

Committee: **PLANNING**

Date of Meeting: **10 March 2010**

Title of Report: **S/2010/0058**  
**Land Adjacent 1 Blundell Grove, Hightown**  
(Manor Ward)

Proposal: Erection of a two storey detached dwelling and new boundary wall.

Applicant: Mr Kenneth Ball

## **Executive Summary**

This proposed two-storey dwelling within the curtilage of Number 1 Blundell Grove Hightown is appropriate in style, height, scale and massing to the street scene of Blundell Grove and makes a positive contribution to the character of the surrounding area. The dwelling will not result in a significant loss of residential amenity to neighbouring properties by virtue of overshadowing or overlooking and complies with the Council's adopted policies CS3, H10 and DQ1.

**Recommendation(s)                      Approval**

## **Justification**

The proposed replacement dwelling is appropriate in style, height, scale and massing to the street scene of Blundell Grove 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. The ground and first floor windows to the east elevation facing Number 1 Blundell Grove shall not be glazed otherwise than with obscured glass and top hung and thereafter be permanently retained as such.
3. 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.
4. 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
5. M-6 Piling
6. 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) existing and proposed levels or contours;
  - ii) proposed and existing services above and below ground;
  - iii) details of boundary treatments and hard surfaces;
  - iv) the location, size and species of trees to be planted;
  - v) the location, size, species and density of all shrub and ground cover planting;
  - vi) a schedule of implementation.
7. L-4 Landscape Implementation
  8. The development permitted by this planning permission shall not be started by the undertaking of a material operation as defined in Section 56(4) (a-e) of the Town and Country Planning Act 1990 until a Planning Obligation under Section 106 of the Town and Country Planning Act 1990 has been made and lodged with the Local Planning Authority and the Local Planning Authority has given its approval in writing. The planning obligation will provide that a commuted sum payment as required by Policy DQ3: Trees and Development of the Sefton Unitary Development Plan will be paid to the Local Planning Authority for amenity purposes.
  9. X1 Compliance

## Reasons

1. RT-1
2. To safeguard the amenities of occupiers of adjoining properties and to comply with policies CS3 and DQ1 of the Sefton Unitary Development Plan.
3. 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.
4. RH-2
5. RM-6
6. In the interests of visual amenity and to accord with Unitary Development Plan policy DQ3.
7. RL-4
8. To ensure that the development provides appropriate tree planting and complies with Policies DQ3 of the Sefton Unitary Development Plan.
9. RX1

