

Committee: **PLANNING**

Date of Meeting: **07 April 2010**

Title of Report: **S/2010/0305**  
**Crosby Lakeside Centre Cambridge Road,**  
**Waterloo**  
(Church Ward)

Proposal: Construction of a roof top extension

Applicant: Sefton MBC Leisure Services FAO Alistair Robertson

### **Executive Summary**

This application concerns a small extension to the Crosby Lakeside Centre to provide a common room for visiting groups, infilling at first floor level. The issues concern the principle of extension in greenspace and the design of the proposal in relation to the existing building and streetscene.

**Recommendation(s)                  Approval**

### **Justification**

The proposed development is acceptable in principle as a minor development directly related to the existing use of the site. The design continues the theme of the main building and is in keeping. Taking these and all other material considerations into account, the proposal complies with UDP Policies.

### **Conditions**

1. T-1 Full Planning Permission Time Limit
2. M-1 Materials (matching)
3. X1 Compliance

### **Reasons**

1. RT-1
2. RM-1
3. RX1

### **Notes**

### **Drawing Numbers**

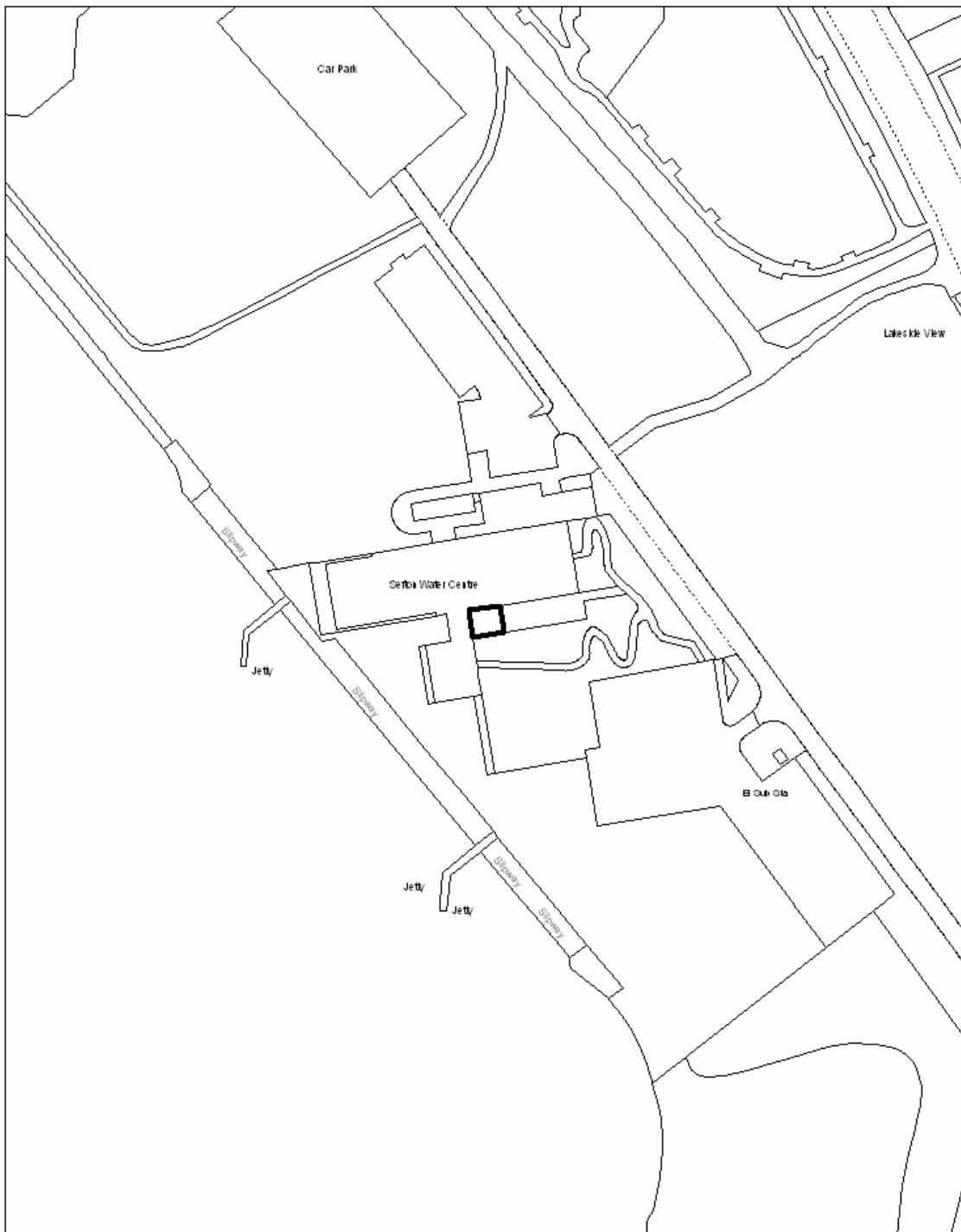
3673/SK01, 02

## 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/2010/0305 Crosby Lakeside Centre Cambridge Road Waterloo		<b>Standard Site Plan</b> Scale: 1:1250 Date: 23/5/2010 Drawn By: BBERT on
	OSGR: 331777, 397571	Elect(s): 87C	Area: 58 sqm

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S/2010/0305

## **The Site**

This application concerns the new Crosby Lakeside adventure centre.

## **Proposal**

Construction of a roof top extension

## **History**

The most relevant to this application are :-

S/2006/0898- Outline application for the erection of one and two storey buildings for use as water sports centre, conference facilities, café and accommodation after demolition of the existing building. Withdrawn 07/12/2006

S/2006/1133 - Outline application for the erection of one and two storey buildings for use as water sports centre, conference facilities, café and accommodation after demolition of existing buildings. Approved 26/01/2007

S/2007/0722 - Reserved matters application for the external appearance, landscaping and layout for Sefton Water Centre and associated uses, which include: an 80 seat café, conference facility, 14 twin bedrooms and two flexible family rooms, classroom facility, gym, wet and dry changing facilities, boat storage and workshop for new and existing users of the lake. Approved 20/09/07

S/2007/1130 reserved matters application for the external appearance, landscaping and layout for Sefton Water Centre and associated uses, which include an 80 seat café, conference facility, 14 twin bedrooms and two flexible family rooms, classroom facility, gym, wet and dry changing facilities, boat storage and workshop for new and existing users of the lake. (Alternative to S/2007/0722, approved 20/09/2007). Approved 14/02/2008

