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

Subject: [S/2011/0708](#)
[Land adjacent to 34 Queens Road, Crosby](#)

Proposal: [Erection of one pair of two storey semi-detached dwellinghouses with dormers in the roof space fronting onto Queens Road](#)

Applicant: [Pro Buy Ltd](#) **Agent:** [Keltec Consultancy Ltd](#)

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

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

Exempt/Confidential [No](#)

Summary

The site comprises the side garden of 34 Queens Road Crosby. The proposal is for the erection of one pair of semi detached dwellings with front dormers. Two off street parking spaces are proposed.

The issues to consider are the principle of development, impact on street scene and character of the area, compliance with policy, effect on residential amenity and highway implications.

Recommendation(s)

Approval

Reasons for the Recommendation:

The principle of residential development is acceptable in this location. The proposal will not have a significant detrimental impact on the street scene or character of the area. Conditions are imposed to protect residential amenity. Landscape measures will improve visual amenity. The proposal addresses UDP policy requirements

Implementation Date for the Decision

Immediately following the Committee/Council/Working Group meeting

Contact Officer: [Mrs S Tyldesley](#) Telephone 0151 934 **3569**

Case Officer: [Mrs C Fass](#) Telephone 0151 934 **3566 (Mon & Thurs)**

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

The site comprises a garden plot of approximately 26m x 14m at the side of 34 Queens Road, Crosby.

The majority of the garden is overgrown grassland with some beds of shrubs and flowers.

There is a 3.5m tarmac driveway running the length of the garden alongside the house and a small greenhouse at the far end of the garden.

The curtilage of the garden is bounded by a privet hedge at the front, a Leylandii hedge to the rear with a wooden slatted fence between nos 34 and 36.

Proposal

The scheme proposes the erection of one pair of two storey semi-detached dwellinghouses with dormers in the roof space fronting onto Queens Road.

Two off street parking spaces are proposed at the front of the dwellings.

History

No previous history.

Consultations

Highways Development Control - There are no objections to this application subject to conditions and informatives being attached to any approval.

Neighbour Representations

Last date for replies: 22/06/2011

Objections received from 21, 25, 48, Queens Road re; parking problems, limited parking, increased traffic, the site has been left in an insecure and dangerous condition, unethical conduct of applicant/builder

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

H10 Development in Primarily Residential Areas
SPG New Residential Development

Comments

The main issues to consider concern the principle of development, impact on the street scene and character of the area, impact on residential amenity and compliance with the above policy with regards to amenity space, trees and highway implications.

The principle of residential development on this site is acceptable on the basis that the site lies within a primarily residential area and there is a need for more housing.

The site is within a residential area with a mixed style of residential properties. The proposed dwellings have been designed to respect the scale of the existing street scene adjacent to the site. The external elevations of the dwellings have been designed to reflect key features of the opposite and adjacent houses ie head and sill details, contrasting timber windows and roof dormers following similar profiles.

The proposed dwellings would be sited approximately 1.4m from the side boundary with adjacent dwellings. There are no main windows on the side elevations of existing dwellings or on the proposed dwellings.

In terms of residential amenity, the layout is acceptable. The dwellings are set forward of nos. 36/38 and set back from nos. 32/34 which is consistent with the existing staggered building line. Interface distances, whilst below the recommended distance of 21m is the same as the existing pattern of development.

The residential development SPG advises that garden sizes should be 70m² for each dwelling. The proposal provides approximately 54m² which falls short. However given there are similar garden sizes adjacent, it is considered this shortfall is acceptable.

Existing trees and landscaping have been assessed by Arboricultural Consultants who have produced a Walkover Survey report submitted with the application. Their findings conclude that the proposal will result in the loss of 4 trees. The removal of the semi mature Leyland Cypress tree will have little impact on local wildlife and will not negatively impact visual amenity. The other 3 trees are of little value to either wildlife or visual amenity and the removal of these trees is of little ecological concern. One tree has the potential to be used by breeding birds although at the time of survey none were present. None of the trees on site have suitable gaps with the potential for use by roosting bats and no further protected species surveys are thought necessary.