## Drawing Numbers

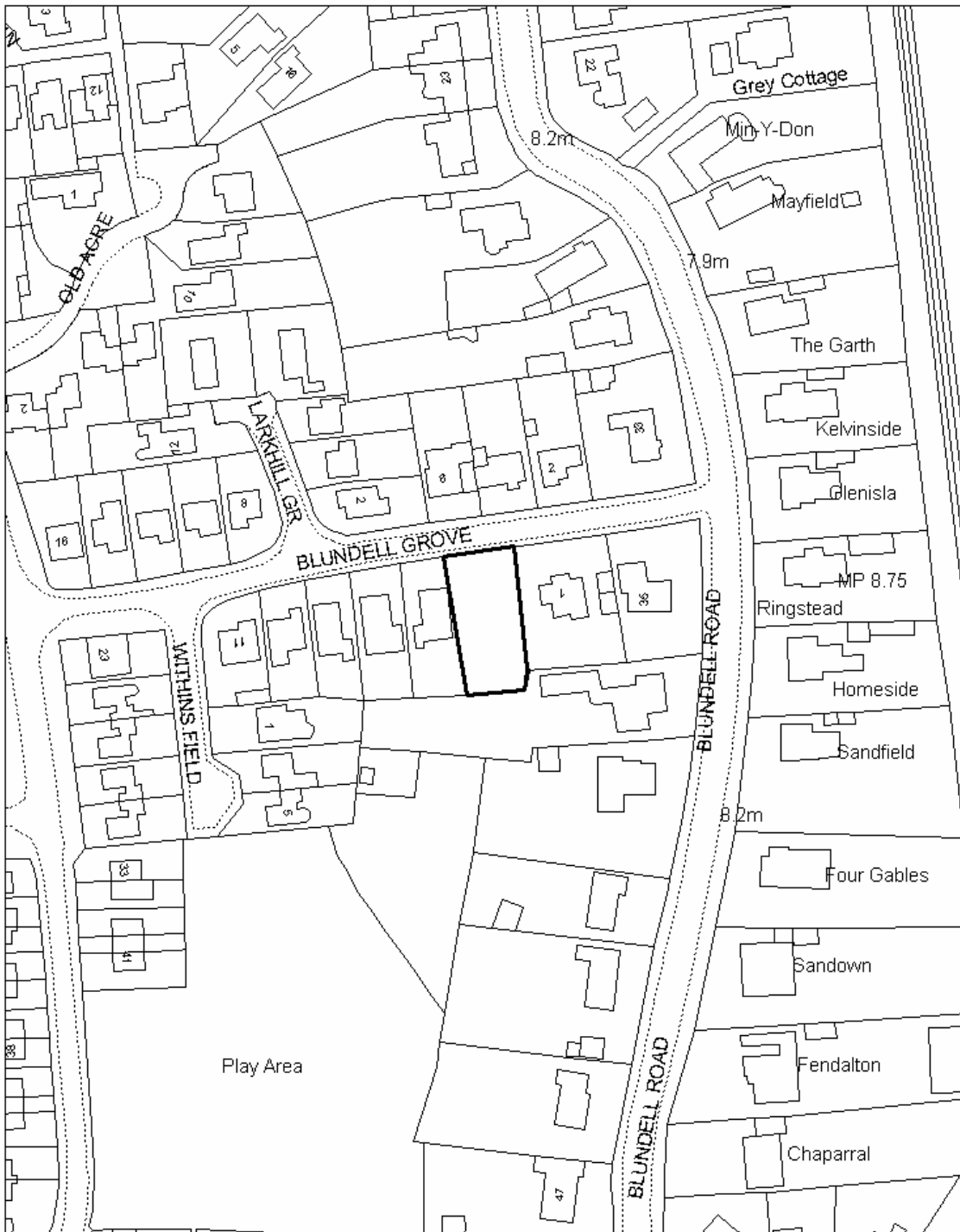
5809-1, 5809-2, 5809-3

## 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



**Sefton Council**  
**Planning & Economic**  
**Regeneration Department**  
 Andy Wallis - Director  
Planning & Economic Regeneration is part of the  
 Regeneration & Environmental Services Directorate

S/2010/0058  
 Land Adjacent  
 1 Blundell Grove  
 Hightown  
 L38 9EA  
 OSGR: 329956, 403153    Sheet(s): 205D    Area: 594 sqm

**Standard Site Plan**  
 Scale: 1:1250  
 Date: 23/2/2010  
 Drawn By: EBERT on

Ward(s): *Adaxor*  
 Postcode Sector(s): *L38 9*  
 Polling District(s): *20*  
 Parish(es): *Hightown Cg*

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## **The Site**

Land forming part of the side garden to Number 1 Blundell Grove, Hightown

## **Proposal**

Erection of a two storey detached dwelling and new boundary wall.

## **History**

None.

## **Consultations**

Highways DC – No objections to the proposal as the proposed boundary wall provides a satisfactory visibility splay. Request that conditions are to be attached to any approval.

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

## **Neighbour Representations**

Last date for replies: 11<sup>th</sup> February 2010.

Representations received: Letter of objection from Number 3 Blundell Grove. Points of objection relate to the impact upon Number 3 and local wildlife.

## **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
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas
H3	Housing Land Supply

## **Comments**

As the proposal site is within a Primarily Residential Area then residential development is acceptable so long as it responds harmoniously to the character of the area and does not harm neighbouring residential amenity.

