

Proposed development – No 41 South Drive, West Derby - Liverpool.

Proposal

1.1 The proposal is for the demolition of the existing detached dwelling and garaging at No 41 South Drive, West Derby – Liverpool, post code L12 2AF. To be followed by the erection of a new detached dwelling, including garaging, vehicular and pedestrian access to the above site.

Application site and surrounding area

2.1 The application site consists of an existing 2 storey detached residential property and associated front and rear garden areas.

2.2 The existing is a detached dwelling, probably built late 1950's to early 1960's, whilst structurally sound, it is dated and beginning to be in need of extensive funding to bring back up to achieve high specification accommodation.

2.3 The gardens – both front and back are well proportioned, and contain grassed areas and mature planting inc' several trees. There is a current planning approval ref 14T/2899 to remove 3No trees to the frontage and replace with approved types.

Site area (total) approx. 1047 sqm

Ex building footprint (gross) approx. 146 sqm (14% of overall site)

Ex Rear garden approx. 568 sqm with length approx. 38.6m

Ex Front garden (inc' vehicular access) approx. 315.5 sqm

2.4 The area is characterised by a mixture of styles, predominantly detached residential properties with road frontage. The site is within the wider Sandfield Park area, and is zoned as Primary residential. There are 2 zoned green spaces in the vicinity, one to the West and the other to the North of the site, together with a site identified for housing development. The disused railway line which passes just to the West of the site is identified as a site of nature conservation value and a key recreational route.

2.5 Adjacent properties

'Huntscarth' and 'Carlton Hey' are both 2 storey detached dwellings, again probably built 1950's – 1960' both have been extended in the past. Neither have any windows on the side elevations overlooking the proposed new-build.

'Carlton Hey' is built tight to the boundary, but this is single storey garaging, the bulk of the dwelling is offset by the width of the double garage.

Huntscarth has a more generous floor to floor and ridge height than the existing property on the site.

'Owler Hey' to the rear has an outbuilding tight to the site boundary, with a single window. We have been informed by the applicant, that this building is not habitable, and is an ancillary outbuilding to the main property set further back.

Relevant planning history

3.1 Approval was given for a five bedroom property on the site (application ref 15H/0633) which is very similar to the proposals as submitted. The current proposal varies from the approved scheme in omitting the basement level and providing a single storey element that extends out to the rear of the property.

Recent approval for the removal of 3No trees (application ref 14T/2899).

Planning policy

3.2 The site is categorised as Primary residential, and covered by policy H4

Gen 2 – the proposals will have no adverse effect on any open land or sites of intrinsic landscape value.

Gen 3 – the proposals have no effect on any existing historical or architecturally important buildings in the vicinity.

GEN 4 – the proposals will have no adverse effect on current housing stock

H4 – Allows new development in primary residential zoned areas provided the proposals satisfy other policies and has no adverse effect on the character of the area or residential amenity.

H5 allows development on the basis of that the proposals respects the density, layout and character of the area, and maintains privacy and amenity to surrounding properties. There is also a requirement for safe vehicular access and parking for the proposals.

Supplementary planning guidance Note 10 – Residential development; accepts residential development subject to;

- Improves the quality of the urban environment
- Maintains the character of the area in terms of scale, building line, roofscape and materials.
- Boundary treatment and landscaping maintain/enhance the character and opportunities for biodiversity.

Justification

3.4 The application submitted seeks permission for the demolition of the existing detached residential property, and the erection of a new replacement dwelling.

The site contains a substantial detached dwelling; the proposal is to replace this with a substantial detached dwelling, and as such is like-for-like, with minimal effect on the character and density of development in this area. The proposals satisfy all Planning policies and the Supplementary Guidance notes.

The existing dwelling on site is not of any merit, and due to its age/construction method, cannot be easily modified or adapted to suit the current owners specific requirements for accommodation. As such it is considered better to demolish the existing, and replace with a new contemporary design, maintaining the general characteristics of building line, materials, roofscape, boundaries and landscaping for the area.

Environmental impact assessment

3.5 The proposed development is not listed in either Schedule 1 or Schedule 2 of the Town & country planning (Environmental impact assessment) Regulations 2011. On this basis the proposed development is outside the scope of the Regulations, and an Environmental Impact assessment is not required.

Design and access

4.0 Analysis of site and surroundings;

Adjacent properties are predominantly large, detached 2 storey, brick built with pitched slate/tiled roofs, incorporating garaging and off-road parking. Plots are large, with mature gardens to front and back.