Policy DQ3 requires the provision of 3 new trees to be planted for each residential dwelling and 2 new trees to be planted for each existing tree not to be retained. A total of 14 trees are therefore required. The proposed layout allows for the planting of 8 new replacement trees and seeks to retain as much of the existing hedgerows as possible. In addition, it is proposed to plant 6 additional trees. The required number of trees cannot be provided within the development site and therefore off site planting is required. This can be secured through a 106 agreement.

The scheme provides one off street car parking to the front of each property which is considered adequate. Objections have been received on the grounds of lack of parking and increased traffic. However the Highways Development Control team raises no objections to the proposal subject to conditions.

With regard to objections regarding insecure and dangerous site conditions, there was no evidence of this at the time of site visits. Objections with regard to applicant/builders conduct is not a planning matter.

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. Before any construction commences:-
 - a) Samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority.
 - b) The materials approved under (a) above shall then be used in the construction of the development.
4. The rear velux window(s) shall not be glazed otherwise than with obscured glass and top hung and thereafter be permanently retained as such.
5. Prior to the commencement of the development:-
 - a) Full details of windows including cross sections showing a reveal shall be submitted to and agreed in writing by the Local Planning Authority.
 - b) The windows and doors shall be installed in accordance with the plans approved under (a) above.
6. Before the development is commenced, a landscaping scheme covering the land subject of this application shall be submitted to and approved in writing by the Local Planning Authority, including
 1. existing and proposed levels or contours;
 2. details of boundary treatments and hard surfaces;
 3. the location, size and species of all trees to be planted;
 4. the location, size, species and density of all shrub and ground cover planting.
7. L-4 Landscape Implementation
8. L-5 Landscape Management Plan
9. H-2 New vehicular/pedestrian access
10. R-2 PD removal garages/ extensions/outbuildings
11. R-3 PD removal windows
12. The development permitted by this planning permission shall not be started by the undertaking of a material operation as defined in Section 56(4) (a-e) of the Town and Country Planning Act 1990 until a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 has been made and lodged with the Local Planning Authority and the Local Planning Authority has given its approval in writing. The planning obligation will provide that a commuted sum payment as required by Policy DQ3: Trees and Development of the Sefton Unitary Development Plan will be paid to the Local Planning Authority for amenity purposes.

Reasons

1. RT-1
2. RX1
3. RM-2
4. RM-3
5. RM-4
7. RL-4
8. RL-5
9. RH-2
10. RR-2
11. RR-3
12. To ensure that the development provides appropriate tree planting / public greenspace and complies with Policies DQ3 of the Sefton Unitary Development Plan.

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 for further information.
2. 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

