Committee: PLANNING

Date of Meeting: 11 November 2009

Title of Report: \$/2009/0666

Captains Green, Bootle

(Litherland Ward)

Proposal: Construction of 16 no. two storey dwellings comprising: 2 no.

terraces of 8 no. dwellings each, layout of car parking and

landscaping.

Applicant: Ms A Dooley Adactus Housing

# **Executive Summary**

The scheme provides for 16 new residential dwellings in two blocks of eight, at either end of Captain's Green.

The issues relate to their design and layout in respect of their response to the prevailing character and appearance of the surroundings, the effect on nearby residential dwellings and the implications for highway safety.

## Recommendation(s) Approval

### **Justification**

The scheme brings significant benefits in respect of design and urban regeneration whilst meeting a specific affordable housing need and securing a positive contribution to the character and appearance of the surroundings.

The scheme complies with the aims and objectives of the Sefton UDP and in the absence of all other material planning considerations, the granting of planning permission is therefore justified.

### **Conditions**

- 1. T-1 Full Planning Permission Time Limit
- 2. X1 Compliance
- 3. M-2 Materials (sample)
- 4. M-6 Piling
- 5. L-4 Landscape Implementation
- 6. H-1 Remove existing vehicular/pedestrian access
- 7. H-2 New vehicular/pedestrian access
- 8. H-6 Vehicle parking and manoeuvring
- 9. Reconstruct footway
- 10. S-106 Standard S106
- 11. Con-1 Site Characterisation

- 12. Con- 2 Submission of Remediation Strategy
- 13. Con-3 Implementation of Approved Remediation Strategy
- 14. Con-4 Verification Report
- 15. Con-5 Reporting of Unexpected Contamination
- 16. R-2 PD removal garages/ extensions/outbuildings
- 17. The proposed development shall meet Code 3 Sustainable Homes.
- 18. At least 30% of the dwellings hereby permitted shall be used exclusively for social rented housing for which guideline target rents will be determined in accordance with the Housing Corporation Regulatory Circular 'Rent influencing regime implementing the rent restructure framework' or any such changes/updates to it as are subsequently approved by the Housing Corporation.

### Reasons

- 1. RT-1
- 2. RX1
- 3. RM-2
- 4. RM-6
- 5. RL-4
- 6. RH-1
- 7. RH-2
- 8. RH-6
- 9. RH-5
- 10. RS-106
- 11. RCON-1
- 12. RCON-2
- 13. RCON-3
- 14. RCON-4
- 15. RCON-5
- 16. RR-2
- 17. To provide sustainable development and comply with UDP Policies CS3 and DQ1 and the South Sefton Interim Planning Guidance.
- 18. To meet the requirements of UDP Policy H2.

### **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**

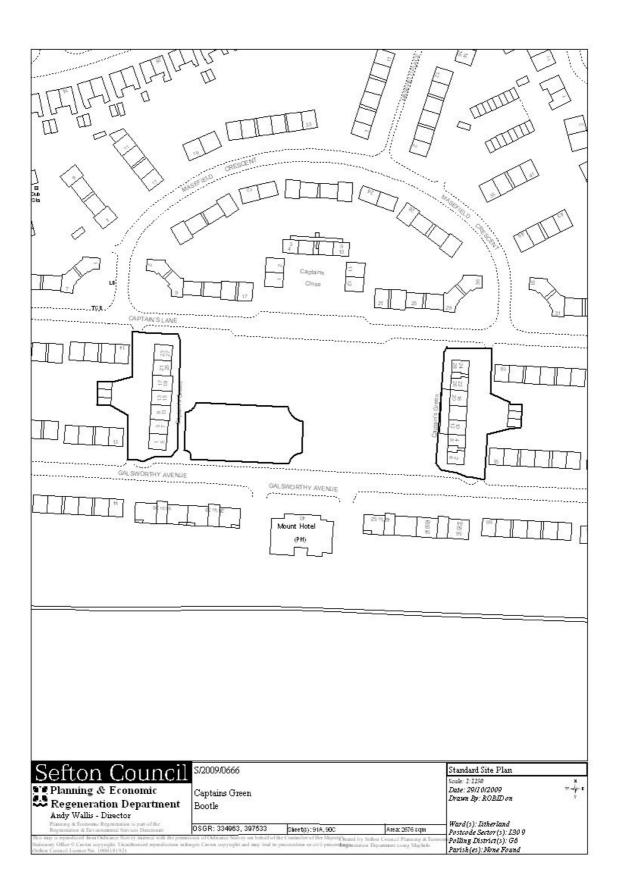
 $508/002,\ 003,\ 004,\ 005,\ 006,\ 007,\ 008,\ 009,\ Ecological Overview, Geotechnical Assessment.$ 

# **Financial Implications**

CAPITAL EXPENDITURE	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
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?		<u>'</u>	
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



### The Site

The application site comprises vacant land previously comprising two blocks of vacant and derelict maisonettes with shops at ground floor level. The blocks front each other across Captains Green.

Captain's Green is a rectangular area of formal urban green space is mainly grassed and crossed by footpaths with a circular planting bed. It is in need of maintenance and improvement. There are a small number of trees along the northern and southern boundaries.

The surrounding area is a predominately residential post war housing estate. The properties to the immediate north are characterised by two storey terraced housing and semi detached bungalows. The east of the site is bounded by the back to back layout of gardens to the semi detached and terraced houses.

Three storey apartments are located either side of a vacant public house to the south of the site. The west of the site is bounded by the back to back arrangement of gardens and houses, this mirrors the layout to the east.

## **Proposal**

Construction of 16 two storey dwellings comprising two terraces of eight dwellings each, layout of car parking and landscaping.

