

Committee: **PLANNING**

Date of Meeting: **13 January 2010**

Title of Report: **S/2009/1074**  
**Land Adjacent 21 Crown Close, Formby**  
(Ravenmeols Ward)

Proposal: Erection of a pair of semi detached dormer bungalows

Applicant: Mr John Tunna Sladelake Ltd

### **Executive Summary**

The main issues to consider in respect of the proposed residential development are the impact upon the character of the area and the effect upon neighbouring residential amenity. When assessed against the policies within the Unitary Development Plan and all other material considerations, it is considered that the proposal responds harmoniously to the character of Crown Close and does not cause harm to neighbouring properties and is therefore acceptable.

### **Recommendation(s)                      Approval**

#### **Justification**

When assessed against the policies within the Development Plan and all other material considerations, particularly policies CS3, AD1, AD2, DQ1, DQ3, H10, Supplementary Planning Guidance 'New Housing Development' and Supplementary Planning Document 'Green Space, Trees and Development', the proposed development by virtue of its siting, scale and appearance would not cause harm to the amenity of neighbouring residential properties nor to the character of the area and is therefore acceptable.

#### **Conditions**

1. T-1 Full Planning Permission Time Limit
2. Before any construction commences, samples of the roofing and facing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.
3. No part of the development shall be brought into use until a means of vehicular and pedestrian access to the development has been constructed. These works shall be in accordance with details, which have been approved in writing by the Local Planning Authority
4. H-6 Vehicle parking and manoeuvring

5. Unless otherwise approved in writing by the Local Planning Authority, the development shall not be commenced until a detailed scheme of highway improvement works for the provision of 2 metre wide pedestrian footway adjacent to the site together with a programme for the completion of the works has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the required highway improvement works have been constructed in accordance with the approved details.
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
  - i) the location, size and species of the 42 (forty two) trees to be planted;
  - ii) a schedule of implementation.
7. L-4 Landscape Implementation
8. 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.
9. The first floor windows to the side elevation of the semi-detached dwellings shall not be glazed otherwise than with obscured glass and thereafter be permanently retained as such.
10. X1 Compliance

## **Reasons**

1. RT-1
2. To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with policy DQ1 of the Sefton Unitary Development Plan.
3. RH-2
4. RH-6
5. RH-5
6. In the interests of visual amenity and to comply with Unitary Development Plan

policies CS3, DQ1 and DQ3

7. RL-4
8. To ensure that the development provides appropriate tree planting and complies with Policies DQ3 of the Sefton Unitary Development Plan.
9. To safeguard the amenities of occupiers of adjoining properties and to comply with policies CS3 and DQ1 of the Sefton Unitary Development Plan.
10. 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.

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](mailto:development.control@technical.sefton.gov.uk) for further information.

