

Committee: **PLANNING**

Date of Meeting: **13 January 2010**

Title of Report: **S/2009/0990**  
**Mews Cottage 38 Lancaster Road, Birkdale**  
**Southport**  
(Dukes Ward)

Proposal: Partial reconstruction of existing dwelling including extension to front to provide garage

Applicant: Mr S Cruikshanks

### **Executive Summary**

This application seeks to regularise the reconstruction of this dwelling and to add a first floor extension and garage. The reconstructed dwelling follows the form of the consented renovation/extension scheme. The issues are the impact within the West Birkdale Conservation area, amenity impacts on neighbours and consideration of local objections.

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

### **Justification**

The reconstruction of the dwelling and proposed extension and garage would preserve the character of the Conservation Area and cause no significant loss of amenity to local residents. Taking into account the requirements of UDP Policies and all other material considerations, the development is considered acceptable.

### **Conditions**

1. The extensions hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. X1 Compliance
3. M1 Materials (matching)
4. Before the first floor extension is commenced details to show how the existing features on the front wall shall be retained and incorporated into the development shall be submitted to and agreed in writing with the Local Planning Authority and the development carried out in accordance with the approved details.
5. All new windows and doors (including the garage door ) shall be constructed in

timber and painted. All new ground floor windows shall be flat, slightly recessed and of a design to be agreed in writing with the Local Planning Authority

6. Before the dwelling is first occupied , details of a scheme to provide an obscure screen to prevent overlooking from the rear bedroom patio doors and balcony shall be submitted to and agreed in writing with the LPA. The agreed scheme shall be implemented as agreed and retained at all future times,
7. The ground floor windows in the extension shall not be glazed otherwise than with obscured glass and thereafter be permanently retained as such.
8. R-2 PD removal garages/ extensions/outbuildings
9. R-3 PD removal windows

## **Reasons**

1. RT-1
2. RX1
3. RM1
4. To preserve the character of the building within the West Birkdale Conservation Area and accord with Policy HC1.
5. To preserve the character of this building within the West Birkdale Conservation area and comply with UDP Policy HC1
6. RM-3
7. RM-3
8. RR-2
9. RR-3

## **Drawing Numbers**

To be advised

## 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



<b>Sefton Council</b> Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning &amp; Economic Regeneration is part of the          Regeneration &amp; Environmental Services Directorate</small>	S/2009/0990 Mews Cottage 38 Lancaster Road Southport PR8 2LQ OSGR: 332016, 415593	Sheets: 448A, 447C Area: 654 sqm	<b>Standard Site Plan</b> Scale: 1:1250 Date: 30/12/2009 Drawn By: EBERTon
	<small>This map is reproduced from Ordnance Survey data 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. 100018192</small>	Ward(s): Dukes Postcode Sector(s): PR8 2 Polling District(s): W6 Parish(es): None Found	

## **The Site**

This application concerns Mews Cottage which is one of three properties at 38 Lancaster Road within the West Birkdale Conservation Area.

## **Proposal**

Partial reconstruction of existing dwelling including extension to front to provide garage

## **History**

N/2006/0449 Erection of detached dwelling after demolition of existing -not determined

N/2006/0036 Erection of detached dwelling after demolition of existing withdrawn

N/2001/0452 Erection of a garage to the front and a single storey extension/alterations to the south elevation.—Approved 06/07/01

N/02001/188 Conversion of the dwellinghouse into 3 self-contained dwellings including a two storey extension (after demolition of the existing garage) to the south elevation, a two storey extension at the rear and a single storey extension to the north elevation (alternative in part to N/200/0792 granted 21/12/2000) – granted conditionally 23/04/01

N/2000/0792 Conversion of dwelling into 3 self –contained dwellings including 2 two storey side extensions and a single storey rear extension and alteration to the roof of the Mews Cottage – granted 21/12/2000

N/1999/0759 Conversion of house and outbuildings to provide 3 separate dwellings including a verandah and conservatory to the front of the coach-house and a two storey extension and garage to the side; a double garage to the rear of 38 Lancaster Road; and a single storey extension to the front of the pool house – granted 03/12/1999

## **Consultations**

Environmental Protection –no objections

Highways Development control -no objections as no highway safety implications.

## **Neighbour Representations**

Last date for replies:

Objections received from 27, The Mansion House and Mansion Gardens 38 Lancaster Road  
-too close to Mansion Mews resulting in loss of light,  
-overintensive use of the plot  
-garage infringes right of way  
-parking arrangements on plan superceded by legally agreed rights of way and allocated

parking

-no parking space left for visitors to Mews cottage resulting in parking on the road

Letter of support from 14 Grosvenor Road provided that balcony is completed with opaque material and applicant observes covenants.

## Policy

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

CS3	Development Principles
DQ1	Design
H10	Development in Primarily Residential Areas
HC1	Development in Conservation Areas
MD1	House extensions

## Comments

This application seeks to regularise the reconstruction of Mews cottage. During the process of alteration and extension works (permitted under application N/2001/0452 and previous) the applicant has removed much of the original building to the extent that very little of the original structure remains. On this basis the present proposal must be effectively treated as a new dwelling. Conservation Area consent is also required and this has been drawn to the applicant's attention and an application is awaited.

With the exception of the garage and extension at the front, the reconstructed dwelling follows closely the form of the original dwelling with permitted extensions. As such, whilst the loss of original fabric is regrettable, the overall visual effect is little changed from the approved renovation scheme and is not out of keeping within the Conservation Area.

The proposed garage at the front would measure 5m by 3.6m by 4m high to ridge. The garage would be constructed of blockwork with render and clay tiles. The first floor extension would measure 4m by 3.5m and would be built above an existing structure, retaining the front and north facing walls but replacing the south facing wall which is not original. Subject to satisfactory detail, to be submitted in amended plans before the date of committee, the principle of both the garage and extension are acceptable and visually would preserve the character of the Conservation Area.

In amenity terms the proposed first floor extension is sited on the boundary and the care home at Number 36 is set close to the boundary with bedroom windows facing the application site. However the proposed extension would not significantly change the existing situation with regard to the outlook from these windows. There is already a single storey structure in this location and the additional height is marginally less than the existing height to the main building. The amenity impact is not considered sufficient to justify refusal. There is no loss of privacy as there are no windows in the side elevation. The garage is single storey in height and will have no significant impact on No 36. In amenity terms there would be no significant impact on the main house at 38 Lancaster Road. Whilst a balcony was always proposed at the rear, there is little detail as to how this would be treated to avoid loss of privacy to the dwelling to the side/rear (14 Grosvenor road) the details of this to ensure that a privacy screen is provided can be required by condition.

The main focus of objections relates to the parking arrangements on site. These

arrangements are a matter for legal discussion and are not relevant to the planning application. In planning terms there is sufficient space on the site for parking for the dwelling and indeed the arrangements are not changed by the present application except in replacing parking space by a garage. Highways Development control raise no concerns. There is on street parking available in Lancaster Road for visitors without giving rise to highway safety or amenity concerns.

## Reasoned justification

The reconstruction of the dwelling and proposed extension and garage would preserve the character of the Conservation Area and cause no significant loss of amenity to local residents. Taking into account the requirements of UDP Policies and all other material considerations, the development is considered acceptable.

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

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