



Planning Committee

Date: Tuesday, 6 July 2010

Time: 6.00 pm

Venue: Committee Room 1 - Wallasey Town Hall

Contact Officer: Pat Phillips
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1. MINUTES

To receive the minutes of the meeting held on 1 June 2010.

RECOMMENDED: That the minutes be received.

2. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the committee are asked whether they have any personal or prejudicial interests in connection with any application on the agenda and, if so, to declare them and state the nature of the interest.

3. REQUESTS FOR SITE VISITS

Members are asked to request all site visits before any application is considered.

4. APP/09/06038 - 2 THIRLMERE DRIVE, WIRRAL, CH45 4LW ERECTION OF A SINGLE STOREY EXTENSION, RAISING ROOF OF EXISTING WORKSHOPS & INSTALLATION OF SPRAY BOOTH (RETROSPECTIVE APPLICATION) (Pages 1 - 6)

5. APP/09/06528 - 2-4 EUSTON GROVE, BIRKENHEAD, CH43 4TY - RETENTION OF CHANGE OF USE FROM SOLARIUM AND REPAIR OF MG SPORTS CAR TO OFFICES AND STORAGE AND ELEVATIONAL CHANGES (AMENDED DESCRIPTION) (Pages 7 - 10)

6. **APP/10/00111 - PLOUGH INN, 190 HOYLAKE ROAD, MORETON, CH46 8TH - DEMOLITION OF THE EXISTING PUBLIC HOUSE (A4) AND THE ERECTION OF A CONVENIENCE STORE (A1) WITH ASSOCIATED PARKING AND SERVICING DETAILS. (Pages 11 - 16)**
7. **APP/10/00223 - GREAT EASTERN, NEW FERRY ROAD, NEW FERRY, CH62 1BN - DEMOLITION OF EXISTING PUBLIC HOUSE AND ERECTION OF 10 NO. 2 STOREY SEMI-DETACHED DWELLINGS (Pages 17 - 24)**
8. **APP/10/00240 - 33A CAITHNESS DRIVE, EGREMONT, CH45 7PN - CONVERSION OF EXISTING GARAGE TO CREATE LOFT AND INTRODUCTION OF TWO ROOF DORMER EXTENSIONS FACING LINCOLN DRIVE. (Pages 25 - 28)**
9. **APP/10/00275 - QUARRY BANK HOSTEL, QUARRY BANK, TRANMERE, CH41 2XF - REFURBISHMENT OF EXISTING BLOCK OF 45 BEDSITS INTO 12NO. SELF CONTAINED FLATS AND ASSOCIATED WORK. (Pages 29 - 34)**
10. **ADV/10/00373 - TESCO SUPERSTORE, TELEGRAPH ROAD, HESWALL, CH60 7SE - PROPOSED SIGNAGE FOR PROPOSED AMENDMENTS TO CARPARK (SUBMITTED SEPERATELY FOR FULL PLANNING APPLICATION). NEW TESCO BRANDING SIGNS TO TROLLEY BAYS, FASCIA SIGNS AND VARIOUS CARPARK SIGNAGE (Pages 35 - 40)**
11. **APP/10/00401 - LAND OFF NEW CHESTER ROAD, BROMBOROUGH, WIRRAL - RESUBMISSION OF APPLICATION REF. APP/2009/6529 - PROPOSED REPLAN TO FINAL PHASE (PLOTS 60-99 / 112-122 + 129-146) - CONSTRUCTION OF 69NO DWELLINGS TOGETHER WITH ASSOCIATED WORKS. (OMISSION OF PLOTS 147 TO 192) ORIGINAL PLANNING APPROVAL REF. APP/2007/5272 (Pages 41 - 50)**
12. **APP/10/00441 - 68 EGERTON STREET, NEW BRIGHTON, CH45 2LT - CHANGE OF USE FROM A SINGLE DWELLING TO 8 SELF CONTAINED FLATS (AMENDED DESCRIPTION). (Pages 51 - 56)**
13. **APP/10/00537 -18 MOCKBEGGAR DRIVE, WALLASEY VILLAGE, CH45 3NN - ERECTION OF FRONT, SIDE AND REAR EXTENSIONS (Pages 57 - 60)**
14. **APP/10/00544 - LAND ON SOUTH SIDE OF WHARF STREET, PORT SUNLIGHT - EXTENSION OF PLANNING PERMISSION APP/2007/6248 FOR ERECTION OF 48 APARTMENTS IN A THREE STOREY DEVELOPMENT. (Pages 61 - 66)**
15. **APP/10/00545 - PANACHE, 43 MARKET STREET, HOYLAKE, CH47 2BG - RETENTION OF CANOPY AT REAR FOR SEATING AND STORAGE (Pages 67 - 72)**

16. PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 19/05/2010 AND 25/06/2010 (Pages 73 - 102)

17. ANY OTHER BUSINESS

To consider any urgent business accepted by the Chair.

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separate households and 11 individual letters of objection have been received, listing the following grounds:

- The use of the building;
- The effects on health of residents due to dust, paint fumes, smells (solvents, burning rubber) and noise (extraction, motorbikes and cars revving);
- The appearance and size of the structure and air vent, which is unsuitable in a residential area;
- Devaluation of property;
- The last use of the site was a double garage and a large lean-to shed;
- The materials of construction;
- Inaccuracies of the agents drawings;
- Traffic to the site has created congestion and parking issues, and the number of motor vehicles coming and leaving and being stored on site is unacceptable;
- Unsatisfactory access in case of fire;
- The application is for spraying motorbikes;
- The application is already built;
- Trees and shrubs have been removed;
- Water base paint is not being used;
- Operating hours;
- Interference with electrical equipment
- Health problems of residents will be exacerbated.

A further letter of objection was received, but wished to remain confidential.

The former Councillor, Leah Fraser, objected to the application citing the following reasons:

- The industrial style building within a residential area;
- Size of the building is overdevelopment;
- Appearance and size of air vent.

Letters were received from neighbours stating the following:

- The site has not been used for any purpose since August 2006
- The site has not been used as a business premises for the last 10 years;
- Prior to 2004 the site was used for storage of a caravan, boats and general odds and ends;
- Since 1983 the site has been used for storage of boats and building materials;
- Since 2002 the site comprised of disused garages with no commercial activity

CONSULTATIONS:

The Director of Technical Services, Traffic Management had no objection to the proposal
The Director of Regeneration, Environmental Health had no objection to the proposal subject to conditions

Directors Comments:

REASON FOR REFERRAL

A qualifying petition of 89 signatures of objection from separate households has been received and the former Councillor, Leah Fraser, had requested the application be taken out of delegation.

The application was deferred for additional information regarding the lawful use of the site for the 18th February 2010 Planning Committee.

