being addressed. The rear of the site adjoins the Southport-Liverpool railway line. Therefore to protect the rear garden amenity area from noise associated with the above railway line, I would recommend that a 2m close-boarded acoustic fence with a minimum surface density of 10 kg/m³ should be erected to the boundary of the residential garden and the adjoining railway.

Neighbour Representations

Last date for replies: 24th February 2011

Received: Letters of objection received from 78; 87 Freshfield Road raising the following concerns:

- Site plan is inaccurate and needs amending.
- Dwelling is set further forward than previous.

- Will be higher than no. 87 and also the dwelling that was previously there so will cause visual intrusion.
- Gallery window will cause loss of privacy.
- Tree survey not supplied and is required by question 15 of application form.
- No requirement for detached garage, should form part of main dwelling.
- Will the private access road to flats become adopted as an access to 89?
- Trees and hedge to side boundary with 87 should be retained to protect privacy.

Network Rail have also written stating that they own a strip of land adjacent to the railway which is currently shown as part of the application site. The applicant has confirmed that they own this land. Some Land Registry evidence provided, further is awaited. This is not a material planning consideration and does not affect the planning application.

Policy

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

CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas
SPG	New Housing Development

Comments

The main issues for consideration are the principle of development, design and impact on the street scene and character of the area, impact on residential amenity, compliance with SPG New Housing Development.

The site lies within a primarily residential area where residential development is acceptable. The site was formerly occupied by a residential dwelling and consent has previously been granted for a replacement dwelling in 2006 which was never implemented. The principle of the development is therefore acceptable subject to the scheme meeting other policy criteria.

Design, impact on street scene and character of area

The proposed dwelling would be two storey brick built with detached garage to the rear. There is a central projecting gable at first floor level which is to be constructed of stone. The existing vehicular access, trees and hedge to the site boundary are to be retained.

Freshfield Road has a varied mix of dwellings in terms of scale and design with no prevailing architectural style. The proposal represents a dwelling of an appropriate scale and massing to the street scene and the plot remains spacious which is

characteristic of the surrounding area. The overall design is considered to be appropriate given the varied styles within Freshfield Road. The proposal therefore complies with policy DQ1.

Impact on residential amenity

Objections have been received from neighbours relating to inaccuracies on the site plan and lack of a tree survey. An amended plan and tree survey have been requested and are awaited. Objections have also been raised in terms of potential overlooking from the proposed first floor gallery window to the front garden of no. 78 opposite, resulting in a loss of privacy. The proposed window is, however, approximately 25 metres from the curtilage of the property opposite and as this is a front garden can also expect a limited level of privacy compared to a rear garden.

The neighbouring dwelling at 87 Freshfield Road is a detached 2 storey dwelling with main habitable rooms facing predominantly to the front and rear. It has a single garage adjacent to the application site and the party boundary is delineated with a hedge. The hedge is to be retained and there are no side windows proposed serving habitable rooms in the southern elevation of the proposed dwelling which faces 87, only 2 obscurely glazed ensuite / bathroom windows. The proposal will not therefore significantly detrimentally affect the occupants of 87.

To the north is Hazelbank Gardens (flats) which do have side-facing kitchen windows, although main windows look to the front and rear. The outlook from these kitchen windows will alter on the basis that there will be a two storey dwelling at a distance of 9 metres, however, as these windows serve kitchens and not the main habitable rooms of the flats, the arrangement is considered sufficient to retain a reasonable outlook for occupants of these flats. The proposed dwelling has a small obscurely glazed window serving an ensuite to the north elevation facing Hazelbank Gardens. The proposal will not therefore have a significant detrimental impact on residential amenity of neighbours at Hazelbank Gardens.

The proposal is considered to provide a good standard of accommodation for occupants, it is set on a large spacious plot and acoustic fencing will be erected to the rear boundary of the site to limit any potential noise and disturbance from the Southport-Liverpool railway as recommended by Environmental Protection. The proposal therefore complies with policies EP6 and H10.

Three new trees are shown to be planted on the site in accordance with policy DQ3.

Conclusion

The dwelling is proposed on a traditional residential plot which was occupied previously by a dwelling. The proposal is acceptable in principle in this residential location and is of an appropriate scale and massing to the street scene and surrounding character of the area. In terms of the design, it adds to the variety of architectural styles present along Victoria Road and as such meets the requirements of policy DQ1. The proposed dwelling offers a good standard of accommodation and will not have a significant detrimental impact on residential amenity. The proposal therefore complies with policies CS3, H10, EP6, DQ1 and DQ3 and is recommended for approval.

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

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