

Committee: **PLANNING**

Date of Meeting: **13 January 2010**

Title of Report: **S/2009/1030**
Land Adjoining 12 Banks Road, Southport
(Meols Ward)

Proposal: Erection of a dormer bungalow in the garden adjacent to no. 12 Banks Road

Applicant: Mrs N Grocott

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 Banks Road and does not cause harm to neighbouring properties and is therefore acceptable.

Recommendation(s) Approval

Justification

When assessed against the Development Plan and all other material considerations, particularly policies CS3, DQ1, H10 and Supplementary Planning Guidance 'New Housing Development', the proposal, by virtue of its siting, scale and appearance is acceptable as it responds harmoniously to the character of the street scene and does not cause harm to neighbouring amenity.

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. The two roof lights to the front elevation shall not be glazed otherwise than with obscured glass and fixed shut, and thereafter be permanently retained as such.
4. The first-floor window to the south west elevation serving the en-suite bathroom shall not be glazed otherwise than with obscured glass and top hung and thereafter be permanently retained as such.

5. L-4 Landscape Implementation
6. 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. To safeguard the amenities of occupiers of adjoining properties and to comply with polices CS3 and DQ1 of the Sefton Unitary Development Plan.
4. To safeguard the amenities of occupiers of adjoining properties and to comply with polices CS3 and DQ1 of the Sefton Unitary Development Plan.
5. RL-4
6. RX1

