

Committee: **PLANNING**

Date of Meeting: **7 April 2010**

Title of Report: **S/2010/0065**  
**34 Ince Road, Thornton**  
(Manor Ward)

Proposal: Installation of a dwarf wall and railings to a maximum height of 1.8m and a new access gate to a maximum height of 1.7m to the front of the dwellinghouse

Applicant: Mr & Mrs Keegan

### **Executive Summary**

Having taken all of the above into account, I believe that this proposal, if allowed, would not result in significant harm to the character of the surrounding area. It is recommended that planning permission is granted subject to conditions.

**Recommendation(s)                      Approval**

### **Justification**

It is considered that this proposal, by reason of its siting and design, would have no significant detrimental affect on either the visual amenity of the street scene , on highway safety or on the amenities of the surrounding premises and therefore it complies with UDP Policy MD1.

### **Conditions**

1. T1 Time Limit - 3 years
2. X1 Compliance
3. The facing materials to be used in the external construction of this boundary shall match those of the existing building in respect of shape, size, colour and texture.
4. The soft landscaping scheme hereby approved shall be carried out within the first available planting season . Any plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.
5. The railings hereby approved shall be painted black within two months of the date of their erection and shall be maintained as such thereafter.

### **Reasons**

1. RT1
2. RX1
3. To ensure a satisfactory external appearance and to comply with Sefton UDP Policy MD1.
4. RL-4
5. In the interests of visual amenity and to comply with UDP Policy DQ1.

## **Notes**

## **Drawing Numbers**

Amended drawing submitted on 24th February, 2010.

## 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



<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/2010/0065		Standard Site Plan	
	34 Ince Road		Scale: 1:1250	
Thomton		Date: 19/3/2010		
L23 4UF		Drawn By: BBERT on		
OSGR: 333258, 401200		Sheets: 1696	Area: 690 sqm	
<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 Planning &amp; Economic Regeneration Department using MapInfo (Sefton Council Licence No. 100018192)</small>				
			Ward(s): Manor Postcode Sector(s): L23 4 Polling District(s): N5 Parish(es): Thornton C <sub>y</sub>	

This application has been called in by Councillor Barber.

S/2010/0065

## **The Site**

The site comprises a detached dwelling house in Ince Road, Thornton.

## **Proposal**

Installation of a dwarf wall and railings to a maximum height of 1.8m and a new access gate to a maximum height of 1.7m to the front of the dwellinghouse

## **History**

S/9888. Outline application for one detached dwellinghouse on land to be severed from side garden of 34. Approved.

S/9888/01. Detailed application for the above. Approved .

S/14857 First floor extension at side of the dwellinghouse. Approved.

s/1988/0009 Single storey extension at rear. Approved 21/3/1988.

S/2009/0108 Single storey extension at rear of the dwellinghouse. Approved.

## **Consultations**

Highways DC- No objections.

## **Neighbour Representations**

Last date for replies: 16/2/10. Three letters of objection from Nos 18, 27 and 29 Ince Road; wall and railings not compatible with the area. Also, a petition against the proposal consisting of 29 names.

## **Policy**

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

MD1 House Extensions  
DQ1 DESIGN  
SPG House Extensions

## **Comments**

The main issues to consider in relation to this application are the visual impact in relation to the existing street scene as well as any impact on the character of the surrounding area. The design of the wall will also be considered with regards to the existing dwelling.

The property subject of this application is a detached dwelling house in a row of similar dwellings in Ince Road, Thornton.

The proposal is for the installation of a dwarf wall and railings to a maximum height of 1.8m to the front of the dwelling house.

The road in which this property is situated sits adjacent to the Green Belt and appears very rural in character. In relation to this the majority of the properties within the road have mature high hedges that form the front boundary along this row. The hedge is therefore a constant feature within this road that provides a green lining and adds to the distinctive character of the area. The proposal would involve the removal of the existing hedge and provision of replacement planting behind the new wall / railings.

The design of the wall with a low dwarf wall and railings is in keeping with the style of boundary treatment which has been approved next door at No. 36. However the overall height of the wall proposed will be less than that approved at No36.

The SPG states that new walls and fences along front boundaries and in other prominent places should take account of the character of the area and the scale, design and materials used on other similar boundaries within the area. Often, a simple wall design is better than very ornate railings.

The planting of the new hedging behind the new wall/fence will help keep the rural character of the area and will therefore go some way to addressing the concerns of neighbours with the hedging being clearly visible within the street scene. The removal of the existing hedge does not require permission.

Having taken all of the above into account, I believe that this proposal, if allowed, would not result in significant harm to the character of the surrounding area. It is recommended that planning permission is granted subject to conditions.