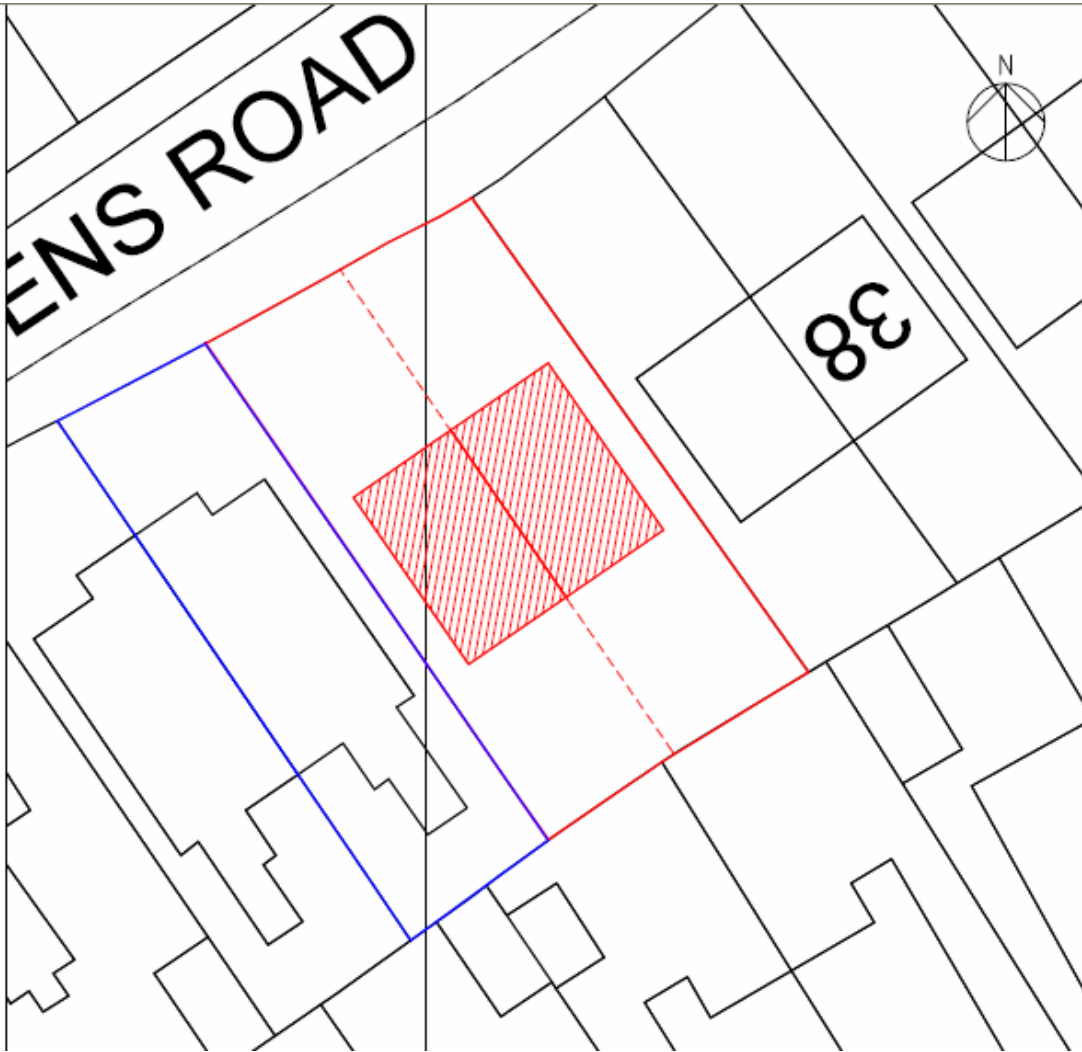
001, 003, 005

Existing site plan



Sefton Council Department of the Built Environment Jane Gowing Head of Planning Services	S/2011/0708 Land adjacent to 34 Queens Road Crosby L23 5TR OSGR: 332304, 399764	Sheets: 125A	Area: 308 sqm	Standard Site Plan Scale: 1:2250 Date: 16/6/2011 Drawn By: BERRON	
	<small>© Crown copyright and database rights 2011 Ordnance Survey 100018192</small> <small>Created by Sefton Council Planning Services using MapInfo Professional</small>			Ward(s): Victoria Postcode Sector(s): L23 5 Polling District(s): L3 Parish(es): None Found	

Proposed Site Plan





INDICATIVE STREET SCENE ELEVATION 1 : 100

This Drawing is the property of Keltec Consultancy Ltd and must not be copied or otherwise reproduced.
 Do not scale from this drawing.
 All dimensions are to be checked on site prior to construction work on site.
 Any discrepancy based between information given on this drawing and that given elsewhere or recorded on site shall be notified immediately to the office in writing.

rev	date	amendment	rev. by
34 Queens Road, Crosby, Liverpool, L29 5TR			06.14
INDICATIVE STREET SCENE		proj: QRMG-RO	scale: 1:100
	des: E.S.	date: 04/2011	
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