Drawing Numbers

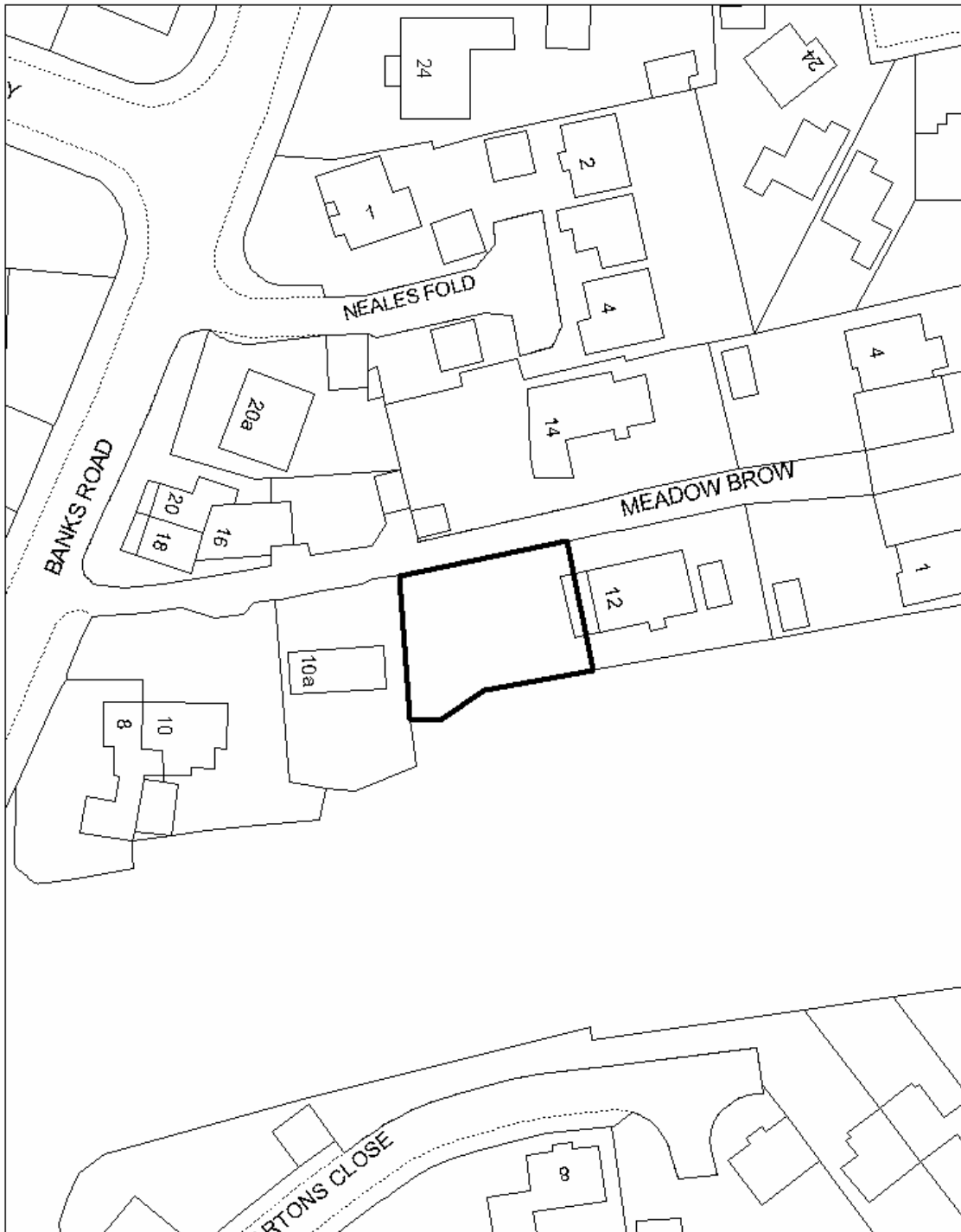
1990-10 C, 1990-11 A

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/2009/0672 Land Adjacent to 12 Banks Road Southport PR9 8JG OSGR: 337601, 420394		Sheets: 553D Area: 387 sqm	Standard Site Plan Scale: 1:2250 Date: 29/12/2009 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): Meols Postcode Sector(s): PR9 8 Polling District(s): VI Parish(es): None Found	

S/2009/1030

The Site

Land forming private amenity space to the side of Number 12 Banks Road that is accessed from the private road to the front with open land to the rear.

Proposal

Erection of a dormer bungalow in the garden adjacent to no. 12 Banks Road

History

S/2009/0672 – Erection of a dormer bungalow in the garden adjacent to no. 12 Banks Road. Withdrawn 8th October 2009.

Consultations

Highways DC – Despite the SPG ‘New Housing Development’ specifying an access road of 4.5 metres for a development of more than 5 homes, the existing access arrangement of a road 4 metres wide for much of its length has been in place for many years and there have been no recorded injury accident in the latest three year period. The addition of one further dwelling is unlikely to have any significant affect on the existing arrangements and as such there are no objections on the grounds of highway safety.

Environmental Protection Director – No objection to the proposal subject to the attachment of a condition to any approval.

Neighbour Representations

Last date for replies: 15th December 2009.

Representations received: Letter from 14 Banks Road objecting to the proposal on the grounds of highway safety through generation of additional traffic and that the property will be overbearing to the detriment of the character of the area and its relationship to neighbouring dwellings, while also causing harm to neighbouring amenity through overlooking of private amenity space.

Policy

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

AD2	Ensuring Choice of Travel
CS3	Development Principles
DQ1	Design
DQ3	Trees and Development
H10	Development in Primarily Residential Areas

Comments

As the application site lies within a Primarily Residential Area where the principle of residential development is acceptable subject to details.

The appearance of the proposed development accords with the existing property at Number 12 through matching eaves and ridge heights along with a rendered finish to external walls to echo that at Number 14 and 10a Banks Road.

The property will be forward of the front elevation of Number 10a by 2 metres to the garage, and by 4 metres at the front elevation. However, it is separated from this neighbouring dwelling by over 5 metres and is consistent with the positioning of Number 12.

Although the depth of the private space to the rear of the property is 4.5 metres, the use of a hit and miss timber boundary fence, and the views over open land to the rear, will ensure that harm will not be caused to the amenity of future occupiers in respect of the outlook from the habitable room windows. The private amenity space to the property is over 170 square metres in size and as such comfortably exceeds the minimum required by Supplementary Planning Guidance note 'New Housing Development'.

By virtue of the separation to Number 10a and the siting of Number 12, it is not considered that the first floor habitable room windows will cause harm to neighbouring properties through overlooking. The two skylights to the front roof slope are to be obscurely glazed and fixed shut so as to remove any harm to the amenity of the facing property, Number 14, through overlooking of private amenity space. A condition will be attached to approval to address this issue.

In addition, the window to the right hand side elevation at first floor level will be obscurely glazed and top hung, to be secured through condition, to minimise the potential harm to the amenity of Number 10a.

So as to accord with UDP policy DQ3, 3 (three) new trees are to be planted within the curtilage of the property.

After considering all of the above, it is considered that the proposal complies with the criteria of UDP policies CS3, DQ1, H10 and SPG New Housing Development as the proposal responds harmoniously to the character of the area and will not cause harm to the amenity of neighbouring residential properties or to the amenity of future occupiers.

As such, it is recommended that the application be granted consent with conditions.

Reasoned Justification

When assessed against the Development Plan and all other material considerations, particularly policies CS3, DQ1, H10 and Supplementary Planning Guidance 'New Housing Development', the proposal, by virtue of its siting, scale and appearance is acceptable as it responds harmoniously to the character of the street scene and does not cause harm to neighbouring amenity.

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

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