The application is being returned to Planning Committee to allow a determination to be made following consideration of the matter at the 18th February 2010 Planning Committee . At this meeting a motion moved to refuse the application was lost and the motion for recommendation approved . However as the motion for approval was not formally seconded the determination was not formally made. Further consideration was given to the matter at the 11th March 2010 Special Planning Committee , where Members again deferred the matter for clarification following further information submitted.

INTRODUCTION

Erection of a single-storey extension, raising roof of existing workshops and installation of spray booth (retrospective application).

The application is to determine the impact of the physical structure of the building on the amenities of neighbouring properties. Both the previous use of a workshop/garage and the subsequent uses as a boatyard and motorcycle spraying booth fall under Use Class B1 (light industry). As such the existing industrial use of the site (as a training centre for spraying and spray applications to motorcycles) does not require planning permission. The planning application is solely to determine the extensions and modifications that have taken place.

The building measures 3.3 metres in height and is white rendered. The extractor flue measures 0.9 metres above the roof. The building has a total footprint of 133 square metres.

PRINCIPLE OF DEVELOPMENT

The scale and design of the proposed buildings are considered acceptable under policy HS15 and are not considered to result in a detrimental change in the character of the area or cause nuisance to neighbouring uses.

SITE AND SURROUNDINGS

The site comprises of a single storey commercial building with roller shutters and flue. The boundary treatment comprises of 2-metre high brick walls. There are surrounding two-storey residential properties on Thirlmere Drive, Bradman Close and Ormond Street.

POLICY CONTEXT

UDP policy HS15 permits non-residential development in Primarily Residential Areas where the proposal will not be of such a scale as to be inappropriate to surrounding development or result in a detrimental change in the character of the area. Development will not be permitted should it cause nuisance to neighbouring uses.

APPEARANCE AND AMENITY ISSUES

The application is to assess the extensions and modifications that have taken place.

The proposal is surrounded by two-storey dwelling houses, and as such the single-storey development is considered not to be of a scale that is detrimental to surrounding properties. The impact of the building could be further reduced by painting it a darker colour more inkeeping with the surroundings. The size of the building is not considered to have a detrimental impact on the residential amenity of the surrounding properties in terms of overshadowing, overlooking and outlook.

It is considered the visual prominence of the shiny fume extractor flue has been reduced by painting it a darker colour, which is considered more inkeeping with the surrounding residential chimneys in the area. The scale of the flue is not considered to significantly affect the outlook of neighbouring residential properties or alter the character of the residential area.

Committee members requested further information in respect of the lawful use of the land/premises, i.e. confirmation that the site has been used for light industry for the last 10 years. The agent provided four sworn affidavit statements confirming the following: the use of the site between 1983-1987 and 1987-1990 was for motor vehicle repairs and welding; between 1999-2000 the premises was used for Mercedes restoration body repairs and paint spraying; between 2001 to present day the premises have been used on a part-time basis for repairing, re-spraying and customising motorbikes, boats and cars.

The information provided by the applicant shows that the premises were not used for any purpose between 1990 and 1999. This suggests that the use lay dormant rather than had been abandoned as the building remained intact, the premises secured and there was no intervening use. However, by determining this application the decision would not prejudice the Council from taking action in the future should it prove necessary.

Objections that cannot form a reason for refusal under planning remit include devaluation of property, the retrospective nature of the proposal, the removal of trees and shrubs or interference with electrical

equipment. Access in case of fire to an exiting site is a matter assessed by the Fire Authority. The plans supplied are considered satisfactory.

SEPARATION DISTANCES

No.8 Thirlmere Drive is 12 metres away from the proposed building. No.9 Ormand Street is 6.8 metres away from the proposed building. No.12 Bradman Close is 0.6 metres away from the proposed building and has no primary windows directly facing the proposal. The single-storey proposal is not considered to result in loss of outlook or light to neighbouring properties. It is not considered to result in overlooking or overshadowing.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Traffic Management Division) was consulted on the application and has no objection to the proposal. It is considered the potential for an increase in vehicle movement unlikely to be significant. There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Concerns regarding the effects on health of residents as a result of dust, paint fumes and smells are controlled via environmental health legislation. The Director of Regeneration (Housing & Environmental Protection Division) has no objection to the proposal subject to a condition detailing the fume extract and odour control system. The water-based sprays do not pose health concerns, and a condition can be attached for clarity. Whilst the sprays do not pose health concerns, the flue provides dilution and dispersment at a higher altitude, which reduces disturbance to neighbours. As previously discussed, the use of the site for light industry does not require planning permission, and without the building and flue it is likely the fumes would reside at a lower level and cause more nuisance to neighbours.

The erection of new buildings can sometimes facilitate an overall improvement in amenity impact. Noisy aspects of the use can be contained within the proposed building, and work can be kept out of sight. Objections were received regarding noise (motorbikes and cars revving) from the site. The proposed building provides a containment for the noise, and is viewed as a planning gain. There is no evidence the flue would result in antisocial noise levels, and disturbance can be controlled through environmental health legislation.

In addition it should be noted the planning application provides an opportunity to condition the hours of use, further reducing disturbance to neighbouring residents.

HEALTH ISSUES

The Director of Regeneration (Housing & Environmental Protection Division) were consulted in relation to the spray kit and had no objection to the proposal. For clarification, the paints are water based not solvent based. No evidence has been produced to show how the proposal will affect the health of residents.

CONCLUSION

The concerns of the surrounding residential properties regarding the use of the site as light industry cannot form a reason for refusal, as planning permission is not required for a change of use. The proposed building is considered acceptable in terms of scale and provides a means of reducing noise and disturbance to surrounding neighbouring properties.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered to be acceptable in terms of scale and design and is not considered to be inappropriate to the surrounding residential properties or result in a detrimental change in the character of the area. The development is not deemed to cause nuisance to neighbouring uses or result in loss of privacy, daylight, or sunlight. The proposal complies with Unitary Development Plan

Policy HS15.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. Details of the fume extraction system and the odour control system shall be submitted to and approved by the Local Planning Authority within 3 months of the date of this decision. The fume extractor and odour control system shall be implemented prior to the use commencing and retained and operated thereafter in accordance with the approved details.

Reason: In the interests of amenity

2. Details of a colour coating to be applied to the building and flue shall be submitted to and agreed in writing by the Local Planning Authority within 3 months of the date of this decision. The approved colour coating shall be completed prior to the use commencing and retained as such thereafter.