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

Case Officer: **Mr P Negus Telephone 0151 934 3547**

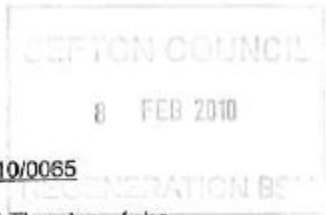
PN

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LEADER PETITION.  
TONY BOND  
27 INCE RD  
07814 079428

Ince Road,  
Thornton,  
LIVERPOOL  
L23 4UE  
3rd February 2010

Ms Susan Tydesley  
Team Manager Development Control  
Planning and Economic Regeneration Department,  
Sefton Council  
Magdalen House  
30 Trinity Road,  
BOOTLE  
Merseyside, L20 3NJ



Dear Ms. Tydesley,

Your Ref. S/2010/0065

Below, please find the comments of residents of Ince Road Thornton, (who are listed at the end of this document) regarding the application, referenced above.

We have the following comments regarding the Design and Access statement from the 'Craftsman Design Consultancy'

a) with regards to paragraph 2, we think our road has a rural feel, and we wish to maintain this feeling.

b) with regards to paragraph 3, 'the houses are mainly Edwardian' is not true. Of the 250 (approx) houses in the triangle of the A565 at ALDI's store to Jospice and back along Ince Road, Brooke Road and Virgins Lane, there is only ONE house, viz 'MAYFIELD' Ince Road, which is Edwardian.

We think that the writer of the Design statement is mixing up INCE ROAD THORNTON with Ince Avenue Crosby, which at the Manor Road end is predominately Edwardian.

c) with regards to paras 6 and 7,

i) we would like some indication of exactly where is the boundary between the affluent homes and the areas of social deprivation.

ii) Apart from the property next door, to the applicant, where are all the 'many high walls and fences in the surrounding area' which are mentioned?

M/S

iii) where did the applicant find that there is a direct correlation between 'areas of social deprivation' and the justification for replacing a hedge with iron railings?

We appreciate that the residents of No.34 might feel the need for improved security. If railings are felt to be the best option, would it be possible to situate them inside the present hedges so that the current general appearance will not be altered?

The houses with odd numbers, opposite the applicant, are in a 'Greenbelt'. We know that any proposals for any Development in a conservation (green belt) area (POLICY ENV26) are that the council will require development proposals to:-

i) conserve the essential elements which combine to give the area it's special character

ii) protect and enhance views in and out of the area, vistas within the area and the general character and appearance of the street scene and roofscape

and also use materials appropriate to the setting and context and which protect and enhance the character and appearance of the conservaton area.

d) with reference to paragraph 9:-

i) the so called lead set by No 36 Ince Rd should not be taken as any example. May we remind those who can inspect the plans for no 36 or remember them, that:

a) no plans were submitted before work was almost complete.

b) the completed work was not up to Sefton Councils standard.

c)the resident was forced to make substantial changes to get **retrospective planning permssion** for the work at the front of his property.

d) the finished result **does not fit in** with many residents idea of a semi-rural property.

e) the boundary wall (on No.36) is, we feel, **a poor compromise**. In our opinion, we who look at **this wall** every time we leave our home, find it does not enhance Ince Road one iota, and is **totally out of place** in this semi rural area.



Received by Section Council Planning & Economic  
 Regeneration Department - Bootle Office  
 Date - 8 FEB 2010  
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**GREEN BELT**

As the proposed application is on the opposite side of the road to 'green belt' properties, surely Policy GB4 might be contavened or compromised?

We understand that policy GB4 states that any development within the green belt, will only be acceptable when it does not detract from the visual amenity of the green belt. Please help us to maintain our great visual amenities here in Thornton.

**General**

We are not objecting to the residents at Number 34, making safe their house and cars. We hope that they can do this in a way that is totally environmentally and visually friendly.

We hope that this application, and our comments will be considered by a committee. We do hope that the members of that committee will come to Ince Rd, inspect the many varied properties built over the last 200 years, and see why the property recently extended and altered near to us, is at odds with the general ambience, and should not be used as an example for this and future applications.

Please address any mail to 27 Ince Rd. Thank you

Yours faithfully

<u>Name</u>	<u>Signature</u>	<u>House Number</u>
Mr A Bond.....	<i>A Bond</i>	27 Ince Rd.
Mrs M.A Bond.....	<i>M.A Bond</i>	27 Ince Rd.
Mrs B.A. Holgate.....	<i>B.A. Holgate</i>	25 Ince Rd.
Mr J. Scholes.....	<i>J. Scholes</i>	23 Ince Rd.
Mrs J. Scholes.....	<i>J. Scholes</i>	23 Ince Rd.
Mr N. McAteer.....	<i>N. McAteer</i>	32a Ince Rd.
Mrs I. McAteer.....	<i>I. McAteer</i>	32a Ince Rd.
Mrs A. Hagg.....	<i>A. Hagg</i>	30 Ince Rd X
Mr. M Hagg.....	<i>M. Hagg</i>	30 Ince Rd X