
Report to: [Planning Committee](#) **Date of Meeting:** [29 June 2011](#)

Subject: [S/2011/0687](#)
 [81 Church Road, Formby](#)

Proposal: [Erection of a two storey block of eight self-contained flats](#)

Applicant: [Mr J. S. Clayton](#) **Agent:** [Mr M Rostron](#)

Report of: Head of Planning Service **Wards Affected:** [\(Harington Ward\)](#)

Is this a Key Decision? [No](#) **Is it included in the Forward Plan?** [No](#)

Exempt/Confidential [No](#)

Recommendation(s)

Approval

Reasons for the Recommendation:

The proposal will assist considerably in securing much needed housing within an urban area, reducing reliance on sites outside of main settlements, by introducing a form of development which responds positively to the character and appearance of the surroundings. It would bring forward a clear and well considered scheme which preserves the amenity of existing nearby residents and a good standard of accommodation for prospective occupiers. The scheme will offer further open space provisions by way of commuted sum.

Having regard to the above, the policies of the Sefton UDP and all other material planning considerations, the granting of planning permission is therefore justified.

Implementation Date for the Decision

Immediately following the Committee/Council/Working Group meeting

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

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

Email: planning.department@sefton.gov.uk

Background Papers:

The following papers are available for inspection by contacting the above officer(s).

History and Policy referred to in the report

The Site

Cleared site on corner of Alderson Crescent/Church Road. In residential setting comprising mix of two storey built form, but with four bungalows to Alderson Crescent frontage. The former building was in use at one point as a residential care home.

Proposal

Erection of a two storey block of eight self-contained flats

History

N/1990/0134 – erection of garage and games room at the side of the dwellinghouse after demolition of the existing garage – approved 22 March 1990.

Consultations

Highways Development Control – no objection in principle subject to conditions.

Head of Service (Environment) – no objection subject to piling conditions.

Neighbour Representations

Last date for replies: 24 June 2011.

Letter from Formby Civic Society. No objection in principle but consider parking layout brings congestion at front of the building, limited garden space for occupiers, lack of detail on refuse storage and external weatherproof storage should be provided for bicycles.

81 Alderson Crescent comments on concern relating to matters of piling and concern over construction technique.

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
EP6	Noise and Vibration

Comments

The proposal seeks the construction of 8 no. flats in an established residential setting. The principle is acceptable.

The scheme would have a double front to both Alderson Crescent and Church Road with imaginative, attractive ground floor bay features and a full response to the corner. It is of a height exceeding that of the bungalow at no. 83 Alderson Crescent, but lower than what was previously present on the site in terms of its eaves height and maximum ridge. It would also be lower than 83 Church Road adjacent (a children's nursery). A mix of traditional brick and tile materials would be used.

The building does not extend rearwards beyond the back elevations of either adjoining neighbour and present an excellent, well considered response to the corner. There are no amenity issues and obscure glazing conditions are added to prevent overlooking from non-habitable side windows and the glazed rear staircase facing west towards Alderson Crescent.

The comments of Formby Civic Society are noted. However, parking should be seen as an acceptable feature of the street scene, and will not occupy a huge proportion of the frontage. The applicant is retaining existing frontage trees and supplementing these with additional planting besides. A wall and railings is proposed to the front at a height of 1.2 metres, to replace the existing 2 metre high breezeblock wall.

The mix of prevailing boundary treatments to the rear boundaries is such that a condition is added to ensure clarity.

24 trees are provided on site and this is compliant with Policy DQ3. Most of these are on the site frontage itself.

The scheme will require a greenspace contribution by commuted sum of £14,520 at 2011/12 rates to comply with Policy DQ4. A condition is added.

The amenity space for residents is considered acceptable in view of the need for the street scene to be established and to avoid the building being pushed further forward. Similarly, upper floor residents will benefit from private balconies and I am of the view that the shape and layout of the space is fair and reasonable for purpose and the combination of new boundary treatment and good frontage landscaping affords the frontage space a relative degree of privacy.

The proposal will bring much needed housing for the area, of an excellent standard and layout, and with all dwellings being two bedrooms, offers a degree of further choice in an area mostly dominated by conventional single family dwellings.

A condition is attached requiring bicycle storage and the bin storage will be positioned discretely within the landscaping arrangement to the front. Requirement for detail on piled foundations (if necessary) is also conditioned.

Reasoned Justification

The proposal will assist considerably in securing much needed housing within an urban area, reducing reliance on sites outside of main settlements, by introducing a form of development which responds positively to the character and appearance of the surroundings. It would bring forward a clear and well considered scheme which preserves the amenity of existing nearby residents and a good standard of accommodation for prospective occupiers. The scheme will offer further open space provisions by way of commuted sum.