# **History**

S/2007/1140 – Erection of two blocks of three storeys containing 18 flats (36 in total) after the demolition of the existing shops, maisonettes and lock up garages and layout of associated car parking and bin storage – approved 14 February 2008.

### **Consultations**

Highways Development Control – No objection

Environmental Protection Director – No objection subject to piling condition

*Environment Agency* – No objections subject to scheme of remediation given site over major sandstone aquifer.

*United Utilities* – no objections.

Merseyside Police ALO – comments awaited.

# **Neighbour Notification**

Letter received from 2 Captain's Lane – elevation style not in keeping with surrounding area; will create extra traffic.

# **Policy**

- CS1 Development and regeneration
- CS2 Restraint on Development and the Protection of Environmental Assets
- CS3 Development principles
- EP3 Development of Contaminated Land
- EP6 Pollution
- UP1 Development in Urban Priority Areas
- H1 Housing requirement
- H2 Requirement for Affordable, special needs and key worker housing
- H3 Housing Land Supply
- H7 Housing Renewal, clearance and regeneration
- H8 Redevelopment in the pathfinder area
- H12 Residential density
- G1 Protection of Urban Green space
- AD2 Ensuring the choice of travel
- DQ1 Design
- DQ3 Trees and Development
- DQ4 Public Green Space and Development

Interim Planning Guidance New Housing in Sefton

### **Comments**

The redevelopment of the maisonettes at Captains Green has been proposed for some time as part of the wider Housing Market Renewal programme in Sefton. The decline of those buildings was mirrored by the decline in the green itself.

The scheme now seeks a much reduced number of residential properties, reduced from 36 to 16, taking the form of individual dwellinghouses as opposed to the flats previously proposed. The scale of the development reduces from three to two storeys, but the principle of two linear blocks fronting either end of the green remains.

The approved scheme was directly in conjunction with proposals for a new community facility in the form of a scout hut on Captain's Lane, which is now under construction. A Registered Social Landlord (RSL) is intending to carry out this development should it obtain planning permission.

Since planning permission was granted for flats, careful consideration has been given to the possibilities of providing family housing on site. There are inevitable restrictions in respect of the site's size and shape which chiefly require that the area of greenspace between the two blocks is maintained.

The scale, height and massing is less than was previously the case, but in finished

form, there is more respect for the neighbouring two storey residential development and a bespoke, more contemporary design will be provided, which will offer a level of overlooking of public open space, whilst maintaining a positive response to both Captain's Lane and Galsworthy Avenue.

The scheme also improves on the previous by affording specific dedicated private amenity areas for residents, and removing the rear parking courts to provide for spaces which are publicly visible from both Captain's Lane and Galsworthy Avenue.

The proposed dwellings are similar in footprint to those that existed previously and those approved and will have a frontage out onto the public greenspace, on to which there would be no encroachment.

The level of elevational interest is far more significant than on the approved drawings and will comprise a mix of timber frontages, a brick structure that "frames" the building facing the green, slim profile roof tiles, and significant opportunity for overlooking of the green by elevating properties slightly above ground level to provide vastly improved surveillance over the public space that remains. Each dwelling will also have its own defensible garden to the front.

At two storey height the scheme gives a better solution in respect of distance to neighbouring rear gardens and achieves minimum interface distances. Garden sizes average 67 square metres, though the central two in each block are more significant in size owing to the irregular shapes to the rear of the site. The useable green space adjacent is a significant consideration in a reduced total.

UDP Policy H12 advises that "proposals for residential development should have a density of between 30 and 50 dwellings per hectare. Densities higher than 50 will be permitted in appropriate locations." The density of this scheme will be 58 dwellings per hectare, which is a significant reduction on that previous but which maintains a very efficient use of the land without presenting the impression of being over intensive.

The site is currently accessed by both pedestrians and vehicles from either Captains Lane or Galsworthy Avenue. A new Pedestrian access is to be formed across the site to the front of the new development.

The site is within a relatively accessible location. Access to the wider area is well served through numerous walking and cycling routes both to the north, and south of the application site providing direct access to local schools and services.

With regards to public transport, a number of bus routes pass through the neighbouring area, with bus stops found along Kirkstone Road South, Orrell Road and the A5036 Church Road.

There are a number of community services along Orrell Road to the south of the application site which are within walking distance.

Local schools are also within close proximity; these include St Robert Bellarmine

primary school and Savio High School. The closest remaining parade of shops is approximately 500m away.

In accordance with policy DQ3 and DQ4 Trees and Public Green Space Developments, the applicants are required to provide 3 trees for each residential unit created and new urban greenspace in accordance with standards of 55m<sup>2</sup> per unit.

Where this provision cannot be accommodated on site, applicants are required to enter a legal agreement to secure the above. In this instance the requirement will be:

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Trees 3 @ £447 x 48 = £21,456
Open space provision £1,684 x 16 = £26,944.
Total sum = £48,400.
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There is virtually no scope within the site boundaries to plant on site, therefore, the developer has agreed to pay these sums.

However, it is recognised that subject to detailed design, there may be scope to vary or reduce the contribution by designing a scheme specific to Captain's Green itself. This would require further community consultation and an appraisal of cost and details of implementation, but in the first instance the requirements of Policy DQ3 and DQ4 are met through this agreement.

The scheme will meet the Code for Sustainable Homes Level 3 allowing for substantial energy and water efficiency savings. The scheme will also meet a lifetime homes standard, in maximising provision for those less ambulant by providing certain design measures, such as level entrances, potential for future stair lifts and ease of access to individual bathroom facilities.

The scheme will also contribute towards ensuring that Sefton meets its affordable housing requirements.

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