## **Drawing Numbers**

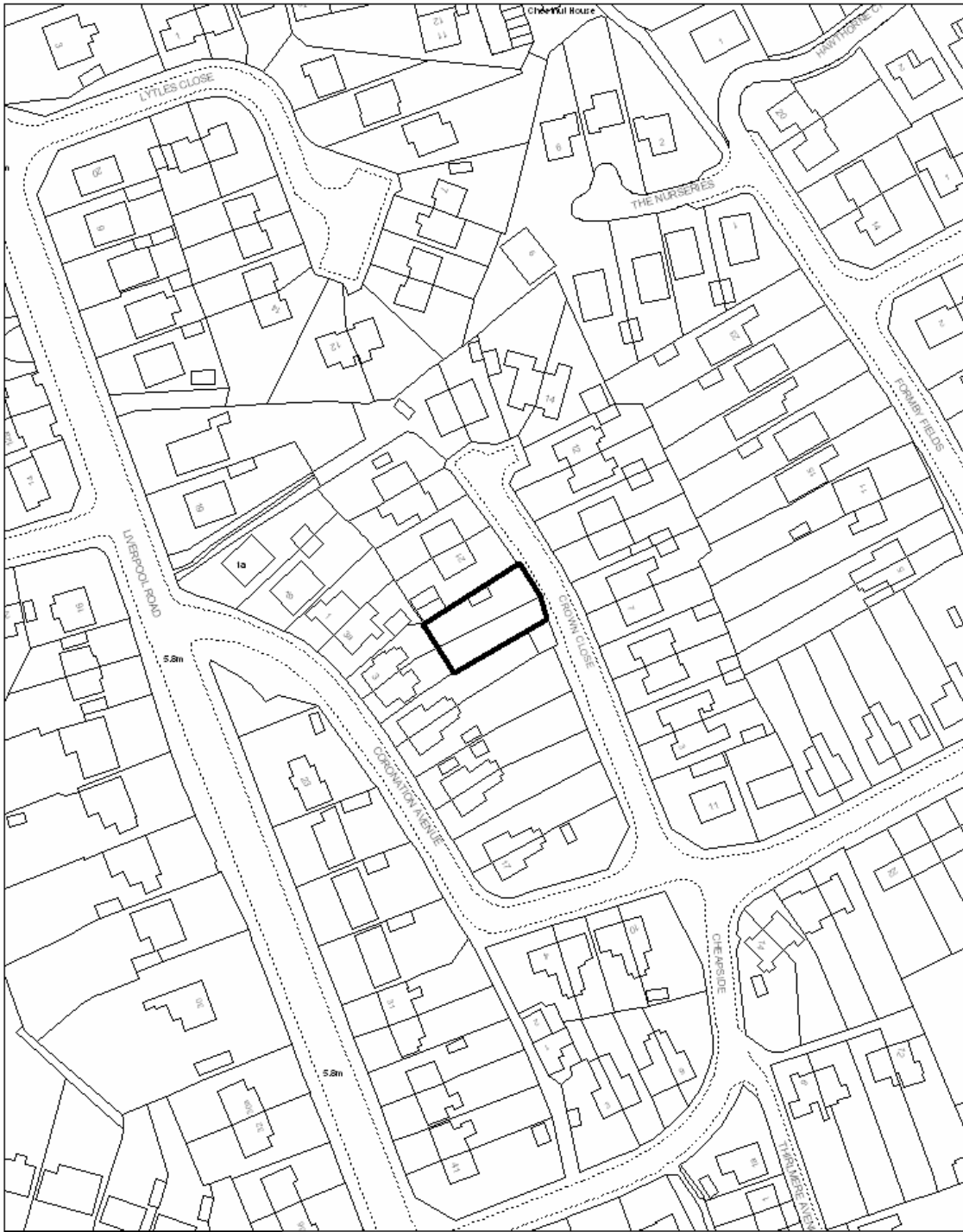
418.01, 02, 03, 04, 05, 06

## Financial Implications

<b>CAPITAL EXPENDITURE</b>	<b>2006/ 2007 £</b>	<b>2007/ 2008 £</b>	<b>2008/ 2009 £</b>	<b>2009/ 2010 £</b>
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
<b>REVENUE IMPLICATIONS</b>				
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

S/2009/1074  
 Land Adjacent  
 21 Crown Close  
 Fomby  
 L37 4ET  
 OSGR: 330167, 406705    Elettg: 296A    Area: 422 sqm

**Standard Site Plan**  
 Scale: 1:1250  
 Date: 29/12/2009  
 Drawn By: EBERTON

Ward(s): Ravenmeols  
 Postcode Sector(s): L37 4  
 Polling District(s): P4  
 Parish(es): Fomby Cp

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## The Site

A backland site forming part of the rear gardens to Numbers 3 and 5 Coronation Avenue that will front onto Crown Close, Formby.

## Proposal

Erection of a pair of semi detached dormer bungalows

## History

None relevant to the proposal.

## Consultations

Highways DC – Comments to be submitted as part of late representations.

## Neighbour Representations

Last date for replies: 23<sup>rd</sup> December 2009.

Representations received: Letter of objection signed by 29 signatories from Crown Close and Cheapside and letters of objection from 7 & 11 Coronation Avenue. Points of objection relate to loss of trees and habitat, introduction of a poor outlook to habitable room windows, highway safety issues, overlooking of private amenity space and the principle of residential development at the site.

## Policy

The application site is situated in an area allocated as Primarily Residential on the Council's Adopted Unitary Development Plan.

AD1	Location of Development
AD2	Ensuring Choice of Travel
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
H10	Development in Primarily Residential Areas
NC2	Protection of Species

## Comments

### Principle of Development

As the site lies within a Primarily Residential Area, new residential development is

acceptable in principle where it can be demonstrated that it would be consistent with the aims and objectives of the Unitary Development Plan, particularly, with this application, policies CS3, DQ1, Supplementary Planning Guidance notes 'Design' and 'New Housing Development'.

The main issues to consider in respect of this proposal are the impact of the semi-detached dwellings on the character and appearance of the area and their impact upon the amenity of neighbouring residential dwellings.

### Scale, Siting and Appearance

Dormer bungalows are characteristic of Crown Close and of the wider area and the materials to be used in the external finish of the property match those found within neighbouring dwellings. In addition, the front boundary treatment echoes that at Number 21 in respect of its height, as the gate piers are to the same height as that at Number 21 (1.2 metres).

The proposed dwellings will have ridgeline 1.3 metres greater than that at Number 21 Crown Close, though the impact of this increase will be significantly lessened through the 7.8 metre separation between the side elevation of No 21 and the application site.