In the immediate vicinity, several properties have been substantially extended. Nearby, there are several new developments, either single new dwellings, or small residential developments to replace a demolished property.

Design principles and concepts;

Inclusion of space within the roof to minimise the overall massing for the amount of accommodation provided.

Front elevation onto the street scene is 2 storeys to replicate adjacent heights, whilst the incorporation of pitched gables breaks the eaves line and provide an elegant proportion to the property.

Rear elevation (South facing) to include a greater proportion of glazing to maximise internal daylighting and view to rear garden.

The single storey element extending into the garden is discretely roofed in an extensive sedum roof. The proposed layout is designed to ensure no overlooking to adjacent properties, or that the proposed development in any way is detrimental to the use/amenity of adjacent properties.

Due to the slightly deeper plan than the existing, the ridge height to the main roof is higher than the existing, or adjacent properties. Left hand side – the two storey new-build is kept away from this boundary whilst the single storey carport and fitness area is set-back from the frontage and provides a 1.3m access along the boundary. Addressing Huntscarth to the right hand side, the north south gable reduces the mass of the roofline and provides a lower ridge height.

4.1 External materials to complement the existing palette of materials on adjacent properties; Facing brickwork, pitched tiled roofs, stonework (artstone or similar) to match ex red sandstone which is characteristic of the area and used extensively for the perimeter walls will be used to articulate the facade with stone bays, lintels and window surrounds.

The existing vehicular access point is maintained, whilst the parking and turning areas ensure sufficient space for off-road parking and space to manoeuvre a vehicle.

The front boundary treatment will include the dismantling and rebuilding of the sandstone wall with new footings. The stone will be cleaned and laid in stretcher bond and re-pointed, any new-build to re-use existing materials or new to match existing.

New sandstone pillars are proposed to frame the vehicle and new pedestrian entrance, and support new hardwood timber gates. New wrought iron railings will be mounted on the copingstones of the perimeter wall to provide a secure boundary to 2.1m high.

4.2 Landscaping

The proposals incorporate landscaping design that incorporates the mature trees on the site, including the Willow to the front and screening to the rear. Areas of lawn are to be bordered by privet box trees and ornamental trees and shrubs in a formal design that responds to the form of the building.

Areas of hard standing, consists of permeable block paving, for the vehicle and pedestrian access to the front is continued around the sides of the property whilst to the rear provide an area of patio space.

Site area (total) approx. 1047 sqm

New building footprint (gifa) approx. 260 sqm at Ground floor level (24.83% of overall site)

Rear garden approx. 362 sqm with length approx. 29.75m

Front garden (inc' vehicular access) approx. 358 sqm

Accessible environment

5.0 There are public transport services in the vicinity, (serving the nearby Alder Hey Children's hospital)

The main form of transport to this type of development will be private car. Vehicular access is provided in the existing location opening onto hard standing for a minimum of three vehicles.

The principal entrance and all ground floor access points are intended to be accessible in terms of ramped approach, doorway widths and accessible thresholds.

Internally, each floor level is fully accessible with design consideration given to design for life-long living with door widths and turning circles. A ground floor WC/ shower room is accommodated whilst all bedrooms are complete with generous en-suite bathrooms that can be adapted in the future to suite access/ mobility issues as required.

Stairs to the First floor comply with Building Regulations for domestic, however the stair layout would not easily accommodate a 'stair lift' hence the provision for a through the floor type platform lift if required at any stage in the future.

Conclusion

6.0 The site is a large plot, set within a mature residential area. There is no opportunity or requirement to increase the density, so the proposals are for a new detached dwelling, on the same building line as the existing.

The proposal is for a property with a larger 'footprint' than the existing, but even extended, the proposed development maintains large front and rear gardens and only accounts for less than 20% of the site area.

The designs submitted are consistent in planning policy terms as the current approved scheme for the site, with a very similar scale and massing. The refinements to the styling, omission of the basement and discrete single storey addition do not contravene any of the policies.

The residential character of the area is made up of range substantial private residences of varied architectural styles. The proposal for a well crafted, elegantly proportioned 'contemporary' property; constructed of quality materials characteristic of the area will provide a valuable contribution to the streetscape.

The proposals satisfy all Planning policies and the Supplementary Guidance notes for a single residential development plot within a primary residential zone.

The development has no adverse impact on any open spaces, amenity lands, historic buildings etc. It is therefore considered that the scheme submitted is one which should be regarded by the Local Authority as acceptable and Planning Permission be granted.