

Committee: **PLANNING**

Date of Meeting: **07 April 2010**

Title of Report: **S/2010/0060**
154A Sussex Road, Southport
(Norwood Ward)

Proposal: Erection of a three storey block containing 10 self-contained flats

Applicant: Mr P Halsey Broadley Developments Limited

Executive Summary

The proposal seeks to develop this site on Sussex Road for 10 flats in total, two more than already approved. The previous permissions have been for a mix of flats and residential dwellings, but the new proposal seeks to add a further two flats.

The issues relate to design, the implications for highway safety and the amenity of existing and prospective residents.

Recommendation(s) Approval

Justification

The scheme complies with the aims and objectives of the Sefton UDP and, in the absence of all other material planning considerations, the granting of planning permission is therefore justified.

Conditions

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. S-106 Standard S106
4. M-2 Materials (sample)
5. M-3 Obscure Glazing
6. M-4 Window Details
7. L-4 Landscape Implementation
8. L-5 Landscape Management Plan
9. H-6 Vehicle parking and manoeuvring
10. H-7 Cycle parking
11. M-6 Piling
12. Con-1 Site Characterisation
13. Con- 2 Submission of Remediation Strategy
14. Con-3 Implementation of Approved Remediation Strategy
15. Con-4 Verification Report
16. In the event that previously unidentified contamination is found at any time

when carrying out the approved development immediate contact must be made with the Local Planning Authority and works must cease in that area. An investigation and risk assessment must be undertaken in accordance with the requirements of condition 12, and where remediation is necessary a remediation scheme must be prepared in accordance with the requirements of condition 13, which is subject to the approval in writing of the Local Planning Authority.

Following completion of the remedial works identified in the approved remediation strategy a verification report must be prepared, which is subject to the approval in writing of the Local Planning Authority in accordance with condition 15 above.

17. H16 Bin Store

Reasons

1. RT-1
2. RX1
3. RS-106
4. RM-2
5. RM-3
6. RM-4
7. RL-4
8. RL-5
9. RH-6
10. RH-7
11. RM-6
12. RCON-1
13. RCON-2
14. RCON-3
15. RCON-4
16. RCON-5
17. To ensure appropriate provision for the storage of bins for waste and recycling and to comply with Sefton UDP Policy CS3.

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.

Unless otherwise agreed by the Local Planning Authority, development other than that required to be carried out as part of an approved scheme of remediation

must not commence until the conditions above have been complied with. If unexpected contamination is found after development has begun, development must be halted on that part of the site affected by the unexpected contamination to the extent specified by the Local Planning Authority in writing, until that condition has been complied with in relation to that contamination. Contaminated land planning conditions must be implemented and completed in the order shown on the decision notice above.