Reason: In the interest of amenity

3. The premises shall be closed between the hours of 18.00 hours and 08.00 hours Monday to Saturday, and shall remain closed on Sundays and Bank Holidays

Reason: In the interests of amenity

4. Only water based paint shall be used for spraying as stated in the approved details (received 4th September 2009) unless with prior agreement with the Local Planning Authority

Reason: In the interests of amenity

Last Comments By: 22/10/2009

Expiry Date: 30/10/2009

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Agenda Item 5

Planning Committee

6 July 2010

Reference:
APP/09/06528

Area Team:
North Team

Case Officer:
Miss S Hesketh

Ward:
Claughton

Location: 2-4 EUSTON GROVE, BIRKENHEAD, CH43 4TY
Proposal: Retention of change of use from solarium and repair of MG sports car to offices and storage and elevational changes (amended description)
Applicant: Construction Systems Ltd
Agent : David Crowder Architecture

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Lawful Development Certificate for the use as building contractors office, yard, and light industrial machine shop
Allowed on appeal 1988

Summary Of Representations and Consultations Received:

REPRESENTATIONS

26 letters of notification were sent to neighbouring properties (2/2/10) and a site notice was displayed (9/2/10). The description was amended to include "and storage", which has previously been omitted. 26 letters of notification were sent to neighbouring properties (24/3/10) and a site notice was displayed (24/3/10).

At the time of writing 3 objections from individual households have been received citing the following concerns:

- The building and vehicles associated with the work have disrupted the local community, changing the nature of the local residential area and giving the feeling of an industrial area;
- Noise;
- Traffic congestion, parking problems and highway safety issues regarding loss of visibility;
- The previous use of the site was a one-man workshop which caused little noise or traffic congestion;
- The application is retrospective and should be demolished/all work stopped whilst the planning application is in. The business has not consulted local neighbours;
- The building work between October-December 2009 is noisy and leaves a thick residue of dust;
- There are 6-8 vans waiting outside the office in the morning and between 4pm-6pm. In addition there are 4-6 vehicles of employees and those associated with the business regularly parking next to or near the business;
- Vehicles park on Grafton Street;
- Vehicles park near junctions;
- Suggested restriction of vehicles parking on Euston Grove/Grafton Street;
- Damage to properties;
- Devaluation of property;
- There are vacant industrial units on the Wirral that would be more suitable;
- Loss of privacy;
- Affect the enjoyment of property;
- The scale of the business.

A non-qualifying petition of 16 signatures from separate households has been received citing concerns in relation to parking, traffic problems, the scale, nature and suitability of the business in the area.

Councillor Roberts requested the application be removed from delegation due to the impact of the business on the residential area.

CONSULTATIONS

Director of Regeneration (Pollution Control) – No objection

Director of Technical Services (Traffic) – No objection

Director's Comments:

The application was deferred from Planning Committee on the 1 June 2010 for a site visit.

REASON FOR REFERRAL

Councillor Roberts requested the planning application be heard at Committee due to the impact of the business on the residential area.

INTRODUCTION

The application is to determine the impact of the physical external alterations of the building on the amenities of neighbouring properties and the change of use from a solarium (D2 Assembly and Leisure Use Class) to offices (B1 Business Use Class). The external alterations include the removal and repositioning of doors facing onto Euston Grove, and the removal of an external staircase/door at first floor, and replacement with a window.

The previous use for repair of MG sports cars falls under Use Class B2 (general industry). B2 use classes permit changes to business uses (B1 use class) and storage and distribution (B8 use class) where the floorspace is no more than 235 square meters. The floorspace of the existing building is 230.69 square metres. As such using the site as offices and storage at ground floor is permitted under the use class order and does not require planning permission.

PRINCIPLE OF DEVELOPMENT

The scale and design of the proposal is considered acceptable under policy HS15 and are not considered to result in a detrimental change in the character of the area or cause nuisance to neighbouring uses.

SITE AND SURROUNDINGS

The site comprises brick and render building currently being used as offices and storage. The building is surrounded by two-storey and three-storey residential houses and flats. The site is designated a Primarily Residential Area.

POLICY CONTEXT

UDP policy HS15 permits non-residential development in Primarily Residential Areas where the proposal will not be of such a scale as to be inappropriate to surrounding development or result in a detrimental change in the character of the area. Development will not be permitted should it cause nuisance to neighbouring uses.

APPEARANCE AND AMENITY ISSUES

The application is to assess the external alterations include the removal and repositioning of doors facing onto Euston Grove, and the removal of an external staircase/door at first floor, and replacement with a window. The alterations are not considered to have a detrimental impact on the residential amenity of the surrounding properties in terms of overshadowing, overlooking and outlook.

The change of use from a solarium to offices requires planning permission. It is considered offices would afford less potential for nuisance and disturbance than the approved solarium use.

Objections that cannot form a reason for refusal under planning remit include devaluation of property, the retrospective nature of the proposal or disturbance/damage during construction

SEPARATION DISTANCES

The proposed windows facing Euston Grove do not compromise the existing interface distances and are considered acceptable. The proposed first floor window on the end elevation facing west does not result in direct overlooking, and is considered to have less impact in terms of loss of privacy than the existing external staircase. The window openings facing No.6 Euston Grove appear to be existing (although bricked up). The ground floor windows are not considered to result in overlooking or loss of privacy. The first floor window can be obscurely glazed to reduce the impact of feeling overlooked.

HIGHWAY/TRAFFIC IMPLICATIONS

Objections were received from residents regarding the number of vehicles associated with the business parked on the road, loss of parking spaces for residents, traffic congestion and highway safety concerns regarding vehicles parking adjacent to road junctions. The Director of Technical Services (Traffic Management Division) was consulted on the application and has raised no objection to the proposal. Whilst a change of use to offices may create some additional on street parking during the daytime, Euston Grove is not considered to be heavily trafficked. No alterations are proposed to the vehicular access to the site.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The Director of Regeneration (Housing and Environmental Protection Division) has no objection to the proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The concerns of the surrounding residential properties regarding the use of the site as industrial cannot form a reason for refusal, as planning permission is not required for a change of use. The proposed alterations are considered acceptable in terms of scale and are not considered to be inappropriate to the surrounding residential properties or result in a detrimental change in the character of the area. The development is not deemed to cause nuisance to neighbouring uses or result in loss of privacy, daylight, or sunlight. The proposal complies with Unitary Development Plan Policy HS15.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered to be acceptable in terms of scale and design and is not considered to be inappropriate to the surrounding residential properties or result in a detrimental change in the character of the area. The development is not deemed to cause nuisance to neighbouring uses or result in loss of privacy, daylight, or sunlight. The proposal complies with Unitary Development Plan Policy HS15.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Within 3 months of the date of permission the first floor window in the extension elevation facing south shall be fixed and obscurely glazed with frosted glass and shall be retained as such thereafter.

