

Committee: **PLANNING**

Date of Meeting: **11 November 2009**

Title of Report: **S/2009/0807**
75 A-E Seaforth Road, Seaforth
(Linacre Ward)

Proposal: Erection of 5no, 3 storey townhouses after demolition of the existing buildings

Applicant: Mr Dempsey

Executive Summary

This is a full application for the erection of 5 terraced dwellings to replace a row of 5 vacant shop units. The main issues to consider include the principle of the development, the scale, massing and design of the new building and its impact in the street scene, as well as impacts on highway safety and residential amenity for existing and future residents.

Recommendation(s) Approval

Justification

The proposal is considered acceptable in principle and in terms of its scale, massing and design and impact on highway safety. It will not cause significant harm to existing residents and provides acceptable accommodation for future residents. Approval is therefore recommended.

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. M-2 Materials (sample)
4. M-6 Piling
5. Landscaping (scheme)
6. L8 Landscape Implementation
7. R-2 PD removal garages/ extensions/outbuildings
8. S-106 Standard S106
9. The proposed dwellings shall meet at least level 3 of the code for Sustainable Homes.

Reasons

1. RT-1
2. RX1
3. RM-2

4. RM-6
5. RL-3
6. RL1
7. RR-2
8. RS-106
9. To provide sustainable development and to comply with Sefton's UDP Policies CS3 and DQ1 and the South Sefton Interim Planning Guidance.

Drawing Numbers

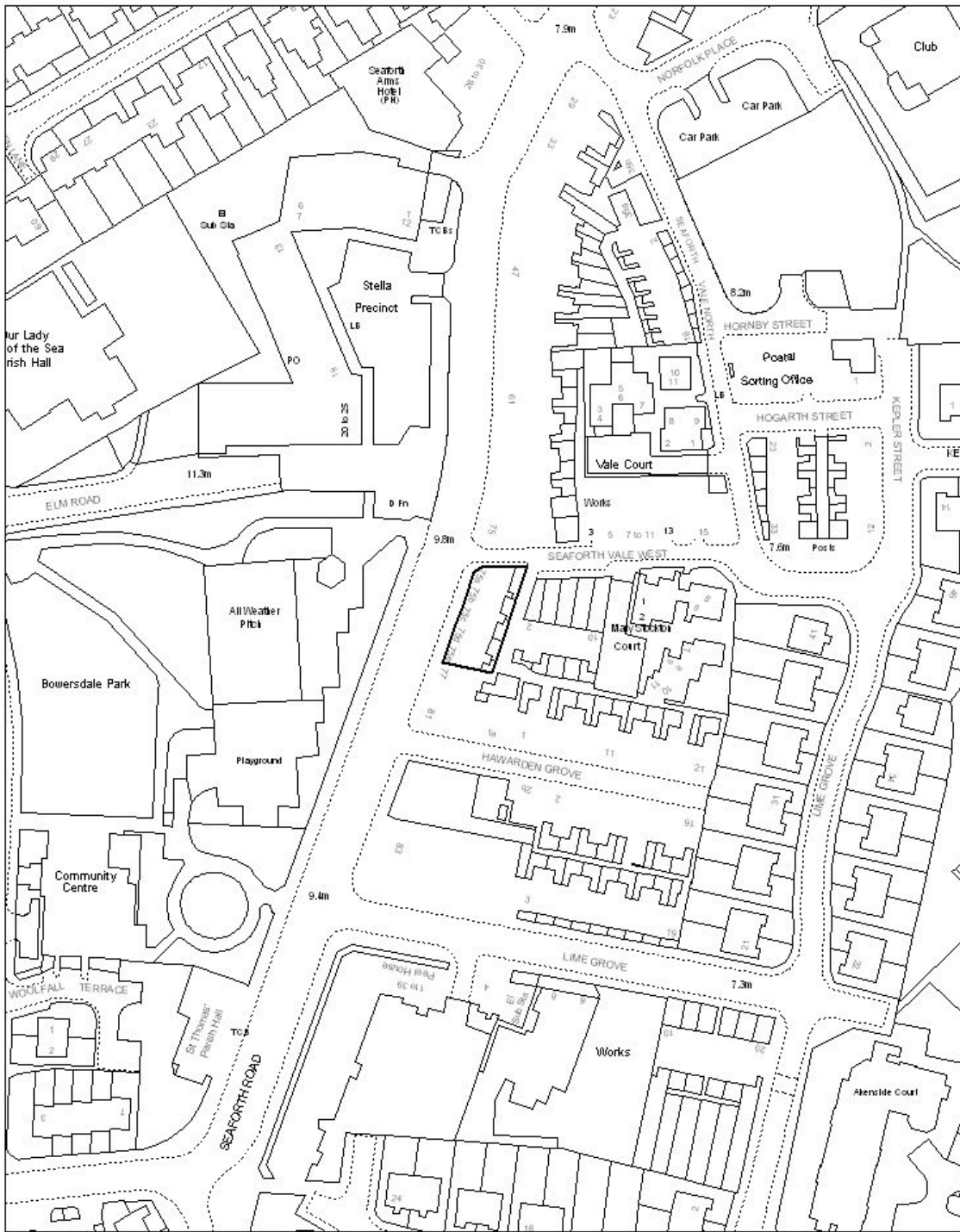
Drawing numbers 2012/001, 002, 003 rev A and 004 rev A.