Drawing Numbers

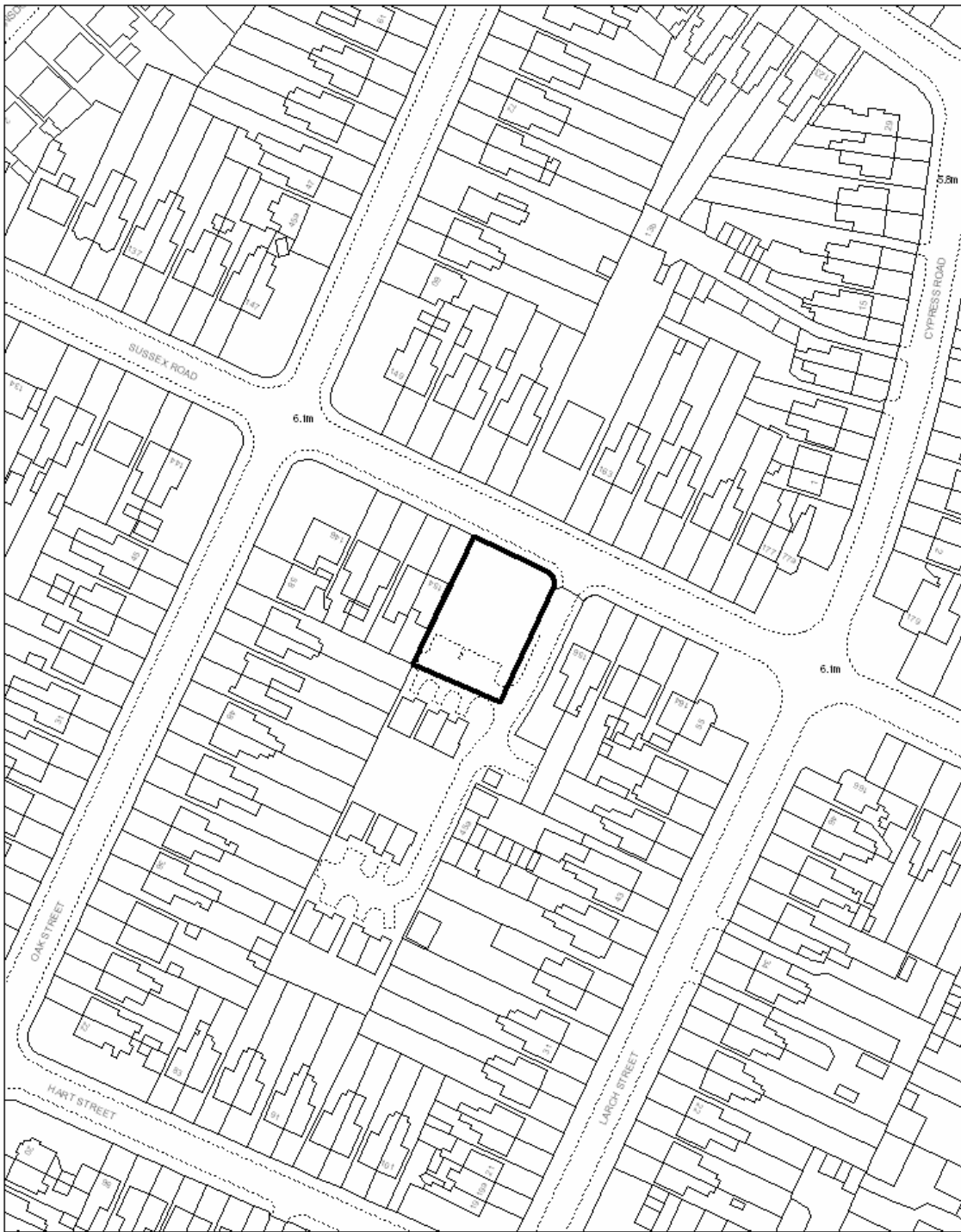
Location plan, Site plan, Elevations TBC.


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



 Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>	S/2010/0060 154A Sussex Road Southport		Standard Site Plan Scale: 1:1250 Date: 19/3/2010 Drawn By: BBERT on
	OSGR: 335341, 416729	Sheets: 4/1A	Area: 842 sqm

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S/2010/0060

The Site

The application site is part of a former car wash on which planning permissions have been granted for a mix of development in the form of dwellings and flats. The area is otherwise largely residential in character but lines a busy route into Southport town centre.

Proposal

Erection of a three storey block containing 10 self-contained flats

History

The following recent applications are of most relevance.

S/2004/0971 – Outline application for the erection of 4 blocks of two storey dwellinghouses (11 in total) after demolition of existing premises – refused 21 October 2004.

S/2005/0407 - Erection of a 2 detached and 8 semi-detached dwellinghouses and a detached 3 storey block of 8 self-contained flats after demolition of the existing premises – approved 30 June 2005.

S/2006/0651 - Erection of a 2 detached and 8 semi-detached dwellinghouses and a detached 3 storey block of 8 self-contained flats after demolition of the existing premises (alternative to S/2005/0407) – approved 24 August 2006.

