

Committee: **PLANNING**

Date of Meeting: **02 June 2010**

Title of Report: **S/2010/0327**
Land to Rear of 131-133 Upper Aughton Road,
Birkdale
(Kew Ward)

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.

Applicant: Ms A Dooley Adactus Housing

Executive Summary

The proposal seeks the construction of 18 two storey dwellings, with access derived from Upper Aughton Road. The issues relate to the acceptability of residential development in principle, with regard also to the impact on nearby residential dwellings, and implications for highway safety.

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. S-106 Standard S106
3. D-3 Slab levels
4. M-2 Materials (sample)
5. M-6 Piling
6. L-4 Landscape Implementation
7. No vehicular or pedestrian access to the completed development shall be derived from Elm Road (between nos 3 and 5) and Eastbourne Road (between nos 4 and 6).
8. Con-1 Site Characterisation
9. Con- 2 Submission of Remediation Strategy
10. Con-3 Implementation of Approved Remediation Strategy
11. Con-4 Verification Report
12. Con-5 Reporting of Unexpected Contamination
13. X1 Compliance
14. M-8 Employment Charter

Reasons

1. RT-1
2. RS-106
3. RD-3
4. RM-2
5. RM-6
6. RL-4
7. RM-3
8. RCON-1
9. RCON-2
10. RCON-3
11. RCON-4
12. RCON-5
13. RX1
14. RM-8

