

Committee: **PLANNING**

Date of Meeting: **10 March 2010**

Title of Report: **S/2010/0021**  
**Land to rear 22 Heathfield Road, Birkdale**  
(Ainsdale Ward)

Proposal: Outline Planning Permission for the erection of a detached bungalow in the garden to the rear

Applicant: Mr & Mrs James & Hannah Talbot

### **Executive Summary**

This application is seeking outline permission for the erection of a detached bungalow in the garden to the rear. Matters included for consideration at this time are access, landscaping, layout and scale with the appearance of the dwelling being reserved for future consideration.

The main issues in the assessment of this application are the principle of development, the impact on residential amenity, compliance with tree planting policy and guidance on New Housing Development.

**Recommendation(s)                      Approval**

### **Justification**

The proposed dwelling is appropriate in terms of scale and layout, provides a good standard of accommodation, will not have a significant detrimental impact on amenity of neighbouring properties by virtue of overshadowing or overlooking and complies with the adopted policies CS3, DQ3 and H10. The granting of planning permission is therefore justified.

### **Conditions & Reasons**

1. T-2 Outline planning permission (Time Limit)
2. T-3 Reserved Matters (Time Limit)
3. The detailed plans submitted as reserved matters shall include a survey of existing and proposed ground levels, sections across the site and details of the finished slab level for the property.
4. M-6 Piling
5. H-2 New vehicular/pedestrian access
6. D-2 Restriction to bungalow (Outline)
7. R-2 PD removal garages/ extensions/outbuildings
8. L-4 Landscape Implementation
9. X1 Compliance

## **Reasons**

1. RT-2
2. RT-3
3. In the interests of privacy and neighbouring residential properties and to comply with Sefton UDP policy H10.
4. RM-6
5. RH-2
6. RD-2
7. RR-2
8. RL-4
9. 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.

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**

Development massing drawing received 25/02/10; Site layout received 24/02/10

## 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



Halsall Moss

<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/2010/0021 Land to rear 22 Heathfield Road Birkdale PR8 3DX OSGR: 332819, 413207	Standard Site Plan Scale: 1:1250 Date: 23/2/2010 Drawn By: EBERT on
	Sheets: 4060 Area: 1016 sqm	Ward(s): Ainsdale Postcode Sector(s): PR8 3 Polling District(s): R1 Parish(es): None Found

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## The Site

The site is an area of private garden in a backland location at the rear of 22 Heathfield Road. Access to the site is via an existing driveway immediately adjacent to and which serves the existing the semi-detached dwelling (no. 22).

## Proposal

Outline Planning Permission for the erection of a detached bungalow in the garden to the rear.

## History

None

## Consultations

**Highways Development Control** – The installation of the proposed new access will involve the removal and relocation of an existing lighting column on the highway. This will be at the expense of the applicant as well as the construction of the vehicular access. In view of this, there are no objections to this application subject to conditions relating to new vehicular / pedestrian access being created.

**Environmental Protection Director** – No objection in principle. Need piling condition.

## Neighbour Representations

Last date for replies: 3<sup>rd</sup> February 2010

Received: Three anonymous letters received from neighbours raising the following concerns:

- Proximity to boundary of neighbouring properties – effect on outlook
- Further loss of trees on site
- Site already operating a logging business and has caused noise and disturbance
- Will the accommodation on site proposed result in an intensification of the business use?
- Concern that the bungalow will become a dormer (as a staircase is shown on the plan) and therefore increase the size and height at a later date.
- Property values will reduce even though they know it is not a planning issue
- Loss of privacy for surrounding neighbours
- Difficult to assess impact when only approximate dimensions have been submitted
- Proposed dwelling should be sited in different position facing north which would prevent overlooking

## 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
DQ3	Trees and Development
H1	Housing Requirement
H10	Development in Primarily Residential Areas
L4	Regional Housing Provision

## **Comments**

The application is seeking outline planning consent for the erection of a detached dwelling at the rear of 22 Heathfield Road. Matters included for consideration at this time are access, landscaping, layout and scale. The appearance of the proposed dwelling is reserved for future consideration.

### **Principle**

The principle of the erection of a single dwelling on this site is acceptable on the basis that the site lies within a primarily residential area as identified on the adopted UDP proposals map and also that there is no current housing restraint mechanism in place. Policy L4 recommends that LPAs should monitor and manage the availability of land through development control decisions to achieve the housing provision requirement.