Reason: In the interest of residential amenity

Last Comments By: 21/04/2010 11:26:11

Expiry Date: 26/03/2010

Agenda Item 6

Planning Committee

6 July 2010

Reference:
APP/10/00111

Area Team:
North Team

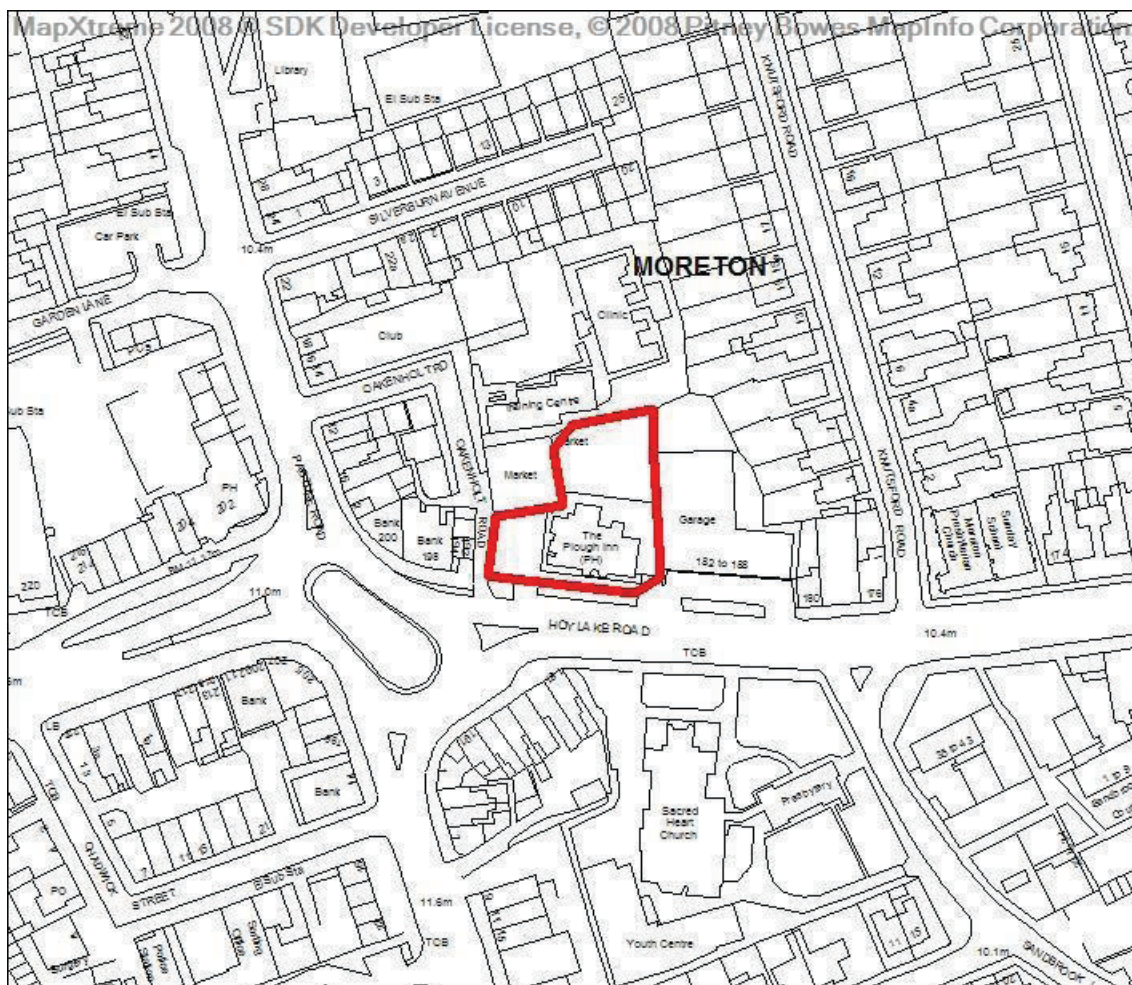
Case Officer:
Miss S Hesketh

Ward:
Leasowe and
Moreton East

Location: Plough Inn, 190 HOYLAKE ROAD, MORETON, CH46 8TH
Proposal: Demolition of the existing public house (A4) and the erection of a convenience store (A1) with associated parking and servicing details.

Applicant: GL Hearn
Agent :

Site Plan:



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Development Plan allocation and policies:

Key Town Centre
Primarily Residential Area
Major Highway Scheme

Planning History:

APP/74/00311 Detached garage Approve 29/07/1974

Summary Of Representations and Consultations Received:

REPRESENTATIONS

24 letters of notification were sent to the occupiers of neighbouring properties and a site notice was displayed on 27 April 2010 on Hoylake Road. 10 objections were received citing the following concerns:

- There is already a Tesco's at the top of Hoylake Road and one at top of Bidston and there is an Aldi Store going to be built at the top of Stavendale Road
- The effect on local business and traders, and driving local shops out of business
- The loss of Plough Inn, which is a social gathering among friends
- Traffic problems-existing large volumes of traffic including articulated lorries, congestion, accidents. The roundabout is an interchange for emergency vehicles.
- Access for delivery vehicles;
- Car parking is at a premium in Moreton;
- Pedestrian safety;
- Litter;
- Encouraging people to the area in cars;
- Alternative suggestions for use of the site (bar/restaurant or a small multi-storey car park)
- Degradation of the area as small businesses decline;
- Already a good selection of shops in the area

Councillor Lewis requested the application be removed from delegation on the grounds the retail situated in Moreton is of concern to the wider Moreton community.

CONSULTATIONS

The Director of Technical Services (Traffic Management) had no objection to the proposal subject to conditions. Refer to Director's Comments.

The Director of Regeneration (Housing and Environmental Protection) had no objection to the proposal subject to conditions

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Lewis requested the application be removed from delegation on the grounds of public interest, given that the retail situation in Moreton is of concern to the wider Moreton community

INTRODUCTION

The application proposes the demolition of the Plough Inn and erection of a convenience store.

PRINCIPLE OF DEVELOPMENT

The site is within a Key Town Centre and as such shop proposals are acceptable in principle.

SITE AND SURROUNDINGS

The site is L-shaped with a detached two-storey public house and associated parking, situated in Moreton Key Town Centre. The land is also designated Primarily Residential Area under the Wirral UDP. The surrounding properties are two-storey commercial buildings.

POLICY CONTEXT

The proposal shall be assessed against the adopted Unitary Development Plan Policy SH1 Criteria for Development in Key Town Centres and HS15 Non Residential Uses in Primarily Residential Areas . This is to be evaluated against the Government's key objectives in PPS4 Planning for Town Centres.

APPEARANCE AND AMENITY ISSUES

Under HS15 proposals are tested for their effect on residential amenity and traffic conditions. The change of use from a public house to a shop will result in the loss of an A4 unit, however as Moreton demonstrates a variety of uses its loss is not deemed detrimental. Whilst it is recognised the proposal will result in an increase in activity in the locality, it is not considered to be at a scale that would be detrimental to the character or amenity of the area. As the site falls within a residential area it is considered reasonable to control the hours of the business by conditions. The proposal is not

considered to cause a significant nuisance to neighbouring properties or result in a loss of amenity.

The Government's key objectives as set out in PPS4 Planning for Town Centres is to promote the vitality and viability of existing centres by encouraging a wide range of services in a good environment which meets the needs of the entire community and is accessible to all. Policy SH1 considers A1 retail uses in a Key Town Centres as an appropriate use, and the proposal is not considered to undermine the vitality or viability of Moreton. A retail statement has been submitted to support the application.

