

Committee: **PLANNING**

Date of Meeting: **02 June 2010**

Title of Report: **S/2010/0400**  
**Land to rear 1 Cambridge Avenue, Crosby**  
(Blundellsands Ward)

Proposal: Construction of a bungalow on former builder's yard on land to the rear of 1 Cambridge Avenue

Applicant: Mr John Cole

### **Executive Summary**

The proposal is for the erection of a detached bungalow on land to the rear of 1 Cambridge Avenue, Crosby. The issues to consider are the impact on the amenity of neighbouring properties and the effect on the street scene.

**Recommendation(s)                      Approval**

### **Justification**

It is for the reason of the proposal having no detrimental impact on the amenity of neighbouring properties or the area as a whole that it is considered to comply with UDP policies AD2, CS3, DQ1, DQ3, EDT18, H10. It is for these reasons that it is recommended for approval

### **Conditions**

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.
4. Prior to the commencement of the development, full details of fence and gate shall be submitted to and agreed in writing by the LPA.
5. The approved hard and soft landscaping scheme shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved (3 trees) in the first available planting season unless the Local Planning Authority gives its written consent to any variation.
6. H-6 Vehicle parking and manoeuvring
7. R-2 PD removal garages/ extensions/outbuildings

8. R-3 PD removal windows
9. Con-1 Site Characterisation
10. Con- 2 Submission of Remediation Strategy
11. Con-3 Implementation of Approved Remediation Strategy
12. Con-4 Verification Report
13. Con-5 Reporting of Unexpected Contamination

## **Reasons**

1. RT-1
2. RX1
3. RM-2
4. In the interests of visual amenity and to comply with policies DQ1 and CS3 of the Sefton UDP
5. RL-4
6. RH-6
7. RR-2
8. RR-3
9. RCON-1
10. RCON-2
11. RCON-3
12. RCON-4
13. RCON-5

## **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.
2. 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 conditions 9-13 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 condition Con-5 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**

