
Report to: [Planning Committee](#) **Date of Meeting:** [24 August 2011](#)

Subject: **S/2011/0846**
[Land Adjacent to 3 Village Way, Hightown](#)

Proposal: [Erection of a two storey detached dwelling on land adjacent to 3 Village Way](#)

Applicant: [Ms G Fry](#) **Agent:** [martin fletcher architects](#)

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

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

Exempt/Confidential [No](#)

Summary

The proposal is for the erection of a 2 storey detached dwelling on land adjacent to 3 Village Way Hightown. The issues to consider are the principle of development, impact on street scene and character of the area, impact on residential amenity and compliance with policy guidelines.

Recommendation(s)

Approval

Reasons for the Recommendation:

The proposal has been assessed against the Councils adopted policies and supplementary guidance. There will not be a significant detrimental impact on the visual amenity of the street scene or character of the area or on the amenity of neighbouring properties and 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: **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 consists of approximately 0.06ha of vacant land previously used as an additional garden to the neighbouring property no 4 Cottage located on School Road, Hightown.

The site fronts on to Village Way at an elevated level and is bounded to the east, west and north by residential properties.

Proposal

The proposal is for the erection of a two storey detached dwelling on land adjacent to 3 Village Way.

2 off street parking spaces are to be provided at the front of the proposed dwelling.

History

No previous history

Consultations

Highways - No objections to the proposal in principle as there are no highway safety implications.

The existing vehicular access and footway crossing will need to be widened to accommodate access to the two side by side car parking spaces. Conditions and Informatives should be added to any approval notice.

Environment - No objection in principle to this proposal subject to conditions and informatives.

United Utilities - No objections to the proposal provided meeting the following conditions; This site must be drained on a separate system with only foul drainage connected into the foul sewer. Surface water should discharge to the soakaway / watercourse / surface water sewer and may require the consent of the Environment Agency. If surface water is allowed to be discharged to the public surface water sewerage system we may require the flow to be attenuated to a maximum discharge rate by United Utilities.

The applicant must discuss full details of the site drainage proposals.

A separate metered supply to each unit will be required at the applicant's expense and all internal pipe work must comply with current water supply (water fittings) regulations

Merseyside Environmental Advisory Service - The site is approximately 270 metres from a European site (Sefton Coast, designated as a SAC and a SSSI).

The site is also approximately 330 metres from another European site (Ribble and Alt Estuaries, designated as a Ramsar and an SPA).

I have considered the potential pathways which may affect these sites, and in my opinion, an HRA Screening will not be required in this instance.

Bats -The existing trees on site may provide potential habitat for bats. A daytime inspection to assess the potential for bats to use the site is required. This will be required prior to determination. If the daytime inspection finds a likelihood of greater than low probability then a further nocturnal/emergence survey will be required.

Breeding Birds -Vegetation on site could provide habitat for breeding birds. To protect breeding birds, the following should be attached to any grant of planning permission as a condition - no tree felling/scrub clearance/hedgerow removal/vegetation management/ground clearance/building works should take place during the period 1 March to 31 August inclusive to protect breeding birds.

Landscaping - The application site is within the Sefton Coast Red squirrel Buffer Zone. I advise that any landscaping / replacement planting should be with small seed bearing species which encourage red squirrels and discourage grey squirrels, in accordance with policies NC2 and NC3. A detailed landscape management plan should be submitted, together with a plant species list.

Biodiversity gains: Bats and Birds-In order to maximise the contribution of the proposed development to biodiversity and sustainability, bat bricks/boxes should be incorporated into the new building. I recommend 1 bat brick/box should be incorporated into the scheme.

Bird nesting boxes, should also be incorporated into the design of the scheme. I recommend 1 nest box should be provided.

Waste - The applicant should be advised to estimate the construction cost of the development (ie. Excluding land purchase costs) and that a Site Waste Management Plan (SWMP) will be required if this figure exceeds £300,000.

Neighbour Representations

Last date for replies: 22/7/2011

Objections received from 1, 2 3, 4 The Cottages, School Road, 15, Rathbone Road, 17 Thornbeck Avenue, 125 Blundell Road, 1, 3, 14, Village Way re; overlooking and invasion of privacy due to different ground levels, on top of a sub-station and should be inspected on safety and legal grounds, an inspection for bats and great crested newts should be required, loss of light, proposed dwelling is too high, a bungalow would be more appropriate, out of place with surroundings, foundations could cause movement of sand hill and effect foundations of cottages, security risk, light pollution, noise pollution, not in keeping with the area, increased traffic, parking issues, construction traffic, plans do not provide full details of proposed foundations, drainage issues, pressure on domestic services and water pressure, concern over the movement of sandhill.

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
EP2	Pollution
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas
NC2	Protection of Species

NC3 Habitat Protection, Creation and Management
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 SPG New Housing Development.

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 consists of approximately 0.06ha of vacant land on a part sloping elevated plot. The site was previously used as additional garden for no. 4 Cottages located on School Road, a property which bounds the site to the east. The site fronts on to Village Way and is bounded to the sides and rear by existing dwellings. The immediate area is characterised by existing detached and semi-detached dwellings of various sizes and styles in moderate sized plots.

The proposal is for a single detached dwelling comparable in size with the immediate neighbouring dwellings. The plot size is comparable with no. 3 Village Way. The dwelling is positioned within the site to meet the established building line of 3, Village Way and no. 4, Cottage on School Road.