While the proposed dwellings are forward of the front elevation of Numbers 21 and 20 by 3.5 metres, Numbers 21 and 20 are forward of Numbers 18 and 19 by 2.5 metres. By virtue of this existing stagger and the separation distance to Number 21, it is not considered that the siting of the properties will cause harm to the street scene in respect of its impact upon the urban grain.

In respect for the amenity for future occupiers, the private space to the rear exceeds the minimum requirement set out in Supplementary Planning Guidance 'New Housing Development'. Furthermore, the rear gardens have a depth of over 10.5 metres and combined with the 21 metre separation distance to habitable room windows to Numbers 3 & 5 Coronation Avenue it is considered that the proposed properties will not be overlooked, or overlook neighbouring properties to an unreasonable degree.

In response to the objections from neighbouring properties, the front elevations of the proposed dwellings are over twenty four metres from the front elevations of Numbers 8 & 9 Crown Close, facing the site, and as such comfortably exceed interface distances as set out in SPG New Housing Development.

As the rear gardens of Number 3 & 5 Coronation Avenue are areas of private amenity, it is not considered appropriate to ensure the continued overlooking of this space by properties on Crown Close.

### Highway Safety

With respect to highway safety, amended plans have been requested to indicate a two metre wide pedestrian footway to the front of the property, with land ceded to the Highways Authority. Comments from the Highways Authority will also be provided as late representations.

### Trees & Development

18 trees are to be removed from site to enable development mainly self seeded and including several leylandii. The two trees of any note on the site, located on the frontage,

would be retained. To comply with Unitary Development Plan policy DQ3 and Supplementary Planning Document 'Green Space, Trees and Development', these trees must be replaced on a 2:1 basis. When added to the three trees per new dwelling required by policy DQ3, this provides a total requirement of 42 trees to be planted. An amended plan indicating the sum of trees that can be planted within the site, and species suitable for Red Squirrels has been requested. As it is unlikely that all 42 trees can be accommodated on site then in lieu of on site planting, a contributed sum of £447 per tree (2009/10 prices) must be paid for off site planting. The agent has stated that their client is willing to enter into a section 106 agreement for off-site planting.

**For the reasons set out above, it is considered that the proposal complies with Unitary Development policies CS3, AD1, AD2, DQ1, DQ3, H10, Supplementary Planning Guidance 'New Housing Development' and Supplementary Planning Document 'Green Space, Trees and Development' and should be granted consent with conditions.**

### **Reasoned Justification**

When assessed against the policies within the Development Plan and all other material considerations, particularly policies CS3, AD1, AD2, DQ1, DQ3, H10, Supplementary Planning Guidance 'New Housing Development' and Supplementary Planning Document 'Green Space, Trees and Development', the proposed development by virtue of its siting, scale and appearance would not cause harm to the amenity of neighbouring residential properties nor to the character of the area and is therefore acceptable.

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

Case Officer: **Neil Mackie Telephone 0151 934 3606**



REFERENCE NO. S109/1074

Name	Address
<del>MR JOHN ASHCROFT</del> MR JOHN ASHCROFT	8 CROWN CLOSE
NOEA MALONEY	3 CROWN CLOSE.
F. J. Maloney	3 CROWN CLOSE.
DR. P. S. CARLINE	4 CROWN CLOSE
M. CAREY (Widow)	7, CROWN CLOSE.
J. Morgan	21 Crown Close
M. Gillis	20 Crown Close
A. Stoddes	15 CROWN CLOSE.
e.g. Tucker	15 crown close
Mrs Roberts	6 Crown Close
Mr Roberts	6 Crown Close
P. A. Lloyd	11 crown close
Walter. S. EVANS	10 CROWN CLOSE
Mrs B. Ashcroft	8 CROWN CLOSE
H. C. HARRISON	12 CROWN CLOSE
K. Jacobson	19 crown close
P. Jacobson	19. crown Close.
T. Bond	14 CROWN CLOSE
S. A. Naylor	14 "
G. B. Evans	10 "

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Regeneration Department, Town Office  
" Date  
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REFERENCE NO .5109/1074.

Name	Address
ANTHONY POTTS	11 CHEAPSIDE, FORMBY, L37 4EZ.
Mary R. Potts	11. CHEAPSIDE FORMBY. L37.4EZ.
G. Potts	9 CROWN CLOSE L37 4ET
G. Potts	✓
G Charnock	12 Crown Close L37 4ET
I BRADSHAW	17 CROWN CLOSE L37 4ET
E.S. Bradshaw	17 CROWN CLOSE L37 4ET
Mr Hell	18 CROWN CLOSE L37 4ET
A Davies	16 Crown Close L37 4ET

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