

**Proposed New Dwelling House at  
Land adjacent to no. 28 St. Mary's Avenue, Billinge.**



Image 1: Aerial View of the site

This statement has been prepared by Cole Gornall Cross to accompany the drawings submitted via Planning Portal to St. Helens Council for Outline Planning Approval.

The main considerations for this application are:

- **Principle of development**
- **Visual appearance/design**
- **Impact on neighbouring properties**
- **Impact on Trees and Ecology**

## Principle of Development

The site is a small parcel of land within the settlement boundary of Billinge in a popular residential street, St. Mary's Avenue. The site is located at the end of the cul-de-sac and formed part of the garden of house no. 28. There are a variety of property types and architectural features along St. Mary's Avenue.

When the avenue was originally planned it was intended that there should be a dwelling on the site and it our understanding that there are indications that there are rights to access to the existing drains, mains and water.

The original permission was outline planning consent 9/4/881 dated 4/11/64. An image to show the proposed plan originally submitted is shown below. There is no recent planning history.

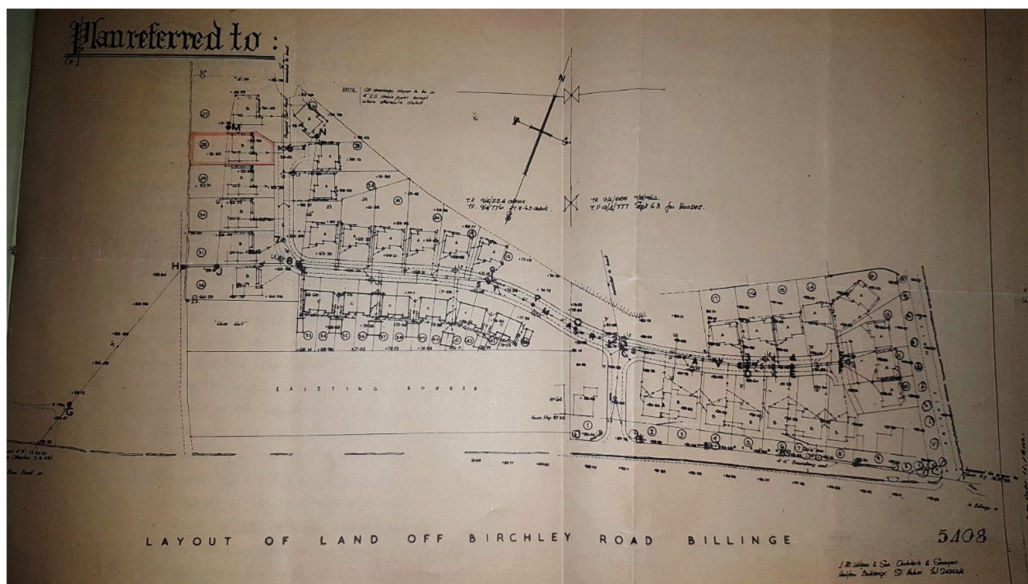


Image 2: Historical Plan of the site

There would be social benefits to developing this site given that this site is already a popular street and an established neighbourhood with potential social links and connections. The economic and environmental benefits of developing this site is that there are already established infrastructure and access. A dwelling on this site would benefit from easy access to not just material infrastructure but social infrastructure and the benefits of an established village and community. We believe that these benefits do justify the development of this infill site and meet the Policy CP1 – Ensuring Quality Development in St. Helens.

### **Visual Appearance / Design**

Policy CP1 of St Helens Core Strategy states that developments should be sympathetic to surrounding land uses and occupiers, avoiding detrimental impact on the amenities of the local area.

St Mary's Avenue contains a mixture of detached and semi-detached two storey dwellings. They were nearly all built at the same time apart from No 26 which was completed a few years later as a self-build. There is a variety of house types and a mix of styles and sizes with both three and four bedroom homes, many of which have been extended over time.

The proposals for a new dwelling would be to compliment the existing housing found within the site. The roof forms of houses no. 26 and 28 have been a strong design feature of the suggested proposals at the site.

The proposed development of the site ensures that there is sufficient private outdoor amenity space. The proposed dwelling will accord with the Council's 45 degree rule as the property will be positioned further back on the plot of land. There has also been ample space between the proposed dwelling and its adjacent neighbour at no. 28.



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Image 3: View of the Site from St. Mary's Avenue.

The predominant materials on the street are brick with some areas of render. It is suggested that the proposed dwelling would also be constructed of brickwork to compliment the neighbouring properties.



Image 4: View of the Site from St. Mary's Avenue.

The land at the back of the house has attractive views over farmland and nearby Moss Bank. To the side is landscaped woodland, a pond and native hedging. The proposed dwelling would not impact on these areas and be orientated so that the residents could benefit from the pleasant views.

There are some trees within the site. Where appropriate they would be retained. Where trees are protected with Tree Preservation Orders, the proposed property would be sited so as not to damage tree roots.

With regard to Policy CP2 – Accessibility, the proposals demonstrate that there is sufficient space on the site for carparking of at least two vehicles. The width of the proposed drive would be a minimum of 3m. There would also be enough space to manoeuvre a vehicle in order to be able to exit the site in a forward gear.

In keeping with the rest of the of the properties on the site there would be low level boundaries to the front of the property. To the rear it is suggested that the boundary should be soft landscaping / hedges. This would be determined at a later stage and further information would be provided in a Full Planning application.

### **Impact on neighbouring properties**

Policy CP1 of St Helens Core Strategy states that developments should be sympathetic to surrounding land uses and occupiers, avoiding detrimental impact on the amenities of the local area.

The proposed dwelling would be considerate of the neighbouring dwellings and of similar, or smaller, size, volume and height. Due to the ground levels, the house would sit below the level of it's neighbours helping to reduce the appearance of its mass and help to reduce the height.

It is suggested that it would sit further back in the site to allow for the tree root protection zone of the existing tree on the site.

The proposals would not disrupt the visual amenities of the street scene in terms of height, scale or roofline. Due to the suggested location within the site, there

would be no issue with overshadowing to neighbouring properties and the views from neighbouring properties would not be obstructed.

### **Impact on Trees and Ecology**

There are a number of trees within the application site, including TPO trees that need to be considered in the proposal. A tree survey / Arboriculture Implications Report would be provided as part of a Full Planning application.

The trees protected by TPO are indicated on the plans submitted and an area of root protection is illustrated.

The contractor should be made aware of the guidelines for tree protection within contractual appointment. Such guidelines would include: prominently marked tree protected areas; barricades around designated trees and vehicular traffic or parking would not be permitted within the restricted areas. The storage of materials and grading or dumping of chemicals in these areas would be prohibited. Noncompliance fines are based on trees species, tree value, replacement costs if required, and the amount and type of damage done. Tree preservation bonds create an additional incentive for compliance. All parties would be aware of and need to agree to the consequences for noncompliance.

As this is an Outline planning application, a full landscape plan has not been provided. A fully specified landscape plan would be provided in a Full Plans application if required.

With Policy CQL 3 – Biodiversity and Geological Conservation, the site may provide potential roost features for bats and other protected species. Given that this is an Outline Planning application, a full roost and ecological assessment would be provided at a later date as part of a Full Planning application.

### **Closing Statement**

We ask that in accordance with the National Planning Policy Framework, the local planning authority approach the decision-making process in a positive and

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creative way to secure this development that will improve the economic, social and environmental conditions of the area. We believe we have taken on board the comments and suggestions made at the pre-planning enquiry stage and made that the proposals will enhance the area and be a positive addition to the street.