

Committee: **PLANNING**

Date of Meeting: **13 January 2010**

Title of Report: **S/2009/1019**
St John And St James Church 50a Monfa Road, Bootle
(Derby Ward)

Proposal: Erection of 16 dwellings following demolition of existing church

Applicant: Mr Andrew Garnett McInerney Homes & The Parochial Church Council of Orrell Hey

Executive Summary

The proposal is for the demolition of the existing church and replacement with two storey dwellinghouse fronting Kirby Road, Monfa Road and Netherton Road. The issues relate primarily to the quality of layout and design, impact on amenity of neighbours and prospective occupiers and the implications for highway safety.

Recommendation(s) Approval

Justification

The scheme complies with the aims and objectives of the Sefton UDP and having had regard to all other material planning considerations, the granting of planning permission is therefore justified.

Conditions

1. T-1 Full Planning Permission Time Limit
2. S-106 Standard S106
3. X1 Compliance
4. M2 Materials (details)
5. M-3 Obscure Glazing
6. R-2 PD removal garages/ extensions/outbuildings
7. M-6 Piling
8. L5 Landscaping (scheme)
9. L-4 Landscape Implementation
10. H-1 Remove existing vehicular/pedestrian access
11. H-5 Off-site Highway Improvements
12. H-6 Vehicle parking and manoeuvring
13. Con-1 Site Characterisation
14. Con- 2 Submission of Remediation Strategy
15. Con-3 Implementation of Approved Remediation Strategy
16. Con-4 Verification Report

17. Con-5 Reporting of Unexpected Contamination
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.
19. The proposed development shall meet Code 3 Sustainable Homes.

Reasons

1. RT-1
2. RS-106
3. RX1
4. RM1
5. RM-3
6. RR-2
7. RM-6
8. RL1
9. RL-4
10. RH-1
11. RH-5
12. RH-6
13. RCON-1
14. RCON-2
15. RCON-3
16. RCON-4
17. RCON-5
18. To meet the requirements of UDP Policy H2.
19. To provide sustainable development and comply with UDP Policies CS3 and DQ1 and the South Sefton Interim Planning Guidance.

Notes

1. 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.

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.

Planning permission is granted subject to an agreement under Section 106 of the Town and Country Planning Act 1990 (as amended) in relation to trees and greenspace.

Drawing Numbers

Location Plan, 1168/L01A, L02A, L03, L04, L05A, L06A, Utilities Statement

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

S/2009/1019
 St John And St James Church
 50a Monfa Road
 Bootle

Standard Site Plan

Scale: 1:1250
 Date: 29/12/2009
 Drawn By: BERRON



OSGR: 334710, 396633 Elevation: 70C Area: 2508 sqm

Ward(s): Derby
 Postcode Sector(s): L20 6
 Polling District(s): H5
 Parish(es): None Found

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The Site

The site is the St.John/St. James' Church, principally fronting Monfa Road but with longer elevations addressing Netherton Road to the north and Kirby Road to the south. The site is surrounded by residential property of two storey terraced nature. There has been recent development of residential property on the site adjacent to the east.

The site slopes slightly upwards when traversing in a west-east direction and is surrounded by railings of generally dilapidated nature.

Proposal

Erection of 16 dwellings following demolition of existing church

History

S/1991/0909 – Erection of a new entrance hall to the existing church and church hall premises – approved 16 January 1992.

Also of relevance is the recent (implemented) development as described on the adjacent site to the north east.

S/2004/1359 – Erection of 12 no. 2 storey dwellinghouses – approved 10 February 2005.

S/2005/0938 – Alternative to above – approved 20 October 2005.

Consultations

Highways Development Control – no objections subject to conditions including scheme for reconstruction of footways

Environmental Protection Director – contaminated land and piling conditions required

Merseyside Environmental Advisory Service – comments awaited

Environment Agency – condition required to guard against unexpected contamination.

Police Architectural Liaison – comments awaited

United Utilities – no objections subject to site being drained on separate system.

