
Report to: [Planning Committee](#) **Date of Meeting:** [08 February 2012](#)

Subject: [S/2011/1558](#)
[Land adjacent 10 Heather Close, Ainsdale](#)

Proposal: [Erection of a terrace of 3 two storey dwellings](#)

Applicant: [Mr Mark Howard](#) **Agent:** [Owen Ellis Architects](#)

Report of: [Head of Planning Services](#) **Wards Affected:** [\(Ainsdale Ward\)](#)

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

Exempt/Confidential [No](#)

Summary

This application is seeking consent for the erection of a terrace of three, two-storey dwellings.

The main issues for consideration are the design and impact on its surroundings, impact on residential amenity and compliance with tree planting requirements.

Recommendation(s)

Approval

Reasons for the Recommendation:

The proposed dwellings are appropriate in style, height, scale and massing and make a positive contribution to their surroundings. 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, H10, DQ1 and DQ3.

Implementation Date for the Decision

Immediately following the Committee/Council/Working Group meeting

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

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

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 vacant plot at the end of a residential street. School playing fields are situated to the east, with dwellings to the north, west and south.

Proposal

Erection of a terrace of 3 two storey dwellings.

History

None

Consultations

Built Environment Director – Head of Environment – No objection in principle to this proposal, subject to the standard condition relating to piling being added to any planning permission.

Highways Development Control – There are no objections to the principle of erecting 3 houses on this site as there are no highway safety implications. All houses will have direct frontage onto Heather Close, with each house having two parking spaces on a driveway, which is an acceptable level of car parking provision. The proposed site boundary encompasses an area that is part of the existing adopted public highway and as such will need to be 'Stopped-up'. A new pedestrian footway on the south side of Heather Close will need to be constructed; it will be consistent in width and alignment with the existing footway adjacent to the site and will incorporate vehicle crossing points in order to facilitate vehicular access to the driveways.

Neighbour Representations

Last date for replies: 29th January 2012

Received: Letters of objection received from 4; 8; 10; 11; 15 Heather Close raising the following concerns:

- Would cause extreme traffic , wagons being situated over breaking paths and roads
- Previous dwellings built on this land fell down because they were built on bog land and other dwellings are beginning to move / sink too.
- Would like written guarantee that if piling required would not affect neighbour's foundations.
- Will cause parking problems as road very narrow.
- Asked if parking bays could be formed on large pavement area at corner of Cherry Road and Heather Close.
- Will spoil views an increase traffic and noise. Also think is insufficient space to fit 15 people in such a small area.

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 Housing Development

Comments

The main issues for consideration in the assessment of this application are the principle of development, impact of the proposal on residential amenity, design and impact on surrounding area.

Principle

The site lies within a residential area where new residential development is acceptable in principle subject to other policy constraints.

Design and impact on surrounding area

Policy DQ1 requires new development to relate positively to the character and form of the surroundings and make a positive contribution to their surroundings through the quality of their design in terms of scale, form, massing, style, detailing and use of materials.

In this case, the proposed dwellings are at the end of an existing row of dwellings within a traditional street scene, and the dwellings would be a natural end to the street. The form of development is therefore acceptable in this locality and meets policy DQ1 in this respect.

The dwellings proposed are a terrace of three, which at two-storey are acceptable in this location. Whilst the ridge height of the proposed terrace was originally proposed to be 1m higher than the existing dwellings adjacent at Heather Close, amended plans are being submitted to show a reduced overall height. This will be more in keeping with existing dwellings. Due to the fact that the terrace is at the end of the street, visually it can afford to be a strong feature without detriment to its surroundings.

The materials proposed are a mix of brick and render which is appropriate in this locality. The overall design concept is considered acceptable with projecting front gables to the outermost dwellings and slightly recessed dwelling in the centre. The simple window style and proportions proposed are also appropriate and the overall scheme is considered to comply with policy DQ1.

Impact on residential amenity

This is assessed in terms of the amenity of potential occupants and also the impact of the proposal on the amenity of existing neighbours.

The proposed dwellings provide a good standard of accommodation and each habitable room has a good outlook. The private amenity space for each dwelling is in excess of the minimum 70 sq m recommended in SPG and the plots are longer and slightly narrower than those in the surrounding area. The layout is considered acceptable in this location and provides acceptable accommodation.

In terms of the potential impact on existing neighbours, the dwellings are a sufficient distance from the existing dwelling adjacent at 10 Heather Close to not be overbearing or have a significant detrimental impact on their amenity. The existing dwelling does not have habitable room windows on the side elevation and therefore no outlook problems arise. Similarly, whilst the proposed dwellings project beyond the rear elevation of the existing dwelling adjacent by 1.2 metres, this is some 4 metres away and as such will not have a significant detrimental impact on amenity of existing neighbours. The proposed dwellings satisfy the minimum interface distances to surrounding dwellings set out in SPG.

Objections have been received relating to the impact of the dwellings on parking congestion and whether the land is suitable for being developed. Highways Development Control has confirmed that there are no highway safety issues arising from this proposal.

The proposal is therefore considered to comply with policy H10 in that there is no significant impact on residential amenity as a result of the proposals.

Trees and development

Policy DQ3 requires the provision of 3 new trees to be planted on site per new dwelling created. This proposal therefore requires 9 new trees to be planted which are show on the site plan and the scheme therefore complies with policy DQ3.

Conclusion

The proposal to erect 3 dwellings is acceptable in this location in principle and the overall siting and design of the dwelling complies with policy and SPG requirements. The dwellings will not have a significant detrimental impact on the amenity of existing residents and provides a reasonable standard of accommodation for potential occupants. The application therefore complies with policy and is recommended for approval.

Conditions

1. T-1 Full Planning Permission Time Limit
2. M-2 Materials (sample)
3. M-6 Piling
4. L11 Trees - maintenance
5. H-1 Remove existing vehicular/pedestrian access
6. H-2 New vehicular/pedestrian access
7. H-5 Off-site Highway Improvements
8. H-6 Vehicle parking and manoeuvring
9. X1 Compliance

Reasons

1. RT-1
2. RM-2
3. RM-6
4. RL1
5. RH-1
6. RH-2
7. RH-5
8. RH-6
9. 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.
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@sefton.gov.uk for further information.
3. There are significant bands of peat deposits in Sefton and this development is in an area where these deposits may be substantial. Peat produces naturally occurring methane and carbon dioxide and if sufficient amounts of these gases are allowed to collect under or within a newly erected or extended building, there is a potential risk to the development and occupants.
4. The applicant is advised of the requirement for a "stopping up order" to Heather Close which forms part of the public highway. For further information please contact the Highways Development Control team on 0151 934 4175.

Drawing Numbers

SK/H/100; 101; 102; 105; 3774/ST/H/01

Existing site plan



Sefton Council  Department of the Built Environment Jane Gowing Head of Planning Services	S/2011/1558 Land adjacent Heather Close Ainsdale	Standard Site Plan Scale: 1:1250 Date: 24/1/2012 Drawn By: RO BID on	
	OSGR: 331633, 41093	Sheet(s): 347C Area: 1014 sqm	

Proposed site plan