The height and scale of the proposed unit compares favourably with the adjacent two storey properties in an area of mixed design. The building will be constructed of brick and glass, which is common place in surrounding vicinity.

Objections were received that the approval of a Tesco store would undermine the viability of the area and put existing shops out of business in an area that is currently struggling. Policy SH1 encourages A1 retail uses in town centres and does not have recommended limits of use classes. The end user of the application cannot form a reason for refusal. The scale of the retail unit is not considered to harm the vitality of Moreton town centre. The Local Planning Department cannot assess if an application will result in loss of business.

SEPARATION DISTANCES

The nearest dwelling used solely as a residential property is 90m from the site. There appear to be first floor flats above the retail units opposite, however the proposed single-storey building is not considered to result in overlooking or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

The application proposes parking for up to 18 vehicles (including two disabled parking spaces) and four cycle stands. The previous access arrangements for the Plough Inn are to be retained and utilised for the new store. A Transport Statement has been submitted in support of the application.

Given the town centre location of the proposed store, it is considered that it will not generate a significant increase in traffic volumes but will be more likely to result in the diversion of trips already taking place on the highway.

The proposed store is to utilise the existing vehicle accesses onto Hoylake Road with an in / out arrangement with traffic entering the car park via the access closest to the roundabout (Moreton Cross) and leaving via the other access. The proposals do not include any indication to drivers that this is the arrangement (e.g. signing / road markings / etc). Therefore, a condition is requested in relation to this.

The proposed 18-space car park, which includes two disabled spaces, is within the SPD4 maximum of 23 spaces for a development of this size. In order to allow for deliveries to take place, three parking spaces would need to be closed off for a temporary period. This is considered acceptable, and can be secured by condition.

The plans indicate four cycle parking racks to the front of the store, although access to those racks would prove difficult when the adjacent parking spaces are utilised. There are no secure cycle parking facilities indicated for the use of staff.

The plans indicate that pedestrian access into the store would be shared through the vehicle accesses. This is not acceptable and a condition is requested in relation to this.

Vehicle swept path analysis has been submitted that indicate vehicles up to and including an articulated lorry of 14.25m length and a rigid vehicle of 10.35m length are able to enter the site, service the store and then exit using the proposed "in / out" access arrangement (subject to the temporary closing of the three parking spaces mentioned above). However, in order to enter the site under existing conditions, the service vehicles would need to start on the outside lane of the exit from the roundabout and swing across the inside lane, which is unacceptable. Details of access amendments have subsequently been submitted that will assist larger vehicles when entering the site and conditions are requested in relation to this.

In addition, experience with other stores of a similar type shows that the car park can become congested which may lead to larger service vehicles having to wait on the highway whilst the car park clears. This would not be acceptable so close to the exit from the roundabout and a condition on the size of servicing vehicles is therefore requested.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The Director of Regeneration (Housing and Environmental Protection) had no objection to the proposal but recommended conditions relating to hours of use.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to significantly affect the character of the Primarily Residential Area or undermine the vitality or viability of Moreton Key Town Centre. The proposal complies with relevant Council policy HS15 Non Residential Uses in Primarily Residential Areas and SH1 Criteria for Development in Key Town Centres of the adopted Wirral Unitary Development Plan and SPD4 Parking Standards.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to significantly affect the character of the Primarily Residential Area or undermine the vitality or viability of Moreton Key Town Centre. The proposal complies with relevant Council policy HS15 Non Residential Uses in Primarily Residential Areas and SH1 Criteria for Development in Key Town Centres of the adopted Wirral Unitary Development Plan and SPD4 Parking Standards.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The premises shall be closed for the development hereby permitted between 23.00 hours and 06.00 hours.

Reason: In the interest of amenity and to accord with Policy HS15 of the Wirral Unitary Development Plan.

3. No deliveries shall take place at the site outside the hours of 06.00 hours until 22.00 hours unless otherwise agreed in writing by the Local Planning Authority

Reason: In the interest of amenity and to accord with Policy HS15 of the Wirral Unitary Development Plan.

4. Commercial waste collection shall not take place between the hours of 21.00 hours and 07.00 hours

Reason: In the interest of amenity and to accord with Policy HS15 of the Wirral Unitary Development Plan.

5. Before development commences details of the position, type and insulation of external refrigeration and ventilation equipment should be submitted to and agreed in writing by the Local Planning Authority and retained thereafter.

Reason: In the interest of amenity and to accord with Policy HS15 of the Wirral Unitary Development Plan.

6. Details of the positioning of security lights should be submitted to and approved in writing by the Local Planning Authority prior to the store opening, and retained thereafter.

Reason: In the interest of amenity and to accord with Policy HS15 of the Wirral Unitary Development Plan.

7. Development shall not commence until detailed proposals for indicating the in/out arrangement of the vehicle accesses have been submitted and approved in writing. The approved proposals shall be implemented to the satisfaction of the Local Planning Authority prior to first opening.

Reason: In the interest of highway safety and prevention of congestion / delay on the highway

8. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter. The submitted proposals shall include details of cycle parking for both staff and customers and clear, safe cycle access routes to that parking.

Reason: In the interests of highway safety and to accord with Policy TR12 in the in the Wirral Unitary Development Plan 2006

9. No part of the development shall be brought into use until detailed proposals for clear, safe pedestrian routes from the highway to the store entrance have been submitted to and approved in writing by the Local Planning Authority, and retained thereafter.

Reason: In the interest of highway safety

10. No part of the development shall be brought into use until detailed proposals for alterations to the westernmost vehicle access to facilitate safe access by larger service vehicles have been submitted to and approved in writing by the Local Planning Authority, and retained thereafter

Reason: In the interest of highway safety and prevention of congestion / delay on the highway

11. Development shall not commence until detailed proposals for tactile paving to be provided on each side of both vehicle accesses have been submitted and approved in writing by the Local Planning Authority and retained thereafter.

Reason: In the interest of highway safety

12. Delivery and service vehicles servicing the premises shall be no more than 11m overall length.

Reason: In the interest of highway safety and prevention of congestion / delay on the highway

Last Comments By: 01/07/2010 11:17:36
Expiry Date: 08/06/2010

Planning Committee

6 July 2010

Reference:
APP/10/00223

Area Team:
Migrated Code

Case Officer:
Mr K Spilsbury

Ward:
Bromborough

Location: Great Eastern, NEW FERRY ROAD, NEW FERRY, CH62 1BN
Proposal: Demolition of existing public house and erection of 10 no. 2 storey semi-detached dwellings

Applicant: Worksharp Ecohomes LTD
Agent : Condy Lofthouse Architects

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

OUT/2008/5586 Demolition of former public house and erection of two buildings containing a total of 30 No. apartments (Outline) REFUSED 22/08/08

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was posted outside the site and 68 individual letters of notification were sent out.