Neighbour Representations

Last date for replies: 10 December 2009

Press and Site Notice expiry 25 December 2009

One comment from 6 Kirby Road relating to scheme of demolition and ensuring no spread of noise and dust.

Policy

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

AD2	Ensuring Choice of Travel
AD4	Green Travel Plans
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
DQ4	Public Greenspace and Development
DQ5	Sustainable Drainage Systems
EMW1	Prudent Use of Resources
EP3	Contaminated Land
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas
H3	Housing Land Supply
NC2	Protection of Species
UP1	Development in Urban Priority Areas

Comments

The proposal is to develop the land in question for 16 residential dwellings. This would take place following the demolition of the existing church.

The scheme is 100% affordable and all dwellings will be built to Code 3 Sustainable Homes standard. The applicant will also seek to achieve Secured by Design (SBD). All dwellings are either 2 or 3 bedroom and add to the mix of development in the area.

The application links directly to planning permission S/2009/0555 for the change of use of the garage on Linacre Lane to a church, which is intended to be the long term location for the relocated church. However, this cannot occur without the delivery of a residential scheme at this site.

The congregation have been unable to worship in the existing church since 2004 and this currently takes place in the hall to the rear which in itself is in poor condition.

The potential for conversion has been investigated repeatedly but it is clear that from

a cost and practicality point of view, this would be difficult to achieve and the intended solution would appear acceptable in principle whilst achieving a range of design and regeneration objectives.

The site is 0.27 hectares giving a residential density of 59 dwellings per hectare.

The site design and layout is acceptable, providing for dwellings all addressing the street scene with secure front and back gardens to each. The layout closely follows that on the adjacent site granted permission in 2005. The pattern is of individual dwellings to Netherton Road, terraced dwellings to Kirby Road and a terrace fronting Monfa Road.

Corners are appropriately dealt with, with overlooking of public areas from side elevations, and there is clear ownership of corner sites and no areas potentially subject to long term maintenance issues. Discussion is ongoing with the applicants to fine-tune some of the boundary treatments, for example softening the higher walling to the Kirby Road/Netherton Road elevations. Further plans will be presented following the comments of the Police Architectural Liaison Officer.

The impacts for prospective and existing occupiers are exactly as per the approval referred to above. The layout clearly falls short of the normal standard of 21m interface distance outlined in the New Residential SPG. The separation distance between proposed dwellings is only 16m.

However, like the adjacent scheme, rooms are organised so that only bathrooms, halls and landings are facing to the rear at first floor level, which is considered acceptable and enables obscure first floor glazing to the rear of properties. The proposal therefore enables the prevailing pattern of built form to be continued,

It is accepted that not all gardens particularly to Kirby/Netherton Road achieve the full 70 square metre private garden space required, but where depth is limited, the width compensates and all properties have useable private space. There is a degree of weight to be attached to the fact that all properties have secure front gardens.

Concern has been expressed relating to demolition but the nature of the building is such that the materials are sufficiently valuable to warrant a very careful demolition. A Site Waste Management Plan (SWMP) is required by condition and will need to ensure that all materials are as far as practicable salvaged and reused in future development.

The scheme requires a Section 106 contribution towards trees and public greenspace. An indicative landscaping plan has been supplied to demonstrate the planting of 50 trees on site (16 x 3 plus 2 for the single tree to be removed). This would comply with Policy DQ3 subject to further clarification.

Under Policy DQ4 (greenspace) each dwelling will bring a requirement for a commuted sum contribution towards public greenspace. At 2009/10 rates, this amounts to £26,944, based on £1,684 per dwelling. A condition is attached to

secure this.

Conditions are attached to ensure that all dwellings are built to Code 3 level, and whilst the scheme is being proposed by a Registered Social Landlord (RSL), it is still the case given that 16 dwellings are provided that a minimum of 30% of these (5) must be affordable over the longer term and a condition is attached to that effect.

Reasoned Justification

The scheme complies with the aims and objectives of the Sefton UDP and having had regard to all other material planning considerations, the granting of planning permission is therefore justified.

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

Case Officer: **Steve Faulkner Telephone 0151 934 3081**