

Committee: **PLANNING**

Date of Meeting: **07 April 2010**

Title of Report: **S/2010/0171**  
**36 Litherland Park, Litherland**  
(Ford Ward)

Proposal: Conversion to 5 no. apartments including the erection of a part two and a half - part two storey extension to the side and two storey extension to the rear, new basement access and car parking to the rear

Applicant: Mrs S Stockton

## **Executive Summary**

This application concerns the conversion and extension of a large semi-detached property to provide 5 apartments. Issues include the principle of the development together with the scale, siting and design of the extension, the effects on residential amenity, highway safety and the character of the area as well as tree issues.

**Recommendation(s)**                      **Approval**

## **Justification**

The proposal is acceptable in principle and in terms of the scale, siting and design of the extension and the proposed scheme will not have a detrimental impact on the character of the area, on residential amenity, on highway safety and on tree considerations, therefore approval is recommended.

## **Conditions**

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. S106 Agreement
4. M-1 Materials (matching)
5. M-3 Obscure Glazing
6. M-6 Piling
7. L-3 No felling
8. Landscaping (scheme)
9. L8 Landscape Implementation
10. H-6 Vehicle parking and manoeuvring
11. H-7 Cycle parking

## Reasons

1. RT-1
2. RX1
3. R106
4. RM-1
5. RM-3
6. RM-6
7. RL-3
8. RL-3
9. RL1
10. RH-6
11. RH-7

## 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.

## Drawing Numbers

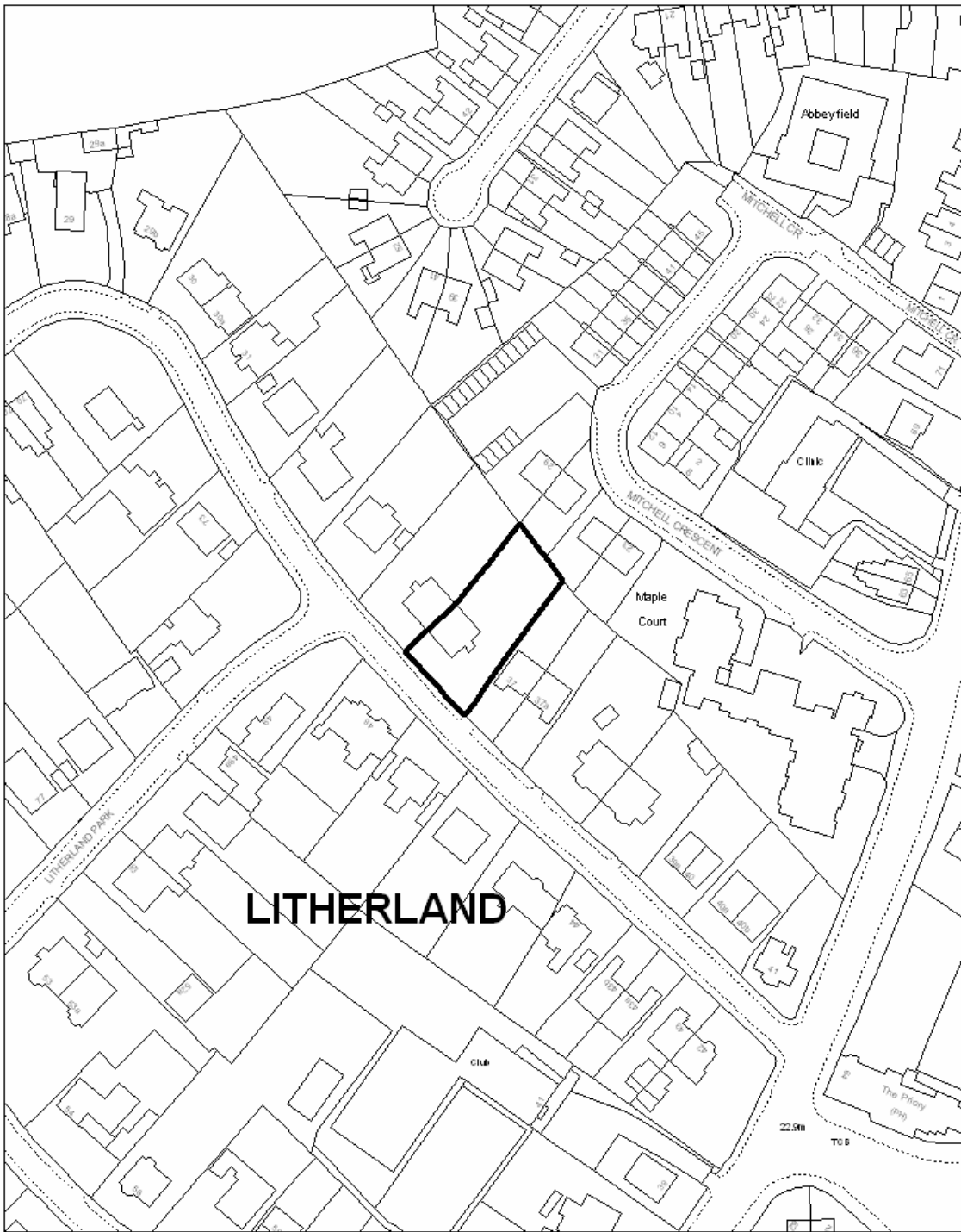
01, 02, 03, 04, 05, 06, 12, 13, 14, 15, 16 & 17 received 5/2/10, 08A, 09A, 10A & 11A received 18/3/10 and 07B received 19/3/10