At the time of writing this report 4 letters of support and 6 letters of objection have been received.

The 4 letters of support can be summarised as follows:

- The empty pub has been nothing but trouble due to anti-social behaviour
- There are lots of empty pubs that could be converted into flats but no developer will be willing to take this on
- If the pub is left it will fall into disrepair and will only be a matter of time before someone burns it down.
- The ship shares the same name as the so called famous ship but no building materials from the ship were used in its construction
- The building is an eyesore
- The building in its current state is devaluing house prices
- The demolition will bring much needed regeneration into the area
- The proposed plans look great and will improve the outlook of New Ferry
- The proposed monument to the great eastern is a nice touch
- Environmental health have posted notices saying there are rats on the premises so the best thing to do is knock it down and start again
- There have been so many alterations to the building it is ugly and the gardens were never kept in a good state.

The 6 letters of objection can be summarised as follows:

- The building is both historic and handsome.
- The new buildings will be a blot on the landscape
- Why can the building not be refurbished and opened as something else?
- There will be nothing left in New Ferry soon as everything is being taken away.
- Loss of history, Save this building
- There are a lot of empty flats on Wirral
- It should be preserved as part of a coastal Regeneration Scheme
- Could it not be a museum of maritime history?
- The building is a historic landmark.

A qualifying petition of objection containing 417 signatures has also been submitted by Councillor Niblock objecting to the demolition of the Great Eastern Public House.

An email of objection has also been received from Councillor Irene Williams stating: "I wish to object to the proposals to demolish the Great Eastern and then build houses on the site. This historic public house has been a much loved icon of New Ferry and cherished by local residents".

Councillor Jerry Williams has also verbally registered an objection to the scheme and the loss of the public house.

The Bromborough Society - The historic building is key feature in this part of New Ferry and should be converted to dwellings.

CONSULTATIONS

Director of Regeneration (Pollution Control) - No Objection

Director of Technical Services (Traffic Management Division) – No Objection subject to conditions.

Police Architectural Liaison Officer - No Objection

Director's Comments:

This application was deferred from Planning Committee on 1st June 2010 for a site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

The planning application is referred to Planning Committee as it is a major planning application for ten dwellings and a qualifying petition of objection has been received.

INTRODUCTION

The proposed development is for the demolition of the existing public house, the Great Eastern and the erection of ten 2 storey semi-detached dwellings.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area as allocated within Wirral's Unitary Development Plan and as a result the erection of dwellings is acceptable in principle, subject to all other elements of the proposal complying with National, Regional and Local/Supplementary planning policies.

SITE AND SURROUNDINGS

The application site currently consists of a public house set within its own grounds and fronts the junction between Shorefields and New Ferry Road. The existing building has been disused for sometime and is currently in a state of disrepair. The windows have been covered with steel shutters and the building has been vandalised. The surrounding grounds are currently overgrown. Trees, shrubs and a close board fence run along the northern boundary of the site restricting overlooking into the neighbouring properties.

There is a mixture of housing styles and designs surrounding the site, predominantly two storey semi detached dwellings and terraces.

POLICY CONTEXT

The main issues to consider in the determination of this application are principle of development, highway safety and car parking, design and site layout, residential amenity, noise/pollution and landscaping issues.

The site lies within the North West Metropolitan Area as defined by Regional Spatial Strategy Policy SD1 and is within the regeneration priority area where new housing is permitted by the Interim Planning Policy, adopted by the Council's Cabinet on 20 October 2005.

The site of the development consists of a vacant public house set within its own grounds. PPS3, introduced in November 2006 indicates that the priority for development should be previously developed land, in particular vacant and derelict sites and buildings. This scheme is therefore in line with this Planning Policy Statement.

It is national policy to facilitate sustainable forms of development. PPS3 encourages the provision of more intensive housing development in and around existing centres and close to public transport nodes. The aim is to create mixed, inclusive communities, to ensure that everyone has the opportunity of a decent home through a broader range of housing (including flats) in locations where the need to travel can be reduced.

The density of the proposed development is similar to that of the surrounding residential area and is close to a range of local facilities. There is a selection of open space facilities including a sports ground, football pitch and general amenity space within walking distance of the area. There is a frequent bus service along New Chester Road. Services run at regular 15-30 minute intervals to a variety of destinations including Liverpool; New Brighton; Birkenhead and Chester. Green Lane Station and Rock Ferry Station are both within a 10 minute walk of the site, where services run at 15 minute intervals to Birkenhead, Liverpool, Ellesmere Port and Chester.

Affordable Housing

The Strategic Housing Market Assessment (SHMA) adopted by the Council's Cabinet on 7th February 2008 is now a material consideration in the determination of planning applications, to be considered alongside Planning Policy Statement 3 (PPS3), RSS Policy UR9 and UDP Policies HSG2 and HS6.

The Council will normally negotiate on all schemes of 15 and more dwellings and for a scheme proportion of 40% of all dwellings to be affordable. However, Members will be aware that at its meeting on 7th February 2008, Cabinet resolved that the 40% was subject to consideration of land

availability, supply and the financial viability of the development proposal.

Whilst the development is below the threshold for affordable housing it is intention of the applicant to provide 100% affordable housing on the site.

APPEARANCE AND AMENITY ISSUES

Both PPS1 and PPS3 make it clear that high quality and inclusive design should be the aim of all those involved in the development process and those proposals that fail to take the opportunity for improving the character and quality of an area should not be accepted.

The site in its present state detracts from the visual amenity of the surrounding area. The existing building, whilst considered by some to be a local landmark is in a poor state of repair and has been heavily vandalised. Following consultation with The Director of Technical Services - Building Control it has been confirmed that the building is in a rapidly deteriorating condition and has had to be secured as a result of vandalism. The Local Planning Authority considers that the benefits of the proposed residential scheme outweigh the reasons for retaining a site that has historically been a nuisance to the local residents.

The developer is proposing a piece of public art at the front of the site to acknowledge the historical significance of Isambard Kingdom Brunel's SS Great Eastern, the largest iron, steam engine ship of her time. The proposed artwork does not form part of the application as the detailed design and location of the artwork requires planning permission in its own right.

The proposed scheme is the result of a number of pre-application discussions between the Local Planning Authority and the developer. The proposed houses have been designed to address the existing street scenes of both New Ferry Road and Shorefields. The proposed corner dwelling, plot 10 has been designed to have a dual aspect on New Ferry Road and Clipper View.

The proposed dwellings are two-storey in height and are modern in design. Each dwelling has large front gardens, off street parking and private amenity space located to rear.

The surrounding area consists of a variety of housing types and ages. It is therefore considered that the modern design of the proposed dwellings will be in keeping with the character of the area and will add interest on the prominent corner location.