## **Scale & Appearance**

The character of the adjoining Blundell Road is of detached two-storey dwellings, while to Blundell Grove it is a mixture of true bungalows and two-storey detached properties, the majority of which have resulted from post war housing development to the west of the site towards the coast. As such, the proposed two-storey detached dwelling is of a form that is consistent with residential properties within the area.

While the proposed dwelling does not echo the appearance of Number 1 Blundell Grove it is clearly evident that Number 1 Blundell Grove is a unique building, erected in 1936, of a style not evident within Hightown by virtue of its flat roofs. Although the replication of this form would not be out of character with the area, the proposed building is of a form that lessens the stark contrast between Number 1 and modern properties on Blundell Grove and should therefore be supported.

As is evident from site visit and from submitted drawing 5809-1, the road level increases from east to west, so that Number 1 is set at least 1.5 metres lower than the bungalow at Number 3. Furthermore, Numbers 3 - 7 Blundell Grove are set back from the highway within raised plots.

The sloping roof to the right hand side of the proposed dwelling shows clear consideration for the scale of the true bungalow at Number 3 with an eaves height lower than that of this neighbouring dwelling that is achieved through the increase in ground level. The sloping roof allows the 7.5 metre ridgeline to be set over 8 metres from the boundary to Number 3 thereby responding harmoniously to the appearance of the street scene.

The use of facing brick, render and interlocking roof tiles to the proposal reflect materials used within the locality, while the modest 1.5 metre boundary wall is of a size and scale commensurate with boundary treatments to Blundell Road and to Number 1 Blundell Grove.

Therefore the proposal will comply with SPG New Housing Development and UDP policies CS3, DQ1 and H10 in this regard.

### Residential Amenity

The first-floor windows to the east elevation will face on to the blank side elevation of Number 1, and while there aren't any windows to the first-floor of this property, the applications states that these windows are to be obscurely glazed, which will be ensured through a suitably worded condition.

In addition, the ground floor windows to the east side of the proposed dwelling towards Number 1 have the potential, by virtue of the ground levels of the respective plots, to give rise to overlooking to the detriment of the amenity of the occupiers of Number 1. As such, a suitably worded condition will be attached to ensure that all the windows to the ground floor east elevation are obscurely glazed and fixed shut/top hung.

The two skylights to the west elevation will serve the internal staircase and in addition to their height and positioning within the roof slope, they will not contribute to the loss of amenity to Number 3 by overlooking.

As Number 3 lies to the west of the application site they benefit from south facing rear gardens and as the bulk of the proposal is set away from the boundary it will not cause harm to the amenity of the neighbouring property through overshadowing the rear garden to an

unreasonable degree.

The proposal will have a garden depth of 14 metres from the principle rear elevation, which exceeds the requirement of Supplementary Planning Guidance 'New Housing Development' and will ensure that the first-floor windows to the rear elevation will not overlook the large garden to the rear of Number 37 Blundell Road to the south.

Therefore the proposal will comply with SPG New Housing Development and UDP policies CS3, DQ1 and H10 in this regard.

### Trees & Development

Following the submission of a tree survey and guidance from the Council's Tree Officer, it is clear that 14 (fourteen) trees are to be removed to enable development. None of these trees are of sufficient quality to require preservation. Replacement planting can provide appropriate provision for wildlife including red squirrels if appropriate species are chosen. So as to comply with Unitary Development Plan policy DQ3 where trees are to be removed to enable development they must be replaced on at least a 2:1 basis, in addition to the three new trees required per new residential dwelling. Therefore, a total of 31 (thirty one) trees are required on this site. Based upon the initial landscaping plan it is clear that this number cannot be wholly accommodated within the site and as such, the applicant will be expected to enter into a legal agreement to provide for off-site tree planting. This will be ensured through a suitably worded condition.

After considering all of the above it is recommended that the application be granted consent with conditions.

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