

Committee: **PLANNING**

Date of Meeting: **10 March 2010**

Title of Report: **S/2009/1133**
Land adjacent to The Croft 8 Thirlmere Road,
Hightown
(Manor Ward)

Proposal: Erection of one detached two storey dwellinghouse after demolition of existing detached garage and summerhouse

Applicant: Mr M J Williams

Executive Summary

The proposal is for a two-storey detached dwellinghouse within land to be severed from the side garden of 'The Croft', 8 Thirlmere Road. The plot benefits from outline approval for the erection of a two-storey dwelling and as such the key issues to consider are the scale and appearance of the proposed dwelling and its impact upon the character of the area. It is considered that the proposal responds harmoniously to the character of Hightown and should be granted consent with conditions.

Recommendation(s) Approval

Justification

The proposed replacement dwelling is appropriate in style, height, scale and massing to the street scene of Thirlmere Road and makes a positive contribution to the character of the surrounding area. The dwelling will not result in a significant loss of residential amenity of neighbouring properties by virtue of overshadowing or overlooking and complies with the Council's adopted policies CS3, H10 and DQ1.

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. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.
4. 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 three new trees to be planted;
 - ii) a schedule of implementation.
5. L-4 Landscape Implementation
 6. M-6 Piling
 7. No part of the development shall be brought into use until the existing vehicular access on to Thirlmere Road has been permanently closed off and the grass verge reinstated to match the existing. These works shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.
 8. No part of the development shall be brought into use until a means of vehicular and pedestrian access to the site has been constructed. These works shall be in accordance with details, which have been approved in writing by the Local Planning Authority.
 9. H-6 Vehicle parking and manoeuvring
 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. To prevent damage to the trees in the interests of visual amenity and to comply with policy DQ3 of the Sefton Unitary Development Plan.
4. In the interests of amenity and to comply with UDP policy DQ3
5. RL-4
6. RM-6
7. RH-1
8. RH-2
9. RH-6
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 for further information.
There are significant bands of peat deposits in Sefton and this development is in an area where these deposits may be substantial. Peat produces naturally occurring methane and carbon dioxide and if sufficient amounts of these gases are allowed to collect under or within a newly erected or extended building, there is a potential risk to the development and occupants.

