

Committee: **PLANNING**

Date of Meeting: **02 June 2010**

Title of Report: **S/2010/0402**  
**9 Lambshear Lane, Lydiate**  
(Park Ward)

Proposal: Erection of 2 no. two storey detached dwellings after demolition of detached bungalow and outbuildings

Applicant: Wickstead Developments

## **Executive Summary**

This is a full application for two detached dwellings to replace a single bungalow. The main issues to consider include the principle of the development and its effects on the character of the area, on residential amenity, highway safety and on trees.

**Recommendation(s)**                      **Approval**

## **Justification**

The proposal is considered acceptable in principle and in terms of its impacts on the character of the area, on residential amenity, highway safety and on trees therefore approval is recommended.

## **Conditions**

1. T-1 Full Planning Permission Time Limit
2. X1 Compliance
3. S-106 Standard S106
4. M-2 Materials (sample)
5. M-6 Piling
6. L-1 Protection of trees
7. L-2 Method Statement
8. L-3 No felling
9. H-2 New vehicular/pedestrian access
10. H-6 Vehicle parking and manoeuvring
11. R-2 PD removal garages/ extensions/outbuildings

## **Reasons**

1. RT-1
2. RX1
3. RS-106
4. RM-2

5. RM-6
6. RL-1
7. RL-2
8. RL-3
9. RH-2
10. RH-6
11. RR-2

## **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. 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](mailto:development.control@technical.sefton.gov.uk) for further information.

## **Drawing Numbers**

1A, 3, 4 & 5 and FOS-448/1

## 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

## **The Site**

The site lies on the north side of Lambshear Lane and comprises a detached bungalow with detached outbuilding. The site contains a large amount of vegetation, particularly around the perimeter and there is a single vehicular access onto Lambshear Lane.

The site is surrounded by residential properties of various styles.

## **Proposal**

Erection of 2 no. two storey detached dwellings after demolition of detached bungalow and outbuildings.

## **History**

None

## **Consultations**

*Highways Development Control* – no objections subject to conditions relating to access and parking provision and informatives regarding new addresses and works to the highway.

*Environmental Protection Director* – no objections subject to standard piling condition.

## **Neighbour Representations**

Last date for replies: 3/5/10

Letters of objection have been received from 11 Lambshear Lane, 13 and 15 Roseland Close. Grounds of objection include loss of privacy, reduction in property values, disruption during construction work, loss of mature trees, planning application at 11 Lambshear Lane denied due to bulk and adverse impact on 9, concerned that current application is for maximum commercial gain, would not object to one house, proposal is over-development of the plot, too close to no. 11, additional driveway will exacerbate parking and driving conditions on Lambshear Lane.

## **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
H10	Development in Primarily Residential Areas

## Comments

The main issues to consider include the principle of the development, effect on the character of the area, impacts on residential amenity, highway safety and on trees.

The site lies within a residential area where Policy H10 of Sefton's UDP permits new residential development in principle. The plot is considered large enough to accommodate two dwellings and the two plots created will still be larger than many of the surrounding plots. The proposal is therefore considered acceptable in principle.

The design of the proposed dwellings has been informed to some extent by the properties either side although the area is characterised by a variety of house types and styles. The new dwellings are two storey in height where they sit side by side with their roofs sloping down to create a single storey building on the opposite sides where they adjoin existing dwellings, namely 29 Roseland Close (a dormer bungalow) and 11 Lambshear Lane (a two storey house with a single storey element adjacent the site). The proposed dwellings contain dormers which are characteristic of the area. The walls of the dwellings are to be constructed in red brick with some render and they are to have grey tiled pitched roofs. Overall, it is considered that the design of the proposed dwellings and their scale, mass and position on the plot will respond positively to the character and form of their surroundings.

Some local residents have expressed concern about the development causing loss of privacy. The proposal has been assessed against SPG advice on New Housing Development and satisfies this guidance in respect of interface distances and space standards. For instance, the proposed rear gardens have a minimum depth of 10 m (increasing to 18 m) and an area exceeding 70 sq m. Interface distances between the new houses and the properties to the rear are more than 31 m which far exceeds the guideline of 21 m. The relationship of the new dwellings with the properties either side is also considered acceptable. Overall, it is considered that the proposal will not have a detrimental impact on surrounding residential amenity through significant overlooking and overshadowing.

The proposal involves the creation of an additional access to provide individual drives for the dwellings leading to integral garages. Highways Development Control are satisfied with this arrangement and raise no objections on highway safety grounds. Conditions are recommended to ensure satisfactory access and parking provision.

The site contains a 1.8m high hedge along its frontage together with a significant amount of tree planting particularly around its perimeter. The proposal involves retention of the majority of this vegetation although a section of frontage hedge will be lost to accommodate the new access and several trees will be lost either side of the site to accommodate the new buildings. The loss of this vegetation is not considered sufficient to warrant refusal of the scheme and conditions can be imposed to protect and retain the remaining trees. In addition, a condition requiring the submission and implementation of a method statement will be required to ensure the long term health of existing trees which may be affected during construction of the new dwellings and the driveways.

Policy DQ3 requires the provision of 3 trees per dwelling plus 2 new trees for each tree removed. A total of 20 new trees will be required in this case. It will not be appropriate to plant any new trees on the site due to the number of existing trees therefore a condition will be required to ensure the provision of 20 trees to be planted off-site by way of a commuted sum payment via a S106 agreement.

Local residents have raised concerns about a reduction in property values, disruption during construction work and commercial gain however these matters are not considered to be planning issues which can affect the decision made on the application.

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Case Officer: **Mrs D Humphreys Telephone 0151 934 3565  
(Tue, Thu & Fri)**