Consultations

Highways Development Control – no objection subject to conditions

Environmental Protection Director – no objection subject to conditions including contaminated land and piling

United Utilities – no objection subject to site being drained on a separate system, with foul drainage

Merseyside Fire Service – no objection

Neighbour Representations

Last date for replies: 15 February 2010

Letters from 41 Larch Street, 157 and 165 Sussex Road, on the following grounds:

Concerns over previous unauthorised piling,
Concerns over traffic congestion,
Building height and scale out of character with area,
Loss of privacy for residents opposite.

Policy

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

AD2	Ensuring Choice of Travel
CS1	Development and Regeneration
DQ1	Design
DQ3	Trees and Development
DQ4	Public Greenspace and Development
EP3	Development of Contaminated Land
EP6	Noise and Vibration
H10	Development in Primarily Residential Areas
H11	Mixed Use Developments Incorporating Housing
H3	Housing Land Supply

Comments

The proposal seeks to build 10 flats on the site in the area which currently has approval for 8. The dwellings to the rear have been completed.

The application site when added to the area previously constructed amounts to 0.39 hectares. The density of this scheme therefore equates to approximately 51 units per hectare. Policy H8 in the UDP indicates that proposals for new residential development should contribute to the efficient use of land by encouraging development at a net density of between 30 and 50 dwellings per hectare. The density of the scheme exceeds this by a marginal amount, but keeps within the existing approved built form envelope and is therefore acceptable.

The development would result in a building of identical scale to that already approved, but of significantly improved design, with bay features provided to respect the classic Victorian style of other nearby property. It would to a degree be seen as taller than those either side, but the eaves heights are consistent and the additional height is from the roof pitch, which has been partly hipped to reduce its impact.

The new flats retain a metre spacing to the boundary and though there are some windows in the side of no. 154, these are secondary windows contained in the kitchen of this property, which has rear facing windows projecting beyond the main rear elevation of the flat block. This property should suffer no loss of light. The side facing windows in no. 156 are in the applicants control but would have no loss of outlook as the flat building does not directly align.

SPG on New Housing Development identifies acceptable distances between access roads and residential properties. This indicates that there should be a minimum separation distance of 6 metres between side facing habitable room windows in the existing house at 156 Sussex Road and the new access road. This distance is required to prevent disturbance to the properties at the front of backland sites.

There is no direct overlooking or loss of privacy to dwellings opposite; this is due to the 30 metre distance between property frontages. The provision of frontage

windows is entirely consistent with the prevailing street pattern.

The required separation distances between the access and the windowed elevation (6 metres) and the blank side elevation (4 metres) are achieved. On this basis it is considered that an acceptable level of residential amenity remains for the occupiers of no. 156.

The scheme gives rise to 290 square metres of outdoor amenity space, all at the property frontage. This is 10 square metres below that are usually required, but it is not considered to be a basis for refusing planning permission.

The breakage of the bays into the eaves will assist in disguising the height increase and a glazed entrance feature is proposed which will offer an excellent street scene appearance.

Access is to be derived adjacent to the side elevation of no. 156. The development is designed specifically to enable one cycle space per flat; and Sheffield Stands are provided adjacent to the entrance to the building. These measures significantly assist in encouraging residents to take up additional choices of travel.

The need for bin storage has not been ignored and the proposal makes appropriate provision for two large euro refuse bins and an equivalent recycling facility to the rear of the premises away from obvious street scene view.

The scheme does not bring additional greenspace requirements as it in its own right, it is not for more than 5 additional dwellings. The applicant has contributed a total of £26,497.44 towards greenspace provision via the approvals already granted.

In terms of tree provision, a total of 12 trees are provided within the red line area, but in keeping with the overall scheme requirements including the dwellings built, 60 are required and 54 provided giving rise to a shortfall of six. It is not considered that these can be provided on site.

At 2009/2010 rates, a total of £2,682 (£447 per tree) is required by Section 106 Agreement and in compliance with Policy DQ3. The applicant is agreeable to this payment.

The Planning and Economic Regeneration Director recommends that the application be approved.

Reasoned Justification

The scheme complies with the aims and objectives of the Sefton UDP and, in the absence of all other material planning considerations, the granting of planning permission is therefore justified.

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

Case Officer: **Steve Faulkner Telephone 0151 934 3081**