Drawing Numbers

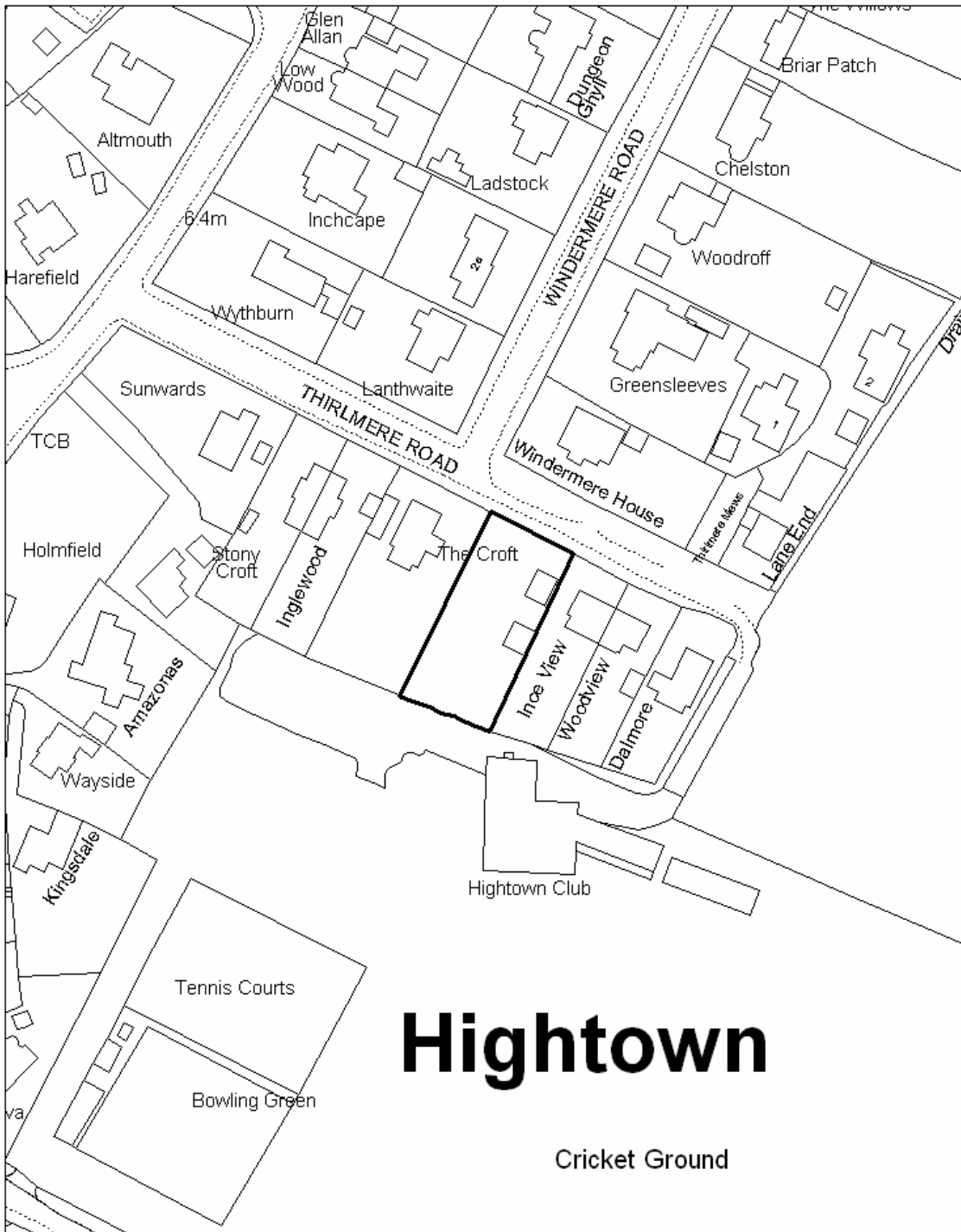
3617PL001, 002, 003, 004, 005, 006, 007, 008.

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



Hightown

Cricket Ground

Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>	S/2009/1133 Land adjacent to The Craft 8 Thirlmere Road Hightown L38 3RQ		Standard Site Plan Scale: 1:1250 Date: 23/2/2010 Drawn By: BBERT on
	OSGR: 330222, 403572	Sheet(s): 206A	
<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): Manor Postcode Sector(s): L38 3 Polling District(s): 111 Parish(es): Hightown C

The Site

The application site is to be severed from 'The Croft' Number 8 Thirlmere Road to provide a new site for residential development. The site at present forms part of the private amenity space to The Croft.

Proposal

Erection of one detached two storey dwellinghouse after demolition of existing detached garage and summerhouse

History

- S/2008/0944 – Outline Application for the erection of one detached dwelling on existing side garden. Approved 12 February 2009.
- S/1993/0409 – Single storey extension and conservatory to the rear of the property and covered walkway at side passage to dwelling house. Approved 19 July 1993.

Consultations

Environmental Protection Director – No objections to the proposal subject to a condition attached to any approval.

Highways DC - There are no objections in principle to building a separate detached dwelling on the existing garden area of the adjacent detached dwellinghouse. The existing vehicular access that serves this site will need to be closed off and the verge reinstated to match the existing. In addition a new vehicle crossing will need to be introduced in order to provide vehicular access to the proposed double garage and driveway. No objections to the proposal subject to the conditions attached to any approval.

Neighbour Representations

Last date for replies: 31st December 2009.

Ward Councillor Debi Jones has called in this application to be determined by Planning Committee.

Representations received: Letters of objection from Ince View, Lane End, 12 and 14 Thirlmere Road, Lanthwaite and Annisgarth on Windermere Road.

Points of objection relate to the scale and appearance of the proposed dwelling, particularly in its relationship to existing residential properties, in addition to non material considerations.

In addition a copy of a petition of 30 names has been received objecting to the proposal on the grounds that the modern design is out of character.