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?			
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



Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>	S/2009/0807 75 A-E Seaforth Road Seaforth		Standard Site Plan Scale: 1:2250 Date: 28/10/2009 Drawn By: ROBJD on	
	OSGR: 333230, 396872	Sleeps: 69A	Area: 332 sqm	
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. 1000181921</small>			Ward(s): <i>Isnacre</i> Postcode Sector(s): <i>L21 3</i> Polling District(s): <i>J1</i> Parish(es): <i>None Found</i>	

The site contains a row of 5 vacant single storey shop units on Seaforth Road opposite Bowersdale Park.

This side of Seaforth Road is characterized by 3 storey buildings predominantly in retail use at ground floor level with living accommodation above. There are two storey dwellings at the rear of the site on Seaforth Vale West.

Proposal

Erection of 5 no, 3 storey townhouses after demolition of the existing buildings.

History

S/2005/1176- Outline application for the erection of a 3 storey terrace of 5 residential dwellings after demolition of the existing buildings - Approved 16/02/06

Consultations

Highways Development Control - no objections. No off-street parking spaces are proposed however given the accessible location of the site and the availability of on-street parking on Seaforth Road, this is acceptable.

Environmental Protection Director – no objections subject to the standard condition regarding piling.

HMRI – welcome the proposal for housing and consider 3 storey town houses appropriate. However, number of issues give concern and we oppose the application as it stands – floor area is below that considered appropriate for the intended occupancy; staircases are potentially unsafe and unsatisfactory; no ventilated lobby between the ground floor wc and the kitchen/food preparation area; elevational treatment could be improved; dwellings do not comply with Lifetime Homes standards as no provision of an illuminated and covered entrance, no entrance level wc to wheelchair standards, no ground floor bedroom space if required; no lift arrangements; no hoist strengthening to joists specified; no bathroom has wheelchair turning circles.

Neighbour Representations

Last date for replies: 27/10/09

Letters of objection have been received from 2 and 4 Seaforth Vale West. Grounds of objection include loss of privacy, overshadowing, lack of parking, increase in noise levels, security issues, and units should remain in commercial use.

Policy

The application site is situated in an area allocated as Local Centre 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
H10 Development in Primarily Residential Areas
R6 Development in District and Local Centres

Comments

Outline planning permission was granted on 16/2/06 for a three storey terrace of 5 residential properties on this site (S/2005/1176). This permission has now lapsed.

The main issues to now consider include the principle of residential development, the scale, design and massing of the development, the impact of the proposals on the residential amenity of existing and future occupiers, impact on the street scene, and impact on highway safety.