## 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



# LITHERLAND

<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/2010/0171		Standard Site Plan	
	36 Litherland Park Litherland L21 9HP OSGR: 333789, 397917		Sheets: 89C	Area: 810 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 Stationary Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. 1000181921</small>			Scale: 1:1250 Date: 19/3/2010 Drawn By: BBERT on <div style="text-align: right;">  </div>	
			Ward(s): Ford Postcode Sector(s): L21 9 Polling District(s): F3 F1 Parish(es): None Found	

## **The Site**

The site contains a large semi-detached property situated in Litherland Park. The property is presently divided into 7 bedsits over three floors with the basement rooms used as storage space. There is an existing vehicular access point adjacent 37 Litherland Park and parking space for cars at the side of the existing property.

The site is surrounded by residential properties of various styles.

## **Proposal**

Conversion to 5 no. apartments including the erection of a part two and a half - part two storey extension to the side and two storey extension to the rear, new basement access and car parking to the rear.

## **History**

S/2003/0245 Outline application for the erection of one detached dwellinghouse on land to be severed from no. 36 including the erection of a rear conservatory. Refused 9/5/03

## **Consultations**

Environmental Protection Director – no objection subject to standard piling condition.

Highways Development Control – no objections; access and parking arrangements are acceptable; cycle parking for residents is acceptable although a single Sheffield stand for visitors is required. Conditions required to control vehicle parking areas and cycle parking provision plus address informative needed.

## **Neighbour Representations**

Last date for replies: 10/3/10

A petition containing 28 signatures as well as individual letters have been received from 35, 37 and 47 Litherland Park and 27 and 29 Mitchell Crescent.

Objections relate to overshadowing, overlooking and overbearing impacts of the extension; noise, disturbance and pollution from rear car park; security issues; insufficient off-street parking provided leading to further congestion and danger in Litherland Park; additional tree planting will cause further nuisance, overshadowing and hazardous conditions; extension will spoil views; stress during construction work; sufficient apartments in the area; drainage queries; protected tree removed.

## **Policy**

The application site is situated in an area allocated as 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
MD1	House Extensions
MD2	Conversion to Flats

## Comments

The main issues to consider are the principle of the proposal, the scale, siting and design of the extension, the effects on residential amenity for existing and proposed residents and on the character of the area, impact on highway safety, as well as tree issues.

The property lies within a residential area and has been in use as bedsits. UDP Policy MD2 advises that buildings proposed for conversion to flats should have 4 or more bedrooms which is the case here. The proposal for flat conversion is considered acceptable in principle.

The existing building measures 9.6m wide by 9.8m deep. The proposed extension has an overall frontage width of 7.5m although this is a maximum width as the extension tapers towards the rear due to the shape of the site. The extension is divided into a 2.5 storey height extension (2.6m wide) directly adjacent the existing building with the remaining element of the extension lowered to 2 storeys in height. Both elements of the side extension are stepped back from the front of the existing building. The extension extends the full depth of the existing building and projects 3m beyond the rear wall of the existing property closest to 37 Litherland Park. The 2 storey extension wraps around the rear of the property where it projects 4m from the existing rear elevation. This extension is 6m away from the attached semi, 35 Litherland Park.