The site layout and building line will be consistent with the existing street scene and will provide similarly scaled dwellings with sufficient separation distances between the proposed development and the existing housing surrounding the site. It is considered that the proposed scheme will comfortably tie into the existing residential fabric of the area and in turn encourage regeneration of the area as a whole.

The scheme has been developed in accordance with Secure by Design principles. The Police Architectural Liaison Officer has provided pre-application advice to the developer on specific crime reduction features within the site. These measures have been integrated within the scheme.

SEPARATION DISTANCES

Whilst the proposal does not always meet the standard interface distances employed by the Local Planning Authority it is considered that in this instance some compromise can be made due to the overall benefits that will be created as a result of the scheme. However it must be stressed that each individual case is assessed on its own merits and this relaxation of local authority standards will in no way create a precedence for future housing schemes.

The guidance suggest that unless it can be demonstrated that privacy would not be unduly affected, habitable room windows directly facing each other should be at least 21 metres apart and main habitable room windows should be at least 14 metres from any blank gable. Plots 2, 3, 4 and 5 are just short of the requirement at just 20m between the proposed plots and 6-10 Clipper View, however it can be argued that privacy will not be affected by those properties located to the rear on Clipper View as there is a large conifer hedge running along the boundary which is to be retained as part of the scheme.

During pre-application discussions with the Local Authority, advice was sought from Traffic

Management to ensure the proposed off street parking was acceptable in terms of highway safety. The advice given was to keep the access and egress into the bays away from the main junction of Shorefields and New Ferry Road to ensure safe vehicular movements into and out of the proposed spaces. As a result the house plots had to be pushed back to accommodate the spaces and therefore the standard separation distances between the rear elevations of plots 2-5 and the rear elevation of 6, 8 and 10 Clipper View have had to be relaxed.

The important reference points in terms of national design guidance for new residential developments is 'By design' and 'Better places to live'. The former provides the overall approach to design which the government seeks to encourage and enforce through the statutory planning function and the latter adds more detail to the overall framework in respect of residential design guidance. Both documents have at their heart an aspiration to support the creation of sustainable high quality places. The development does create a new sense of place, which is well related to the site and context. The relatively self-contained nature of the site, and design response, enable the development to create a distinct urban form. All of the proposed buildings are well related and there is a clear family of materials and design features which unite the development. Importantly these features are related to the context, but also create a new sense of place as mentioned earlier. The site is well defined by building frontages and is based on a coherent and logical structure. The built form links into the wider neighbourhood to provide continuity between new and old, with new development linking to rather than turning its back on the existing residential neighbourhood and urban form.

The applicant is proposing 100% affordable homes on the site and has confirmed that it will be built to code level 3 and whilst the scheme does require some compromise by the planning department it is considered that the scheme can be sustainable. Wirral Council's aspirations are to achieve 40% affordable housing on developments of 15 dwellings or more. This scheme is for 10 dwellings and provides 100% affordable housing.

Consequently the special circumstances that outweigh the harm caused by substandard interface distances are a scheme that satisfies housing need within the HMRI area and thereby adds to the regeneration of the area.

HIGHWAY/TRAFFIC IMPLICATIONS

The development provides one parking space per dwelling which is in line with the Local Planning Authorities maximum parking standard as set out in SPD4. The scheme is likely to create on street parking and as a result a condition for a traffic management scheme is required.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Regional Spatial Strategy policy EM18 states - "all residential developments comprising 10 or more units should secure at least 10% of their predicted energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

The applicant has indicated that the proposed development will achieve Code for Sustainable Homes level 3. If members are minded to approve the application, a suitably worded condition will ensure the proposal meets this requirement.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered that the regeneration benefits of creating a high quality residential development of 100% affordable housing within a primarily residential area, on an existing brown field site outweigh the reasons for retaining the vacant building which is in a poor state of repair. It is considered that the residential development proposed on the site would be in keeping with the character of the area and would not introduce harm to the street scene. The proposal is acceptable in design terms and complies with HS4 of Wirral's Unitary Development Plan. The proposal is therefore considered to be acceptable and is recommended for approval subject to conditions.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary

Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

It is considered that the residential development is acceptable in terms of design and will not result in a loss of residential amenity. The development therefore complies with policy HS4 of Wirral's Unitary Development Plan, Regional Spatial Strategy policies SD1 & DP3 and Planning Policy Statement 3 - Housing.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

3. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for the alteration of the highway required by the development; including the removal of redundant vehicle accesses, the provision of new accesses and kerbs, resurfacing of the footway, alterations to street lighting and the provision of a traffic regulation order prohibiting waiting at the junction of New Ferry Road / Shorefields. The occupation of the development shall not begin until those works have been completed in accordance with the local planning authority's approval and have been certified as complete by or on behalf of the local planning authority.

Reason: In the interest of highway safety.

4. The development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works to provide pedestrian dropped kerbs at the junction of New Ferry Road / Shorefields, New Ferry. The occupation of any part of the development shall not begin until those works have been completed in accordance with the local authority's approval and have been certified in writing as complete by or on behalf of the local planning authority.

Reason: In the interest of highway safety.

5. Prior to the commencement of development details of the proposed public art designation-focal point relating to the Great Eastern and IK Brunel as indicated on Drawing No. 09-103-10 shall be submitted to and agreed in writing with the Local Planning Authority and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full within a time frame to be agreed with the Local Planning Authority.

Reason: In the interest of amenity

6. The development hereby approved shall be carried out in accordance with the details shown on drawing number 09-103-10.

Reason: In the interests of secure-by-design

7. No development shall take place until details of earthworks have been submitted to and approved in writing by the Local Planning Authority. These details shall include the proposed grading and mounding of land areas, including the levels and contours to be formed and showing the relationship of proposed mounting to existing vegetation and surrounding landform. Details of soil stripping, storage and replacement shall be included where appropriate. The development shall be carried out in strict accordance with the approved details.

Reason: To ensure landscape features are properly considered and protected and to accord with Policy GR5 of the Wirral Unitary Development Plan.

8. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas shall be submitted to and approved in writing by the Local Planning Authority prior to the occupation of the development or any phase of the development, whichever is sooner, for its permitted use. The approved landscape management plan shall be carried out as approved.

Reason: To ensure landscape features are properly considered and protected and to accord with Policy GR5 of the Wirral Unitary Development Plan.

9. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 14th May 2010.

Reason: In the interest of amenity

10. No development shall commence until details of the proposed measures to be incorporated within the building to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and operated as such thereafter.

Reason: In the interests of minimising the demand for energy from non-renewable sources in accordance with RSS Policy EM18.

