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15 September 2022

Our Ref: 6474_AM

BH

Dear Sir/ Madam,

Re: Land at Somerville Road, Sefton, Liverpool, L22 9QY

On behalf of my client, I am pleased to enclose a formal request for pre-application advice in relation to their proposal for the redevelopment over their land at Somerville Road, Sefton.

This covering letter has been prepared to set out the background to the proposed development and should be read in conjunction with the enclosed:

- Site Location Plan (drawing no. 6474_PL01)
- Existing site plan (drawing no. 6474_PL02)
- Proposed site plan – Option 1, to illustrate the erection of a pair of semi-detached dwellings (drawing no. 6474_PL03)

Site Context

The application site has an area of circa 0.03 ha (0.09 acres) and is located to the west of Somerville Road, near its junction with St John's Road. Broadly level, the site comprises of 11nr garages (totalling a GEA of approximately 149sqm), with hard surfacing to the driveway and central turning area. There is existing vehicular access from Somerville Road into the site with brick piers through a metal gate. Parking is afforded within the site for several vehicles. A number of residential properties can be found to the north, east and south of the site with a commercial workshop to the west and railway line beyond. Somerville Road borders the site to the east. The site is concealed behind a high level brick

wall that fronts Somerville Road. Low level planting sits between the wall and the pavement. We assume the site originally housed two or three residential properties prior to the erection of the garages.

Photographs of the site are appended to this request.

Proposed Development

The applicant seeks advice as to whether

- (a) the demolition of the existing garages is acceptable at this location
- (b) the construction of a pair of semi-detached properties would be acceptable within the site

Planning Policy Context

The application site relates to a group of garages that are located within a predominantly residential location.

The site does not appear to be located within the Greenbelt nor does it appear to have a specific allocation. It is not within a Conservation Area, nor are there any listed buildings close to the site. The area is within Flood Zone 1, which is at a low risk of flooding.

The site is located between Waterloo and Crosby which are identified as Local Service Centres.

Key Issues

Principle of Development

The site comprises of 11nr attached garages within an expanse of tarmac and vehicular access from Somerville Road. The proposal seeks to demolish the existing garage structures and erect two semi-detached dwellings within the site. The vehicular access could be retained with provision for some car parking if felt necessary at this location.

The existing building line would be retained with individual gardens to the front and private amenity space to the rear of each property.

The properties would be constructed in the same style and detail as the adjacent dwellings.

Design

It is the applicant's intention to create a proposal of beautiful development that seeks to demolish the unattractive development of garages and return the site to its former residential use. The addition of

two new properties would also infill the current 'gap' within the streetscape, and reinstate the traditional character of the local area whilst in turn providing much needed residential accommodation.

Impact on Existing Tree Cover and Other Environmental Considerations.

There are no environmental designations identified for the site.

Highway and Access Considerations

There is an existing vehicular access into the site, via Somerville Road. The site fronts onto Somerville Road Pickmere Lane with a frontage of 16.5m. The existing vehicular access would be retained as existing if felt necessary.

Scope of Planning Application

Any forthcoming planning application for the above development would be supported by:

- Existing and Proposed Plans and Elevations;
- Planning, Design and Access Statement; and
- Any other supporting information

Conclusion

Moving forward we welcome the opportunity to gain feedback on the above proposal(s) and to confirm the scope for a forthcoming planning application.

I trust that you have all the information you require in order to provide a response but please do not hesitate to contact me should you have any queries.

Yours sincerely

Sarah Bolsover AGENT

BA(Hons) BArch Pg. Dip Arch RIBA (Cantab)

Aerial Photograph of the Site



Photographs of the Site







Illustrative style of proposed dwellings



No's 2 & 4 Somerville Road opposite the site (above)



No's 5 & 7 Somerville Road adjacent to the site (above)