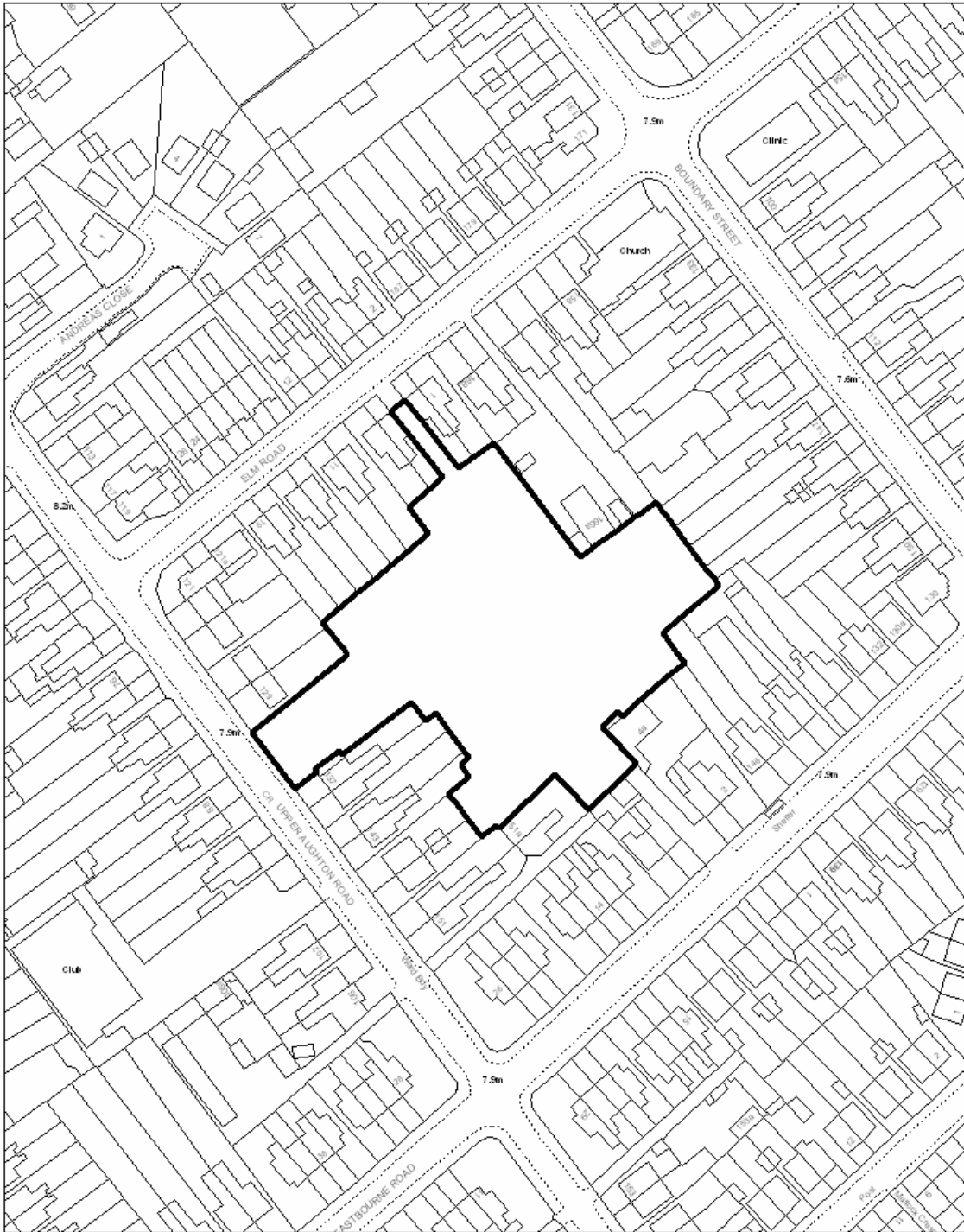
Drawing Numbers

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/2010/0327 Land to Rear of 131-133 Upper Aughton Road Birkdale PR8 5NJ OSGR: 333684, 415742		Standard Site Plan Scale: 1:1250 Date: 20/5/2010 Drawn By: EBERTON	
<small>This map is reproduced from Ordnance Survey data 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 Licence No. 100018192</small>		Sheets: 449C	Area: 5720 sqm	Ward(s): Kew Postcode Sector(s): PR8 5, PR8 4 Polling District(s): T6 Parish(es): None Found	

S/2010/0327

The Site

The site is accessed from Upper Aughton Road and was 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 – no objection but full suite of contaminated land and piling conditions required.

United Utilities – request detail on how surface water will be managed.

Fire Authority – no objections.

Neighbour Representations

Last date for replies: 7 April 2010.

A Petition containing 26 signatures (not endorsed) has been received from residents of Elm Road and Hampton Road commenting on concerns over building design and increased traffic.

5 Elm Road comment on issue of what happens between their property and no. 3 and refer to specific conditions from last time.

7 Elm Road have commented on the wall to their rear boundary being adequate as it stands.

88 Upper Aughton Road comment on increased traffic causing further concerns if development permitted.

Letter from 84 Upper Aughton Road in support of the development.

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 site area is 0.59 hectares, giving rise to a housing density of 30.5 per hectare.

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 two storey dwellings and flats also of two storey height directly addressing the central access road. The scheme is designed to allow individual dwellings to have their own secure private

amenity space, which will be achieved by low level railings, and a continuous “garden wall” is designed to reflect what is thought to be the old rear boundary of dwellings to Elm Road.

In recognition of the potentially austere nature of this approach, the plans have been amended to further punctuate this part of the scheme and add interest, with ‘climber’ planting also introduced.

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.

Some revisions are anticipated to the elevations to slightly soften their impact, with greater emphasis on render as opposed to the heavily clad proposals. These will be reported by late representation. They will improve considerably on what is already permitted.

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

With regard to residential amenity, all gardens comfortably achieve minimum size requirements and in some cases by a significant margin. The access to the rear of plot 15 will be closed off with walling provided. All habitable room windows maintain significant distance to neighbouring properties.

Some residents have raised concerns in respect of rear boundary treatments. This in part stems from the consequences of much demolition on site and significant variation in quality.

In the circumstances, it is considered reasonable to require that all rear boundaries in respect of new dwellings are a minimum height of 1.8 metres and the discussion over the exact nature of rear boundary treatment whether retention of existing walls, building of new bespoke fences etc should be a matter between the applicants and surrounding residents with all parties needing to have regard to the provisions of the Party Wall Act.

There is significant variance in heights in no small part due to the mounding present. It remains unclear as to whether the required remediation strategy will involve the removal of spoil or spreading of that existing and it is considered prudent to require all slab levels to be confirmed and sections provided through the site (including of neighbouring land) to demonstrate that dwellings will not be at a height causing adverse impact in terms of overlooking, nor in respect of surface water run off.

Highways Development Control have not yet commented in detail but have requested amendments which will involve the applicant either providing footway on one side of the access spine to enable two cars to pass, or a form of shared surfacing. This and any other comments/conditions will be reported by late

representation.

The principle of residential in terms of traffic impact cannot be questioned given there is already an extant permission for more houses than this development proposes. The previous permissions precluded access other than from Upper Aughton Road directly and this is repeated within this proposal.

The plans demonstrate tree retention and in total only one will be removed. The overall tree requirement is therefore 56 in total, and 54 have been provided leaving a shortfall of two. There is considered ample room for these to be accommodated and the applicant has been requested to add these to the plan thereby complying in full with Policy DQ3.

The provision of 18 dwellings brings a requirement for £31,221 as a commuted sum towards public green space in compliance with DQ4. The applicant has been asked to confirm their agreement to this provision.

A full Stage 1 desktop study has also been undertaken with a view to assessing levels of contamination at the earliest of stages. The full requirements for remediation are covered by Condition.

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

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