The dwelling has been designed to consider surrounding properties, with particular consideration to the scale, height and mass. Amendments have been secured to reduce the scale of the proposal and its impact on neighbouring properties and the street scene. The low roof pitch has also been designed to ensure that the property fits in well between neighbouring properties providing a graduation of heights and does not have a negative impact on the street scene. It is considered the amendments address some of the issues raised by residents.

Other issues raised by residents such as ground conditions, drainage, protection of wildlife, parking, can be secured by conditions.

The proposed dwelling has attributes similar to some of the varied properties in the area and will compliment the existing context of the site and neighbouring properties. It is proposed to use traditional materials such as brick and tile in order to harmonise with existing properties. Samples can be secured by condition.

The proposal meets the recommended interface distances of the SPG on New Residential Development and addresses issues of overlooking /loss of amenity. The only first floor windows on the side elevations of the proposed dwelling serve bathrooms and will be obscurely glazed.

The proposed rear garden area is much more generous than the SPG requirement of 70m² and compares favourably with surrounding gardens.

York-stone paving shall be laid around the dwelling and forming a pathway between the front door and the stair access to the street level. The pathway shall be bound by a 750mm high retaining wall.

Two off street parking spaces are to be provided in the area located to the front of the dwelling. The car parking area is to be a concrete hard standing with a 1200mm Yorkstone pathway to the side leading to the stair access. Traffic Services raise no objections to the proposal in principle as there are no highway safety implications. Minor alterations are required to the pedestrian footway which can be secured by condition.

The existing mature trees to the rear, hedge to the east, and the extensive area of dense bushes and shrubs to the west are to be retained and the remainder of the plot will be laid to grass. Policy DQ3 requires 3 new trees to be planted for each new home created. It is possible to provide these within the site. This can be secured by condition. The existing trees on site may provide potential habitat for bats and to enhance biodiversity on the site, a bat box will be required by condition.

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 first floor window(s) in the side elevations (east and west) shall not be glazed otherwise than with obscured glass and top hung and thereafter be permanently retained as such.
5. M-6 Piling
6. L-3 No felling
7. Landscaping (scheme)
8. L-4 Landscape Implementation
9. L-5 Landscape Management Plan
10. NC-4 Protection of breeding birds
11.
 - a) Before development is commenced, a scheme for the enhancement of biodiversity within the development site, (bat bricks/boxes) including a timescale for its implementation shall be submitted to and approved in writing by the Local Planning Authority.
 - b) This scheme shall then be implemented in accordance with the details approved under (a) above.
12. H-2 New vehicular/pedestrian access
13. H-6 Vehicle parking and manoeuvring
14. R-2 PD removal garages/ extensions/outbuildings
15. R-3 PD removal windows
16. Con-1 Site Characterisation
17. Con- 2 Submission of Remediation Strategy
18. Con-3 Implementation of Approved Remediation Strategy
19. Con-4 Verification Report
20. Con-5 Reporting of Unexpected Contamination

Reasons

1. RT-1
2. RX1
3. RM-2
4. RM-3
5. RM-6
6. RL-3
7. In the interests of visual amenity and to comply with Sefton UDP Policy DQ3 of the Sefton Unitary Development Plan
8. RL-4
9. RL-5
10. RNC-2
11. RNC-4
12. RH-2
13. RH-6
14. RR-2
15. RR-3
16. RCON-1
17. RCON-2
18. RCON-3
19. RCON-4
20. RCON-5

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.
2. 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.
3. Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation must not commence until conditions 15-20 above have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing, until condition 20 has been complied with in relation to that contamination. Contaminated land planning conditions must be implemented and completed in the order shown on the decision notice above.

Drawing Numbers

492 (location plan)
492.01, 02, 03, 04, 06

Existing site plan

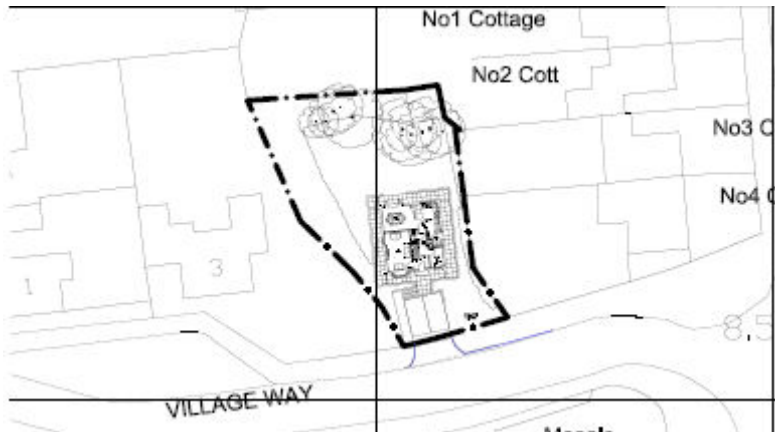


Sefton Council Department of the Built Environment Jane Gowing Head of Planning Services	S/2011/0846 Land Adjacent to 3 Village Way Hightown L38 9EH Erection of a two storey detached dwelling on land adja OSGR: 329900, 403523	Standard Site Plan Scale: 1:1250 Date: 10/8/2011 Drawn By: ROBD on
	Sheets: 0050 Area: 606 sqm	Ward(s): Manor Postcode Sector(s): L38 0, L38 9 Polling District(s): NI Parish(es): Hightown Cr

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Proposed site plan



Proposed Street Scene



proposed street scene elevation