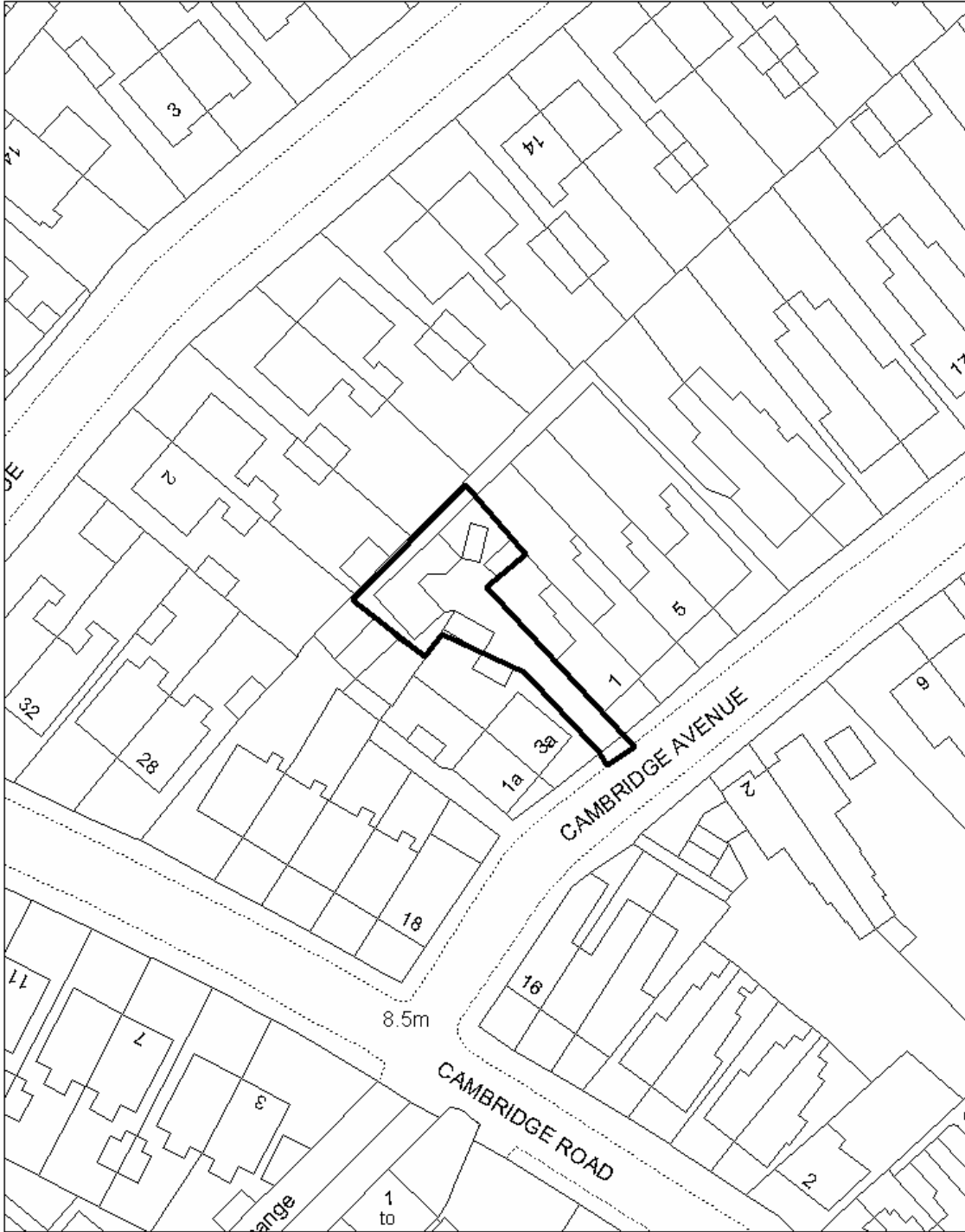
425/1 and 2

## 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



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

S/2010/0400  
 Land to rear  
 1 Cambridge Avenue  
 Crosby  
 L23 7XN  
 OSGR: 331662, 400002    Sheet(s): 147D, 127C    Area: 339 sqm

**Standard Site Plan**  
 Scale: 1:1250  
 Date: 20/3/2010  
 Drawn By: BEERT on

Ward(s): Blundellsands  
 Postcode Sector(s): L23 7  
 Polling District(s): M3  
 Parish(es): None Found

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## The Site

The site comprises land to the rear of 1 Cambridge Avenue, Crosby.

The applicant / owner of the site, has been using the site for the storage of building materials and plant. Prior to this, it would appear it was used as a mechanics / garage business.

## Proposal

The proposal is for the construction of a bungalow.

## History

No history

## Consultations

*Highways Development Control* - There are no objections to the proposal to erect a detached bungalow at this site as there are no highway safety implications. There is an existing footway crossing in situ, which provides vehicular access to this site.

The following conditions and informatives should be added to any approval notice :  
H-6 - Vehicle parking and manoeuvring,  
I-1 Addresses

*Environmental Protection Director* - have no objections

*Contaminated Land Officer* - We advise that the standard land contamination conditions and informative should be attached to any planning decision –  
Con -1, Con - 2, Con - 3, Con - 4, Con - 5, I-1

We advise that the Environmental Agency should be contacted to ascertain their views regarding the risk to controlled waters.

## Neighbour Representations

Last date for replies: 3/5/2010

Objections received from 5 Cambridge Avenue, 4, 6, Ince Avenue re; blocking of access/right of way to properties, land is not a former builders yard it is a former mechanics/garage business, not consulted, potential overlooking, concern over tree in neighbours garden (6 Ince Avenue), no change of use to a builder's yard applied for, out of character, high density, too close to neighbouring properties.

No objection to the proposed bungalow from 1, 1a Cambridge Avenue but concerns over storage of construction materials, hours of construction, loss of light, privacy,

property value, access, parking issues, site is currently an eyesore and a security issue.

## 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
EDT18	Retention of Local Employment Opportunities
EP3	Development of Contaminated Land
H10	Development in Primarily Residential Areas
H3	Housing Land Supply

## Comments

There is no objection to the principle of residential development following the relaxation of the housing restraint policy H3.

The main issues to consider relate to the use of land formerly used for employment purposes, the impact of the proposal on the amenity of neighbouring properties and the effect on the street scene.

The planning application needs to be considered against UDP Policy EDT 18: Retention of Local Employment Opportunities because it would involve the loss of a local employment opportunity. However, given the site's very small size and restricted nature, the fact that the current and previous activity is undesirable due to its close proximity to neighbouring residential properties and its redevelopment would secure environmental improvements, it is appropriate that this site should be developed for housing. In its present form the site represents a commercial use that is established, but undesirable given the close proximity of neighbouring residential properties. The proposal for residential would therefore remove an inappropriate use and secure environmental improvements.

The proposed bungalow will be set back to the rear of the site 1m from the existing boundary wall to the rear of properties on Ince Avenue, however this wall is particularly high (approximately 3m) and will screen the bungalow from view. The proposed bungalow is positioned to respect the required interface distances between habitable rooms and surrounding properties in Cambridge Road, Cambridge Avenue and Ince Road. The main windows to the living room and bedrooms will look inwards to prevent overlooking and privacy issues. Windows to the rear and side are at a high level. The bungalow is small in scale and incorporates a hipped roof to minimise its bulk. Traditional materials such as brick and tiles blend in with the area in terms of texture, colour and appearance. These can be secured by condition.