### **Layout**

The siting of the dwelling is proposed to be in the eastern corner of the site, closest to dwellings fronting both Heathfield Road and Carr Lane. This is to enable the applicant to still drive his business vehicle into the site and turn it to exit whilst still in forward gear which was a requirement of the site layout from the applicant's point of view. Concern has been raised by neighbouring properties that the proposed bungalow will be very close to the rear boundaries of their dwellings and as a result will have a detrimental impact on their outlook. When assessing this application, it was felt that the dwelling would be better sited more centrally within the site, away from the boundaries with surrounding dwellings. This is in order to protect the amenity of surrounding dwellings but also to enhance the amenity of potential occupants of the dwelling. Outlook from any windows on the elevations facing the neighbouring boundaries at close proximity is limited and would benefit from being further away from the boundaries.

An amended plan has been submitted showing the dwelling in a slightly different position but still in the eastern part of the site. The applicant has stated that this is the optimum siting of the dwelling for their purposes as they wish to retain sufficient space within the site to turn their business vehicle around and that it affords a reasonable spacing around the proposed dwelling.

Having considered the revised siting of the dwelling, it is accepted that the main habitable room windows all have reasonable outlook, and many of which have dual aspect in any case. The kitchen window is 5.5m off the boundary and as such has an appropriate level of outlook. The layout and siting of the dwelling is therefore considered acceptable.

### **Scale**

The application seeks consent for the erection of a single storey dwelling. The dwelling will be a true bungalow and conditions can be used to ensure that no dormer windows can be inserted without prior consent. The proposed eaves height of the dwelling is 2.15m with the maximum ridge height being 4.5m. This has been reduced slightly from the original submission.

Given the siting of the bungalow on the site it is considered that its scale and massing proposed is appropriate. The eaves height is only marginally higher than that of a standard garden fence that could be erected without consent and the ridge, at 4.5m high, and at a distance of 8 metres to the rear boundaries of the nearest neighbouring dwellings, is considered to also be appropriate. The scale of the dwelling will not cause significant detrimental harm to residential amenity in terms of overshadowing or overlooking given its limited height and that all windows are at ground floor. Rooflights will be inserted to enable the roofspace to be utilised for additional accommodation but the position of these will not be agreed until reserved matters stage.

### **Access**

Access to the proposed bungalow will be via an existing vehicular access at the side of no. 22 Heathfield Road. This access is currently used by the owner of the site and will continue to do so along with serving the new dwelling. The access fails to meet the recommended minimum distance of 3 metres from the side wall of adjacent residential dwellings on the basis that there is a window in the side elevation of no. 22 which serves the kitchen. However, a 2 metre high boundary wall is proposed to be erected between the existing dwelling and the access to the backland site. This wall was in situ at the time of the site visit and afforded sufficient protection of the amenity of the occupants of no. 22. Despite the access not strictly complying with the recommended distance set out in SPG it is considered on balance that the access is totally screened from no. 22 with the 2 metre high wall and as it will only be serving one bungalow, the level of noise and disturbance to the frontage dwelling is limited. The access is therefore considered to be appropriate in this instance.

### **Landscaping**

Policy DQ3 requires the provision of 3 new trees to be planted on site per new dwelling created and two new trees to be planted for every tree removed. In this case 5 new trees are required to be planted on the site. The site layout plan submitted shows 5 new trees to be planted which complies with this policy. In terms of other landscaping to the site, an amended plan has been submitted showing the detailed landscape proposals along the boundaries of the site which are to be enhanced by significant shrub planting which will afford screening to both neighbouring properties and proposed occupants of the dwelling. This is considered to be acceptable.

**Conclusion**

The principle of the erection of a true bungalow on this site is acceptable given it lies within a residential area. Whilst the access is close to the side of no. 22, it has been used for some time as an access serving the land to the rear which was used for storage for the owner's tree surgeon business and given the 2m high wall between the access and no. 22, the impact on amenity is not considered to be significantly detrimental. The appropriate level of tree planting and landscape enhancement to the boundaries has been proposed and the scale of the bungalow proposed is also appropriate in this location. The application therefore complies with the Council's adopted policies and is therefore recommended for approval.

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

Case Officer:                       **Mrs A Fortune     Telephone 0151 934 2208 (Wed,  
Thurs, Fri only)**