

Committee: **PLANNING**

Date of Meeting: **02 June 2010**

Title of Report: **S/2010/0466**  
**8 Sandringham Road, Southport**  
(Dukes Ward)

Proposal: Erection of a two storey detached garage incorporating a dormer to the front and a balcony to the rear after demolition of the existing detached garage

Applicant: Mr Marcel Zachariah

## **Executive Summary**

The main issues to consider are compliance with policy and the impact on neighbouring residential amenities. The size, scale and design of the garage with a balcony at the rear are the relevant matters for consideration.

**Recommendation(s)                      Approval**

## **Justification**

The proposed development by reason its siting and design, would have no significant detrimental effect on either the character of the street scene or on the amenities of the neighbouring occupiers and therefore complies with UDP policy MD1/SPG House Extensions.

## **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

## **Drawing Numbers**

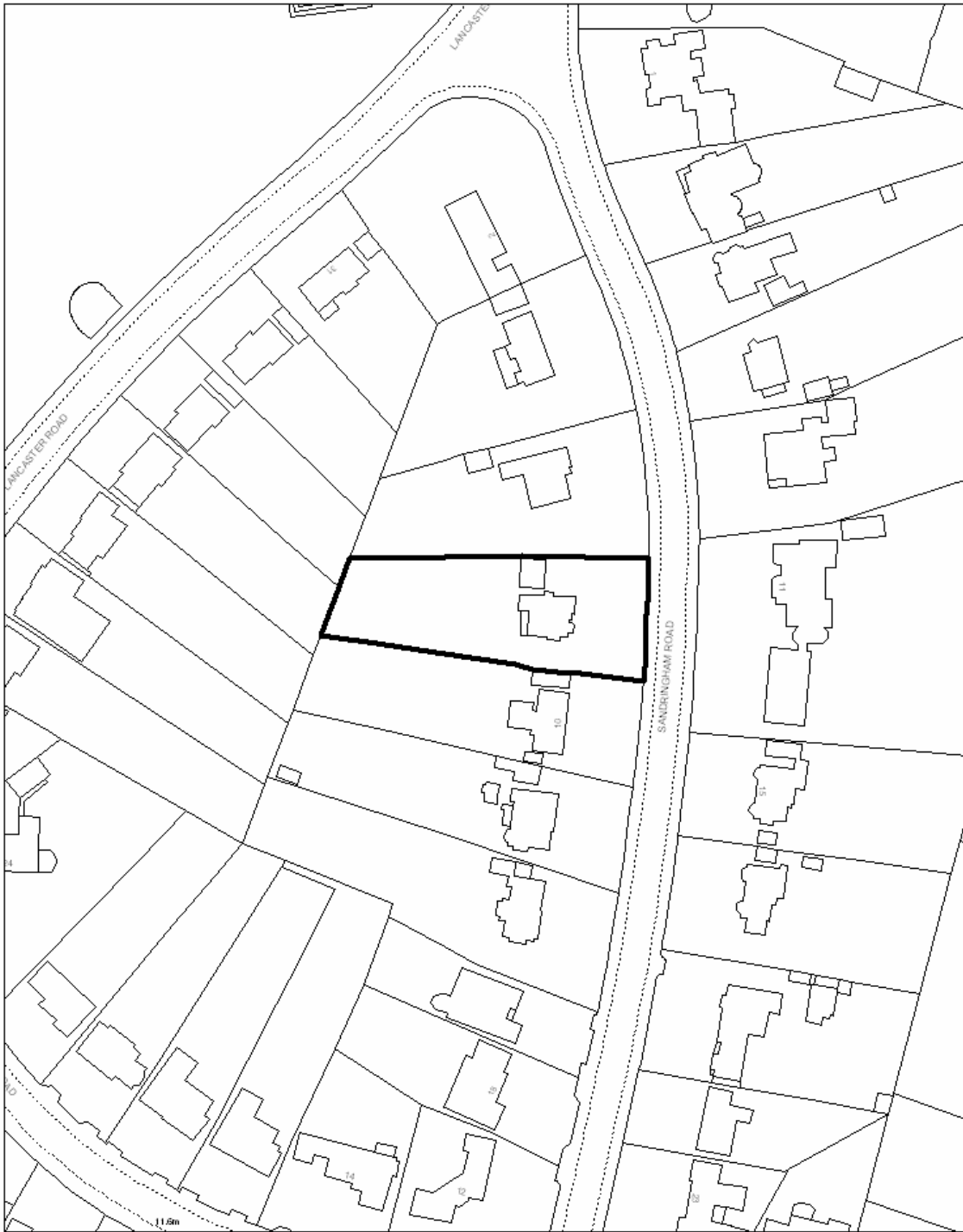
01A, 02, list of classic cars

## 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/2010/0466 8 Sandringham Road Southport PR8 2JZ OSGR: 332010, 415333    Sheet(s): 4488, 447D    Area: 2062 sqm		<b>Standard Site Plan</b> Scale: 1:2250 Date: 20/3/2010 Drawn By: BBERT on	
<small>This map is reproduced from Ordnance Survey material 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. 1000181921</small>		<small>Created by Sefton Council Planning &amp; Economic Regeneration Department using MapInfo</small>		Ward(s): Dukes Postcode Sector(s): PR8 2 Polling District(s): W6 Parish(es): None Found	

## **The Site**

A detached two storey dwellinghouse situated on the western side of Sandringham Road. The area is characterised by large detached dwellinghouses.