The size, scale and mass of the extension are considered appropriate in the context of the existing building. It has been designed as a subordinate element to the existing building and incorporates features which are in keeping with the existing design of the property including matching facing and roofing materials, matching brick feature panel, and matching window style on the front elevation including a ground floor bay window.

The size, scale and siting of the proposed extension satisfy SPG advice on house extensions and are considered acceptable in terms of their direct overshadowing and overbearing impacts on adjacent residents. Windows to the side elevation of the extension are to be fitted with obscure glass and a condition can be imposed to restrict these to fixed windows in order to protect the privacy of adjacent residents.

The proposal to convert and extend the property from 7 bedsits to 5 two bedroom flats is not considered detrimental to the character of the area and unlikely to cause any significant additional harm to surrounding residents.

Each of the proposed flats contains two bedrooms and a floor area exceeding 57 sqm which satisfies guidance contained in Sefton's Interim Planning Guidance: New Housing in South Sefton. The rear garden will provide an area of outdoor amenity space exceeding 180 sqm which exceeds the guidance of 30 sqm per unit.

The initial submission included an additional flat within the existing basement area of the property. This was considered unacceptable and failed to comply with SPG guidance for flat conversions due to the poor outlook for residents within the basement area. This area will now be used for storage purposes for the residents.

The proposal involves the provision of one car parking space per flat within the site.

Highways Development Control are satisfied with this level of parking provision and with the access arrangements. Cycle parking provision for residents in the form of a covered cycle store is acceptable and amended plans have been provided showing a cycle stand adjacent the front entrance for use by visitors to the site.

Adjacent residents are concerned about noise, disturbance and pollution caused by cars parking in the rear garden. However, this part of the proposal is considered acceptable and it is not felt that residents will suffer a significant loss of amenity through an extension of the existing parking area to accommodate 5 laid out parking spaces. Similarly, issues of security are not considered to be significantly different to the present situation.

With regards to tree issues, Policy DQ3 requires the provision of 3 new trees per dwelling created. This equates to a total of 12 new trees for the 4 additional units of residential accommodation created by the development. The applicant proposes to plant 6 new trees in the rear garden and to pay a commuted sum via a legal agreement to enable the planting of the remaining 6 trees in the vicinity of the site. The commuted sum will be  $6 \times \text{£}460.40 = \text{£}2762.40$ .

A tree has been removed from the side garden in order to facilitate the extension but records show that this tree was not subject to a Tree Preservation Order.

## **Reasoned Justification**

The proposal is acceptable in principle and in terms of the scale, siting and design of the extension and the proposed scheme will not have a detrimental impact on the character of the area, on residential amenity, on highway safety and on tree considerations, therefore approval is recommended.

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

Case Officer: **Mrs D Humphreys Telephone 0151 934 3565 (Tue, Thu & Fri)**



B E Webster  
37 Litherland Park  
Litherland  
Liverpool  
L21 9HP  
01519201800  
brian.e.webster@openreach.co.uk

PLANNING REF: S/2010/0171  
DATE 04/03/2010

To Whom It May Concern:

I am writing to you with my planning objections, I have to the planning application submitted S/2010/0171 for the new extension to the side and rear of 36 Litherland Park including the car park in the garden. There has been a planning application at this property before that has been refused by Planning Committee S/2003/0245 on 08/05/03. I will be submitting a petition backed by a councillor. I object for the following reasons to the:

Conversion to 6 no. apartments including the erection of a part two and a half - part two storey extension to the side and two storey extension to the rear, new basement access and car parking to the rear.

- 1: LIGHT.
- 2: NOISE POLLUTION AND DISTURBANCE.
- 3: SECURITY

1: LIGHT.

I strongly object to the size, height and close proximity of the new extension and think this would have an overbearing presence that would dominate the side of my house. This would make the side of my house very dark. There are windows to the hall, bathroom and kitchen on the side of the house that would lose all of the afternoon sun light. I also think the height and location of the windows in the new extension are at a very obtrusive angle looking down into the hall and bathroom even though there is frosted glass to be put in the windows they will not always be shut in the flats. I would find this not acceptable. I would also lose a significant amount of light to the rear garden with long shadows reaching the end of my garden especially through the winter months as the sun is lower in the sky and we are not south facing. Having two small children that enjoy the garden all year round and a lot of plant life that might suffer I also think this is unacceptable.