Having regard to the above, the policies of the Sefton UDP and 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-4 Window Details
6. M-6 Piling
7. a) Details of all boundary wall treatments to the rear of the flats hereby permitted shall be submitted to and approved in writing by the Local Planning Authority.
b) All boundary walling shall be constructed in accordance with the approved details prior to first occupation.
8. L-1 Protection of trees
9. L-4 Landscape Implementation
10. H-1 Remove existing vehicular/pedestrian access
11. H-2 New vehicular/pedestrian access
12. H-5 Off-site Highway Improvements
13. H-6 Vehicle parking and manoeuvring
14. H-7 Cycle parking
15. X1 Compliance

Reasons

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

- 14. RH-7
- 15. RX1

Notes

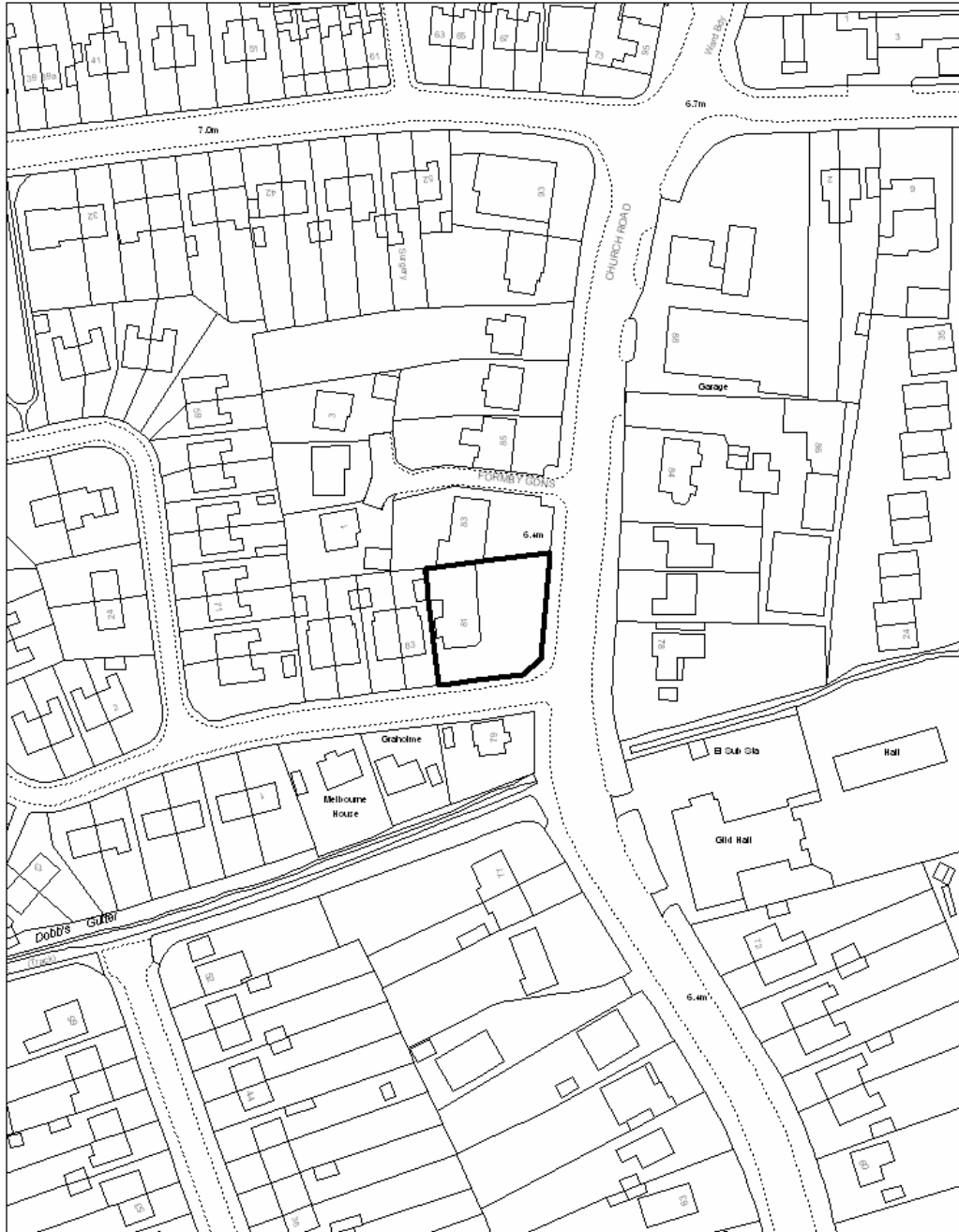
1. The applicant is advised that the proposal will require the formal allocation of addresses. Contact the Highways Development Control Team on Tel: 0151 934 4175 to apply for a new street name/property number.

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

11.5.1, 2, 3, 4, 5, 6, 7, 8 (received 6 June 2011), 1107-L10-01A.

Existing Site Plan



Sefton Council S/2011/0687		Standard Site Plan	
Department of the Built Environment Jane Gowing Head of Planning Services		Scale: 1:2250 Date: 16/6/2011 Drawn By: BERRON	
31 Church Road Formby L37 3NB OSGR: 330003, 407661		Sheet(s): 289C, 296A Area: 850 sqm	
<small>© Crown copyright and database rights 2011. Ordnance Survey 100018192</small>		<small>Created by Sefton Council Planning Services using MapInfo Professional</small>	
		Ward(s): Harington Postcode Sector(s): L37 3 Polling District(s): Q6 Parish(es): Formby Cp	

Proposed Site Plan