Principle of Residential Development

The adopted Sefton UDP places the site within the Seaforth Local Centre and Policy R6 applies. This advises that district and local centres will remain the main focus for retail development to serve local needs. It advises that development will be permitted provided that the overall retail function of the centre is not undermined, the use would maintain the overall vitality and viability of the centre, and the proposal is appropriate to the scale, role and function of the centre.

The proposal is for the replacement of 5 vacant units with 5 dwellings. Whilst the site is designated as lying within a local centre, where retail development should normally be retained, the proposal is considered acceptable in principle for several reasons. This is because the site lies on the edge of the designated local centre and the loss of the vacant retail units would help to consolidate the Seaforth Local Centre around its core retail area.

This is consistent with the Seaforth Local Centre Study (2005) which states that '..... (the) supply of premises along Seaforth Road clearly outstrips demand (hence the 40% vacancy rate). In order to address this issue there is a need for rationalisation rather than any further extension of the existing centre. It is recommended that this rationalisation is focused on the Stella Precinct and the opposite part of Seaforth Road. This would then release development opportunities on the eastern and western fringes of the centre which could be assembled and developed for alternative uses such as residential'.

The proposal is considered to comply with Policy R6 in that it will not undermine the overall retail function of the centre, it should help to improve the overall vitality and viability of the centre, and it is appropriate to the scale, role and function of the centre.

Design

The proposed scheme involves a three storey terrace replacing a single storey terrace. The scale of the building is acceptable in terms of its appearance in the street scene as it adjoins an existing three storey building (Jono's Workwear) and there is further three storey development to the north of the site along Seaforth Road.

The proposed building is set back from the front elevation of the adjoining building, its pitched roof is lower and it does not extend back as far as the rear wall of the adjoining building. The front elevation has been designed to respect the traditional character of the existing Victorian buildings with window proportions and contrasting banding picking up on these existing traditional themes albeit in a contemporary manner with modern materials. The design of the proposed building is in keeping with surrounding buildings and is considered acceptable.

Local residents living to the rear of the site in Seaforth Vale West are concerned that the proposed building will cause overlooking and overshadowing problems to their properties. The two storey terraced properties have their side elevation facing the rear elevation of the proposed building. The end elevation of the terrace contains no windows. The rear elevation to gable distance will be 6.6m which does fall short of the 12m distance recommended in the SPG for new housing development. However, it is not considered that the proposed building will cause significant overshadowing or overlooking problems to these nearby dwellings due to the orientation of the buildings and their satisfactory relationship to one another. A three storey building was granted on this site under the 2005 approval and circumstances have not changed with regards to the position of nearby dwellings.

Dwelling and Garden Size

The proposed 4 bedroom dwellings each have a floor area of approximately 100 sq m which exceeds the recommended minimum standard for new housing in South Sefton set out in the Interim Planning Guidance. This advises that new homes should provide accommodation for families with a minimum of 3 / 4 habitable rooms and a minimum floor area of 67 sq m.

Each new dwelling is to have a small rear garden area of approximately 17 sqm. Whilst this is below the recommended minimum standard of 70 sqm for houses, it is considered acceptable given that it will provide space for bin storage and clothes drying, etc, the proposed outdoor space is similar in size to existing rear gardens in the area, and the site lies directly opposite Bowersdale Park. Furthermore, this level of amenity space was accepted in the previous outline approval.

Overall, the proposal is considered to provide acceptable accommodation for future occupants of the building in terms of its size and level of amenity space.

Parking

The proposal does not incorporate any off-street parking provision in line with the

previous outline approval. Highways Development Control are satisfied with this arrangement due to the accessibility of the site with good transport links and the availability of on-street parking on Seaforth Road.

Trees and Greenspace

Policy DQ3 requires the provision of 3 new trees per dwelling totalling 15 new trees for this development. 7 new trees are to be accommodated on the site leaving a balance of 8 trees to be provided off-site via a commuted sum payment. A further payment will be required under Policy DQ4 as a contribution towards public greenspace in the area. The commuted sum payment in this case will be $8 \times £447 = £3,576$ for trees plus $5 \times £1,684 = £8,420$ for greenspace giving a total commuted sum payment of £11,996.

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(Tue, Thu & Fri)**