## **Proposal**

Erection of a two storey detached garage incorporating a dormer to the front and a balcony to the rear after demolition of the existing detached garage

## **History**

N/A

## **Consultations**

*Highways Development Control* – no objections as no highway safety implications

## **Neighbour Representations**

Letter of objection from No. 10 Sandringham Road & 37 Lancaster Road re: proposals breach many of the principles set out in the UDP and SPG, tantamount to a large commercial storage facility with elevated patio (not a balcony) for the use of the applicant's teenage children, design appropriate for a light industrial estate but not a highly desirable residential area, what is Council policy on building on the boundary line, balcony would overlook garden (No. 37 Lancaster Road), query balcony on garage, is he proposing to turn it into a flat later on?

A second letter/report from No. 10 Sandringham Road re: contravenes policies including CS3, MD1, SPG, EP1, DQ1. Should have a pitched roof, too high and bulky, a garage not a warehouse, large recreation area created next to bedrooms creating noise and light issues, detract from street scene and create terracing effect, creates poor outlook, invades privacy, wall created too high and beyond wall of property, overwhelming and obvious enlargement, prevent safe dispersal of fumes from boiler flues, should not be built on boundary lines. Description of balcony and plans are misleading, large tree may be removed, poor design, existing garage is approximately 15 cubic metres new garage is nearly 4 times the size, does not harmonise with existing dwellings, no explanation provided for non-compliance with standards, balcony could accommodate up to 15 people, loss of privacy to garden, view from rear garden would be over 9m high, 19 foot long wall 1.5-2m from boundary wall – too close, visible from patio, create unwelcome precedent, unique road and properties, may cause encroachment, could be converted, alternative plans could be submitted to mirror buildings at No. 10.

## **Policy**

The application site is situated in an area allocated as residential on the Council's

Adopted Unitary Development Plan.

CS3                      Development Principles  
MD1/SPG              House Extensions

## Comments

The main issues to consider are compliance with policy and the impact on neighbouring residential amenities and the street scene.

The proposed garage measures 8.6m, 3.1m in width and 6.4m high with a dual pitched roof. The garage would have a first floor incorporating a games room with a dormer to the front elevation and a balcony at the rear. The balcony measures 5.3m in length and 4.7m in width.

Policy CS3 seeks to ensure that development would not cause significant harm to amenity or to the character or appearance of the surrounding area. Policy DQ1 seeks to ensure that the design is acceptable and that the proposal responds positively to the character and form of its surroundings.

Policy MD1 and the associated SPG are relevant to this application. The policy and SPG seek to ensure that proposals are of a size, scale and mass that is subordinate, the design harmonises with the existing, adequate parking space remains, would not cause significant harm to the character of the area or to the amenities of neighbours.

Policy EP1 Managing Environmental Risk is not relevant in this case.

The garage has been set back from the front elevation of the main dwellinghouse by 2.1m (currently only 0.7m). The dormer to the front elevation would be similar to that at No. 10 (adjacent) and the garage would have a lower roof than the extension at No. 10. The front garden has a depth of over 15m and there are mature trees and shrubs to the boundary. It is considered that the design of the garage is acceptable and that no significant adverse impact would therefore be created to the street scene. The applicant has stated that the size of garage is required to house his classic cars.

The garage would extend to the same rear building line as the single storey element at No 10. A 1.7m high wall is proposed to the south elevation of the balcony to protect the residential amenities of No. 10 in relation to noise and privacy.

A 1.1m high wall with a 0.7m high obscurely glazed screen is proposed to the north elevation of the balcony to protect the privacy of the residents at No. 6.

The garden is 45m in length and is well screened by mature trees. The garden to No. 37 Lancaster Road, at the rear of the site, is approximately 48m in length and the interface distances between the properties are well in excess of the SPG

recommendations. No loss of privacy would therefore be created.

Whilst the proposed garage/balcony is substantial in size it is considered to be in keeping with the size of the property. It follows a similar building line to the front and rear as the extension built alongside at No. 10. The proposed wall to the balcony, which would provide screening, would project 5.5m from the rear bedroom window at No. 10. There would be a distance of 1.6m increasing to 2.6m between the buildings. As there is a single storey element to the rear of 10 the proposal is considered to be acceptable in terms of the SPG.

Balconies have become popular and similar extensions with balconies have been granted planning permission throughout the borough. Issues such as noise and light, from residents using balconies, are not matters that can be controlled through the planning application process but could be dealt with by the Environmental Protection Department should any such problems arise.

Whilst the proposal would be built along-side the boundary it would be built, in part, on the footprint of the existing garage. There is a gap of 1.2m between the extension to the side of No. 8 and the boundary. A terracing effect would not therefore be created.

The existing garage is 4.8m in height and the maximum height of the proposed garage would be 6.4m. There is a fall in the levels to the rear gardens of the properties. The extension to the side of No. 10 has a maximum height of 8.8m.

With regards to the issue of the dispersal of fumes from the boiler flues (from No. 10) this is not a material planning consideration and would be dealt with by Building Regulations.

Any proposals to convert the building to a self-contained flat would require a separate planning permission. The agents have confirmed that the applicant may consider removing the tree to the front garden.

The proposal is considered to comply with the Council's policies and would have no significant adverse impact on neighbouring residential amenities or the street scene.

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Case Officer:                       **Miss L Poulton     Telephone 0151 934 2204**