2: NOISE POLLUTION AND DISTURBANCE

I strongly object to the car park to the rear of 36 Litherland because of noise, disturbance and pollution. Cars driving down the side of my house to access the car park twenty-four hours a day, all year round is not acceptable. The noise of car engines revving in the morning, late evening and weekends and cars driving up and down the access road, car doors banging, car alarms going off, car headlights glaring through the fence and people talking all hours of the day and night would be a major disturbance. I would find the tranquillity of my back garden disturbed and think that this amount of noise pollution is unacceptable. I have two small children with bedrooms at the rear of my property and think this would also upset their sleep patterns.

3: SECURITY

I strongly object to the car park to the rear of 36 Litherland Park because this will have a major security impact on my family, and all the other residents that adjoin the garden to the side and rear of 36 Litherland Park. All of whom I have contacted and all have the same concerns. A dark



secluded car park will attract thieves. The fences and walls that separate all the properties are not that high, and any one can look over into all the adjoining properties and my kitchen and conservatory. Not knowing who is permitted in the car park twenty-four hours a day would leave my family feeling very threatened and insecure. I would have to fit extra security devices to the fence and house, at my expense to make me feel remotely secure. I don't know of any other car parks to the rear of any properties in Litherland Park and hope this isn't the first.

Summary

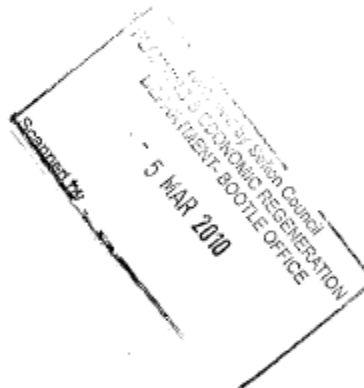
I am fully opposed to the

Conversion to 6 no. apartments including the erection of a part two and a half - part two storey extension to the side and two storey extension to the rear, new basement access and car parking to the rear.

I hope that all my planning objections and the neighbor's of the surrounding properties can be considered.

Yours sincerely

*BE Watts*



## PETITION

PLANNING REF S/2010/0171

36 LITHERLAND PARK L219HP

PETITION AGAINST THE ERECTION OF A NEW EXTENSION TO ACCOMMODATE 2  
NEW FLATS TO THE SIDE AND REAR OF 36 LITHERLAND PARK  
AND A CAR PARK AT THE REAR IN THE GARDEN

Received by  
 Planning & Economic  
 Development South  
 5 MAR 2010

PRINT NAME	ADDRESS	SIGNATURE
E. WEBSTER	37 LITHERLAND PARK L21	E Webster
BE WEBSTER	37 LITHERLAND PARK L21	BE Webster
G BRADGERT	37A LITHERLAND PARK L21	G Bradgert
G Kump	35 LITHERLAND PARK	G Kump
N. RUMSBY	35 Litherland Park	N. Rumsby
J. ORR	47 LITHERLAND PARK	J. Orr
D ORR	47 Litherland Park	D Orr
C STANGE	46 LITHERLAND PARK	C Stange
N. SIZEL	39a Litherland Park	N. SIZEL
M. SIZEL	39a Litherland Park	M. SIZEL
D ELLIS	40 Litherland Park	D Ellis
C BORLAND	40A " "	C Borland
P T. PORTER	23 MITCHELL CRESCENT	P. T. Porter
A Porter	11 " "	A Porter
P J PORTER	11 " "	P. J. Porter
FAY STROM	43B LITHERLAND PK	Fay Strom
J. SWANN	43 LITHERLAND PK	J. Swann
T SWANN	" "	T Swann
L SWANN	" "	L Swann
A SWANN	" "	A Swann
D PHILLIPS	25 MITCHELL CRESCENT	D Phillips
E PHILLIPS	27 " "	E Phillips
		E. A. Luskow
K. T. BUCK	41, NORWOOD AVE	K. T. Buck
G. BUCK	41, NORWOOD AVE	G. Buck
E SEANOR	4 LITHERLAND PARK	E Seanor
M DEAN	4A LITHERLAND PK	M Dean
B. Webster	148 HUTTON HILL RD	B. Webster
S. JENSEN	112 SONNICK AVE	S. Jensen

3/3/10.  
 Ch. Kevin Mackey.