

Committee: **PLANNING**

Date of Meeting: **02 June 2010**

Title of Report: **S/2010/0577**
Ingleside Sandy Lane, Hightown
(Manor Ward)

Proposal: Erection of a two storey extension to the front / side of the dwellinghouse

Applicant: Mr J Gibson

Executive Summary

This proposal is for a two storey extension to the side and front of the dwellinghouse. The issues concern the affect of the proposal on the visual amenity of the street scene and on the amenities of the adjoining premises.

Recommendation(s) **Approval**

Justification

It is considered that this proposal, by reason of its siting and design, would have no significant detrimental affect on either the visual amenity of the streetscene or on the amenities of the adjoining premises and therefore it complies with UDP Policy MD1.

Conditions

1. T1 Time Limit - 3 years
2. X1 Compliance
3. The facing and roofing materials to be used in the external construction of this extension shall match those of the existing building in respect of shape, size, colour and texture.

Reasons

1. RT1
2. RX1
3. To ensure a satisfactory external appearance and to comply with Sefton UDP Policy MD1.

Drawing Numbers

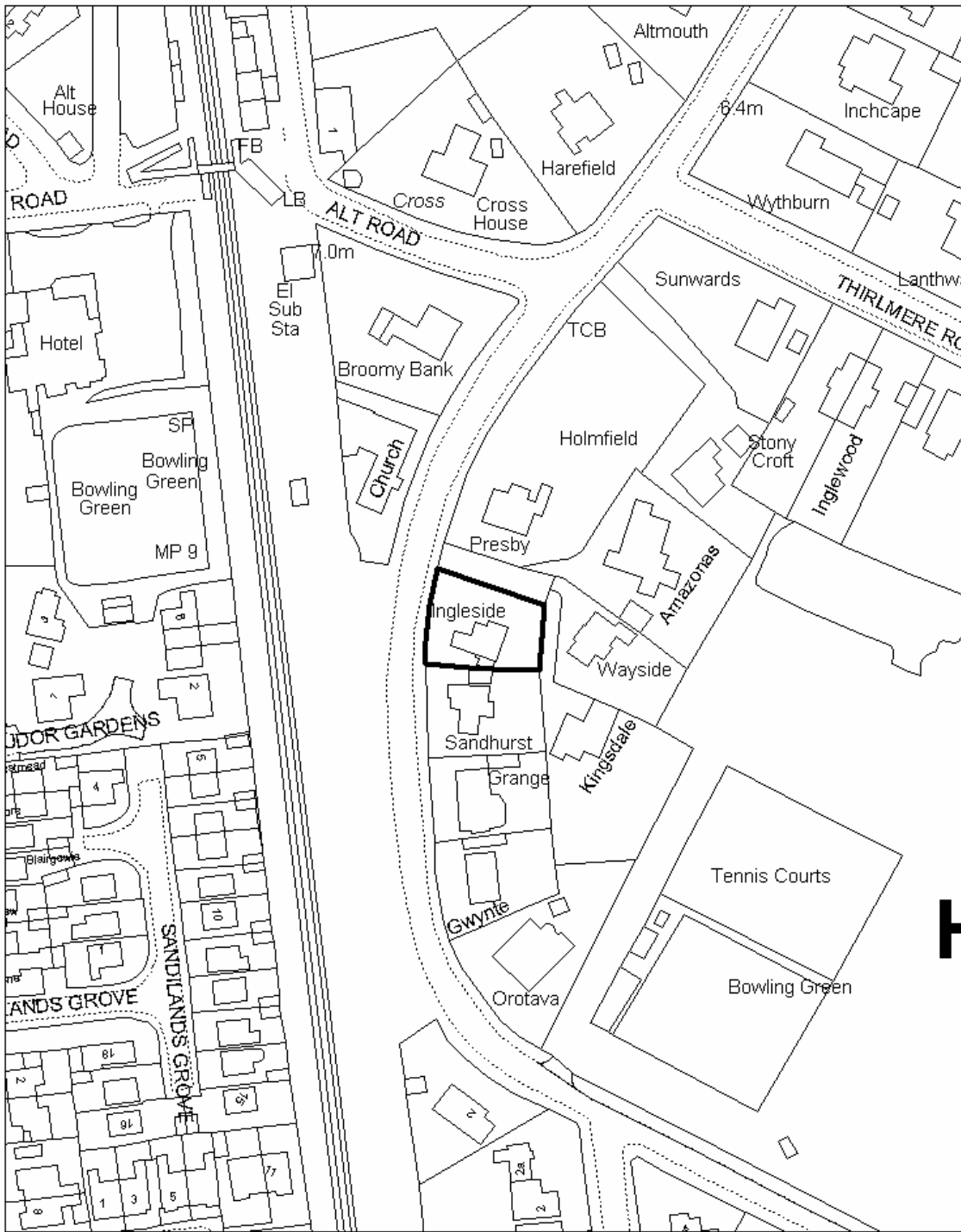
Drawings 6510-001Rev B submitted on 19th May and 002 submitted on 23rd February, 2010.

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/2010/0577 Ingleside Sandy Lane Hightown L38 3RP	Standard Site Plan Scale: 1:1250 Date: 20/3/2010 Drawn By: EBERT on
	OSGR: 330087, 403544 Sheet(s): 206A Area: 607 sqm	Ward(s): Manor Postcode Sector(s): L38 3 Polling District(s): 10 Parish(es): Hightown C

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The Site

Comprises a detached dwellinghouse Ingleside, Sandy Lane, Hightown.

Proposal

Erection of a two storey extension to the front / side of the dwellinghouse

History

None.

Consultations

Tree Officer - agreed with applicant to fell two trees.

Neighbour Representations

Last date for replies: 26/5/10. No objections received to date.

Policy

The application site is situated in an area allocated as Primarily Residential on the Council's Adopted Unitary Development Plan.

MD1 House extensions
SPG House extensions

Comments

The issues to consider are the affects that this proposal will have on the visual amenity of the street scene and on the amenities of the adjacent residential premises.

The property to be extended is a detached dwellinghouse Ingleside, Sandy Lane, Hightown and the proposal is for the erection of a two storey extension to the front/side of the dwellinghouse.

This property is set in its own grounds being positioned 7m off the back edge of the pavement in Sandy Lane.

The proposal is to extend the property at the front and side to two storey level but the extension would be no nearer to the highway than the existing house with the extension basically squaring off the property in its appearance when viewed from Sandy Lane.

The extension will project towards Sandy Lane by a maximum of 6.4m measuring 5m across by a maximum height of 7m with a ridgeline to match the existing main

roof.

At ground floor level there will be a porch and a lounge /study with a bedroom extension and an additional bedroom at first floor level.

The extension will have no detrimental affect on the immediate neighbours,-it will not be visible from Sandhurst, and will be 25m away from the Presbytery next door in Sandy Lane.

This extension complies with the Council's Policies in that it will be well designed, will have a pitched roof and will have materials, design details and features to match the existing house with window styles to match the existing property.

Two trees will be removed to make way for the extension but these are a sycamore and rowan which are of no particular value and will be replaced by 4 replacement trees on the front boundary. This is acceptable and meets the requirements of UDP Policy DQ3.

Having taken all of the above into account, I believe that this proposal, if allowed, will have no significant detrimental affect on either the visual amenity of the street scene or on the amenities of the adjoining premises and therefore the Planning Director I recommends that planning permission be granted subject to conditions.

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

Case Officer: **Mr P Negus Telephone 0151 934 3547**