As expressed through informal correspondence, this petition has been supported by Councillor Jones. However a valid petition to speak has not been received at the time of writing, as a copy will not suffice for this purpose.

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
DQ1	Design
DQ3	Trees and Development
H10	Development in Primarily Residential Areas
H3	Housing Land Supply

Comments

This application was deferred at the February meeting because a petition of objection had not been reported.

The principle for the siting of a two-storey dwelling within this site has been established by the granting of outline approval S/2008/0944 with all matters reserved.

In light of the above, the main issues to consider in respect of this application are the impact upon the character of the area by virtue of the scale and appearance of the proposal and the impact upon the amenity of neighbouring residential properties.

Scale and Appearance

The application site lies within the established and traditional area of the suburban commuter town of Hightown east of the bisecting Northern railway line. The character of this area is detached dwellings with external finishes of render or facing brick with predominantly rosemary tiles to roofs. However, within this area and the wider Hightown settlement there are numerous architectural forms with different roof treatments and subsequent pitches that provide for a varying skyline.

The proposal as submitted differs from the indicative proposal that formed part of the outline planning approval, in that the Huf Haus, while contemporary in design, retained traditional features such as a dual pitched roof and gables front and rear, while this application presents a unique dwelling within Hightown, though individual details of this proposal are evident within existing residential properties.

While the proposal appears to depart from the existing residential dwellings, the use of common external finishes such as stone, render, brick and timber and its setting within the plot show clear consideration for the form and layout of properties within the area.

As evident from the submitted drawing 3617PL006 'Proposed Elevations' the proposal has a lower ridgeline than that at The Croft, by 3 metres, and that at Ince View, by 1 metre, which ensures that the property is not overbearing in its relationship to the adjacent properties.

The different elements of the proposal ensures that it does not present a flat and blank frontage to the highway, nor to the side elevations, while the use of a range of materials provides contrast and interest when viewed from the street.

The rear elevation has been designed to utilise the private amenity space to the rear, and in conjunction with new trees to be planted to comply with UDP policy DQ3, it will provide an attractive and useable area that will benefit future occupiers.

In respect of the appearance of the proposed dwelling, it is considered that the proposed two-storey dwelling is of a high quality of design as the various elements of the architect designed property respond well to each other as well as to the wider location therefore complying with the criteria of Unitary Development Plan policy DQ1.

Neighbouring Amenity

The proposal, while presenting a frontage of 19 metres, is modest in form, as it sits forward in the plot with a shallow first-floor in order to limit the potential for harm to the neighbouring property Ince View to the east with regards to outlook. Consideration is also given to the amenity of future occupiers of The Croft by ensuring a separation distance of more than 12 metres between the side elevation of the proposed dwelling and the principle elevation of the existing.

As the side elevations of the proposal do not have habitable room windows to the first floor this will further reduce the potential for overlooking, while the 1.8 metre high screens to the first-floor terrace will also address concerns of overlooking.

The front elevation is over 30 metres from habitable room windows to the side elevation of the facing property, Windermere House on Windermere Road, and as such will not cause harm to this neighbour, while to the rear are no residential properties.

In response to the objection from Lanthwaite on Windermere Road, the proposed dwelling will be over 45 metres from the nearest part of this residential dwelling and as such will neither overlook this neighbouring dwelling nor introduce a poor outlook.

Environmental Impact

It is noted that the proposed dwelling will incorporate the use of grey water storage, solar panels to assist heating and a mixture of double and triple glazing to retain heat. The agent states that the proposal will aim for level 4 or 5 in the Code for Sustainable Homes, the national standard for sustainable design and construction of new residential dwellings. This ensures that the proposal complies in full with the criteria set out within UDP policy CS3.

After considering the above, It is clear from the submitted Design & Access statement and the submitted elevations that great thought has been put into the scale and siting of this property with regards to minimising the impact of the dwelling upon the amenity of the properties to either side in addition to providing a uniquely designed property to the benefit of Hightown as a whole.

As such, it is recommended that as the proposal complies with Unitary Development Plan policies CS3, DQ1, DQ3, H10 and Supplementary Planning Guidance 'New Housing Development' it should be granted consent with conditions.

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

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