## **Consultations**

Awaited

## **Neighbour Representations**

Last date for replies: 03/04

Comments received from 61 Moss nook Burscough Bridge, 1 Lakeside view and 28 Bath street concerned that the centre is a 'white elephant', that the roof has not been finished properly and that the application and proposed materials are of poor quality.

## **Policy**

The application site is situated in an area allocated as Urban Green Space and within the Coastal Planning Zone on the Councils adopted Unitary Development Plan.

CPZ1 Development in the Coastal Planning Zone

CPZ4 Coastal Park

CS3 Development Principles

DQ1 Design  
DQ3 Trees and Development  
G1 Protection of Urban Greenspace

## Comments

This a minor addition to the recently constructed Crosby Lakeside adventure Centre. The proposal is for a small common room measuring just under 8m by 7m to infill on the roof of the existing building looking towards Cambridge Road. The extension is required because under new management arrangements there is a need for youth and other groups to have an area for meals and social activities separate from the licensed bar. In planning terms the issues concern the principle of the development on a greenspace site and the design of the extension in relation to the existing building and the street scene.

In terms of greenspace the proposal is a minor development directly related to the existing use of the site and the principle of extension is therefore acceptable in the context of UDP policy G1.

The design of the proposed extension is very simple and copies the design of the adjacent part of the building. The visual impact in relation to the building and streetscene are acceptable.

There is no overlooking as there are no nearby residential properties.

The floorspace is 53m<sup>2</sup> , which would normally require the planting of two trees (but it would seem reasonable to add the floorspace together with the floorspace proposed under application S/2010/0207 to require 12 trees overall) The Leisure Services Director is being requested to plant these in the vicinity.

Objections relate to the circumstances of the Adventure Centre as a whole and are not directly relevant to this application.

## Reasoned justification

The proposed development is acceptable in principle as a minor development directly related to the existing use of the site. The design continues the design theme of the main building and is in keeping. Taking these and all other material considerations into account, the proposal complies with UDP Policies.

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