

The Site

The site is accessed from Upper Aughton Road and was in historically in office use, however, the previous two storey building on the site has now been removed and the area is unmaintained grassland.

It is faced by the rear elevations/outriggers of residential properties and is shaped irregularly due to the varied length of neighbouring gardens and the presence of several non-residential buildings to the rear of existing properties.

Proposal

Erection of 18 no. two storey dwellings comprising: 10 no. three bed properties, 2 no. four bed properties, 6 no. two bed apartments, landscaping and layout of new access road

History

N/2000/0647 - Outline Application for the layout of a road and erection of 6 three storey dwellinghouses, 13 two storey dwellinghouses and one single-storey dwellinghouse and garages (20 in total) after demolition of existing premises - approved 14/11/2000

N/2000/0941 - Outline Application for the layout of road and erection of 6 three storey dwellinghouses and erection of 13 two storey dwellinghouses (19 in total) after demolition of existing premises (alternative to N/2000/0647 withdrawn 14/11/2000) – approved 19/01/2001

N/2002/0671 - Layout of road and erection of 4 pairs of two storey semi-detached dwellinghouses and 5 blocks of 3 two storey terrace houses (total 23 dwellinghouses) after demolition of existing buildings – withdrawn 20/09/2002

N/2002/1015 - Layout of road and erection of 6 pairs of two storey semi-detached dwellinghouses and 3 blocks of two storey town houses (total 21 dwellings) after demolition of existing buildings (Alternative to N/2002/0671 withdrawn 20/9/2002) – approved 16/01/2003

Consultations

Highways Development Control – comments awaited

Environmental Protection Director – comments awaited

Neighbour Representations

Last date for replies: 7 April 2010.

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
CS3	Development Principles
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
H12	Residential Density
H2	Affordable Housing
H3	Housing Land Supply

Comments

The principle of residential development is established already as a material start was made to the previous planning permission for 21 dwellings in total.

The latest scheme comprises 18 dwellings. One detached dwelling would directly front Upper Aughton Road and would part fill the street scene gap to Upper Aughton Road.

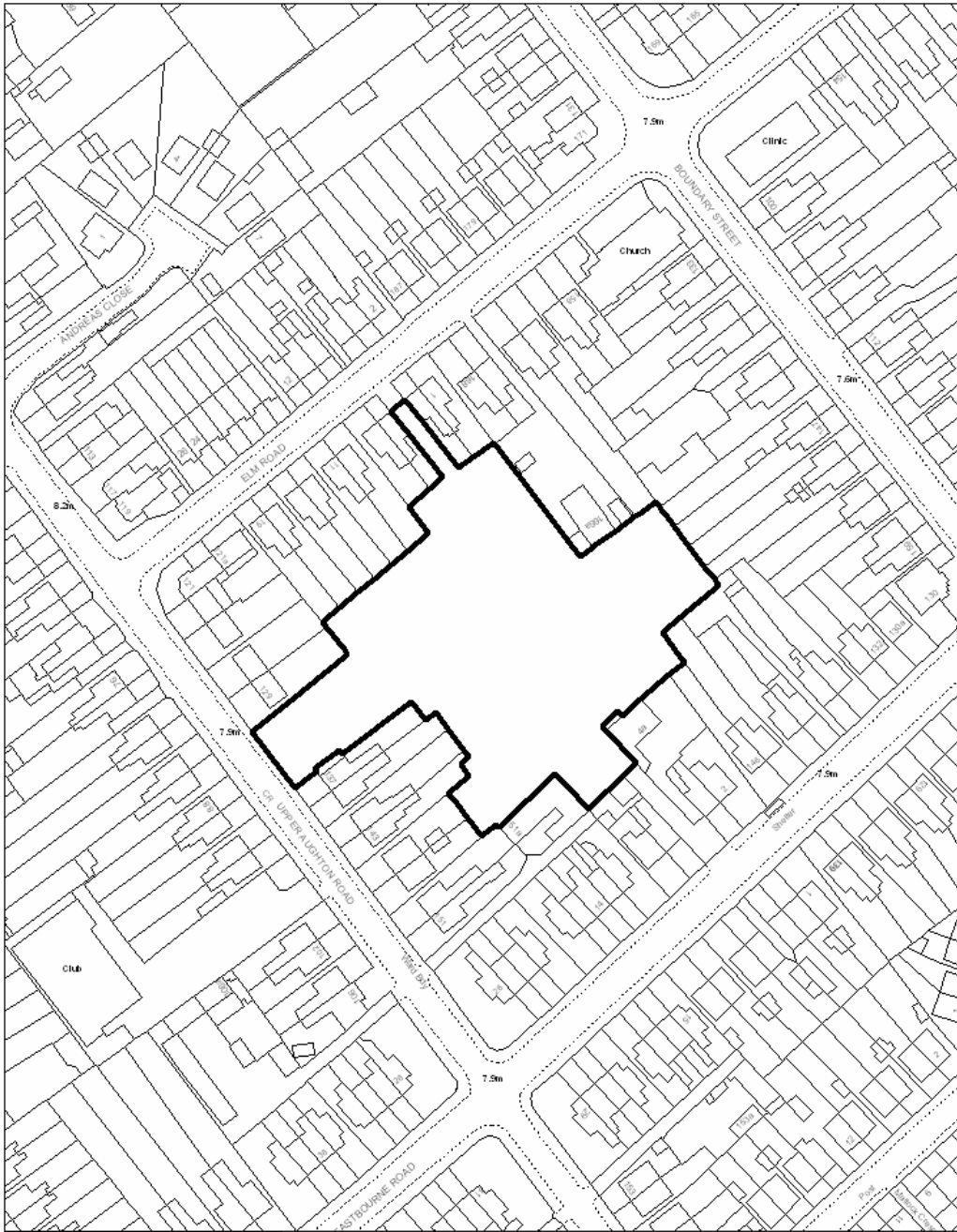
The remainder of development is in a linear arrangement with dwellings and flats of two storey proportion directly addressing the central access road. The scheme is designed to allow individual dwellings to have their own secure private amenity space, and a continuous "garden wall" is designed to reflect what is thought to be the old rear boundary of dwellings to Elm Road.

A number of dwellings also benefit from semi-private amenity area and though they have traditional elements in terms of brick and slim grey roofing tiles, a variety of materials are to be employed in the design which will add interest to an area which comprises no particular consistent styles of design.

The dwellings are intended to meet Code 3 Sustainable Homes and Lifetime Home standards and the scheme will provide for 100% affordable housing.

The issues will therefore primarily relate to the impact of the proposal on the amenity of nearby residents, the design quality of the scheme and the implications of the scheme for highway safety. A full Stage 1 desktop study has also been undertaken with a view to assessing levels of contamination at the earliest of stages.

Consultation has been undertaken on the range of documents submitted, and nearby residents informed. It is anticipated that the application will be reported back to Planning Committee with a full recommendation in June.



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

S/2010/0327
 Land to Rear of
 131-133 Upper Aughton Road
 Birkdale
 PR8 5NJ
 OSGR: 333684, 415742 **Sheet(s):** 449C **Area:** 5720 sqm

Standard Site Plan
 Scale: 1:1250
 Date: 23/3/2010
 Drawn By: BERRTON
 Ward(s): Kew
 Postcode Sector(s): PR8 3, PR8 4
 Polling District(s): T6
 Parish(es): None Found

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