Last Comments By: 22/04/2010 18:13:17
Expiry Date: 03/06/2010

Agenda Item 8

Planning Committee

6 July 2010

Reference:
APP/10/00240

Area Team:
North Team

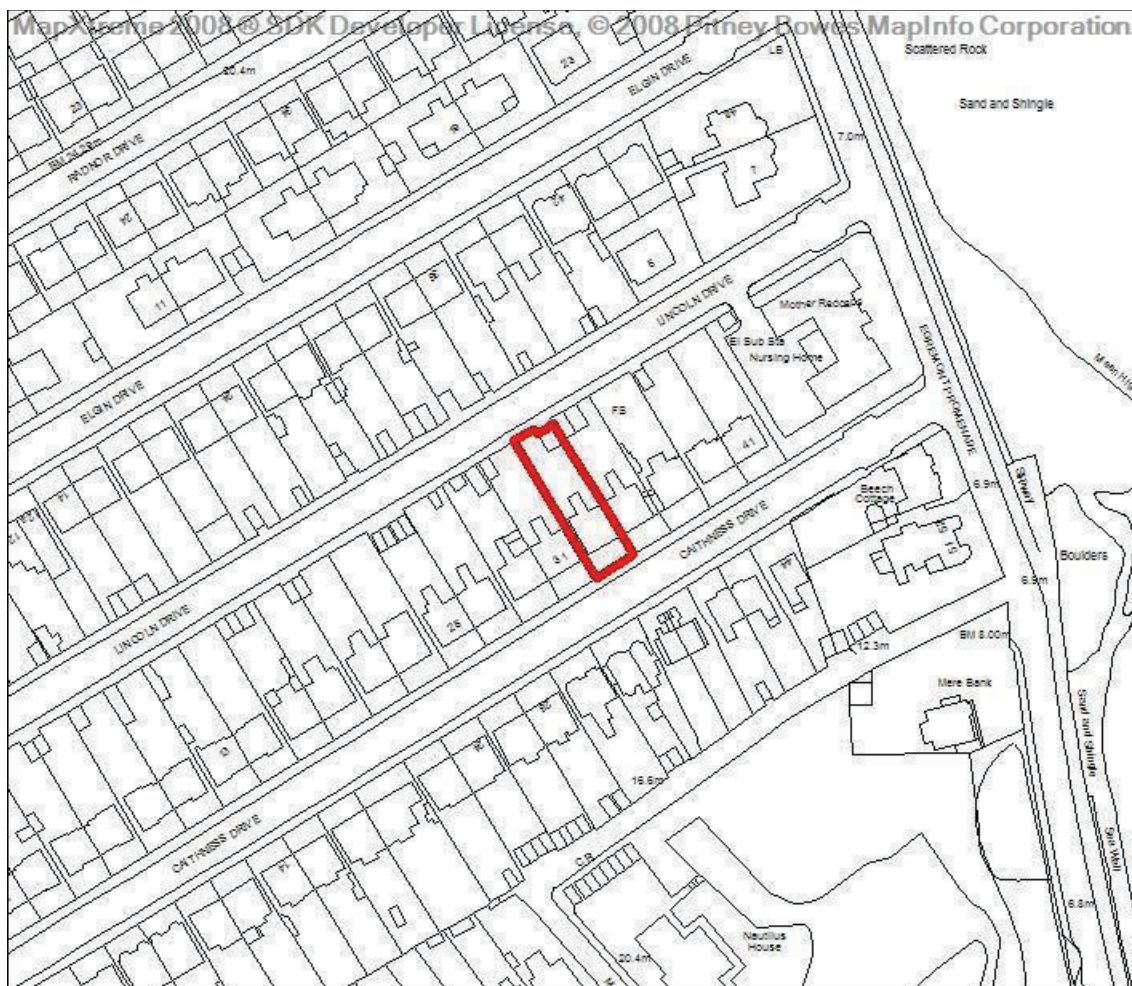
Case Officer:
Mrs J McMahon

Ward:
New Brighton

Location: 33A CAITHNESS DRIVE, EGREMONT, CH45 7PN
Proposal: Conversion of existing garage to create loft and introduction of two roof dormer extensions facing Lincoln Drive.

Applicant: Mr H Morris
Agent : Kevin Morris

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

07/6645 Demolition of existing garage and erection of new triple garage Approved 5/10/07

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Surrounding residential properties have been notified and a site notice has been posted nearby - objection received from Councillor Pritchard, 9 individual letters and a 61 signature petition have also been received objecting to the development on the grounds of; applicant intends to change the use to a dwelling, overlooking/loss of privacy, the building is not used as a garage, plans are incorrect, loss of property value, the development would be out of character in the street scene, increase in traffic

CONSULTATIONS

No consultations necessary

Director's Comments:

The application was deferred from Planning Committee on the 1 June 2010 for a site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition has been received, and Councillor Pritchard has requested that the application be taken out of delegation.

INTRODUCTION

The application is for the erection of 2 dormer extensions in the front facing roof slope of a recently built garage. The garage was granted planning permission under reference 07/6645 and was built for the use of the original house, 33 Caithness Drive, which has been converted to 3 separate flats. The garage has been built at the end of the rear garden on the back of pavement facing Lincoln Drive.

PRINCIPLE OF DEVELOPMENT

The development is acceptable in principle.

SITE AND SURROUNDINGS

The site is occupied by a 3-storey semi-detached dwelling situated on the north-west side of Caithness Drive, backing onto Lincoln Drive. There are only 3 houses that front Lincoln Drive, 2 at the top end and 1 at the bottom, the remaining street scene is made up of detached garages that serve the houses fronting Caithness Drive and Elgin Drive. The garages vary in age and design.

POLICY CONTEXT

There is no specific policy that applies to the proposed development although some of the issues that apply to HS.11 (house extensions) are relevant.

APPEARANCE AND AMENITY ISSUES

The garage is the largest of the outbuildings fronting Lincoln Drive with a roof void large enough to be converted to additional floorspace without the need to apply for planning permission. Therefore the main issue to be considered is whether the two front dormers create harm in the street scene. The character of the street is unique in that it is almost completely made up of outbuildings. Although there are no other dormers directly facing the street there are two existing dormers in the rear roof slope of the main house that are similar in design. Bearing in mind the variety of boundary treatment and styles of buildings it is considered that there would be no significant impact on visual amenity and no material change to the character of the area.

Although there is some weight of opposition from neighbours the majority of the objections are based on the fear that the building will be converted to create a separate unit of accommodation. This issue cannot be considered in the determination of this application as it would involve a change of use that would require a further planning application.

SEPARATION DISTANCES

The proposed windows face across the road towards the rear garden of 36 Elgin Drive. There is a distance of 15 metres between the development and the boundary of no.36's garden and a distance of at least 40 metres between the buildings.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental/sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

In conclusion, it is considered that the development would have no detrimental impact on the visual amenity of the area.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development would have no detrimental impact on neighbouring properties and would create no significant harm in terms of its appearance in the street scene.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

Last Comments By: 01/04/2010 09:49:37

Expiry Date: 28/04/2010

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Agenda Item 9

Planning Committee

6 July 2010

Reference:
APP/10/00275

Area Team:
South Team

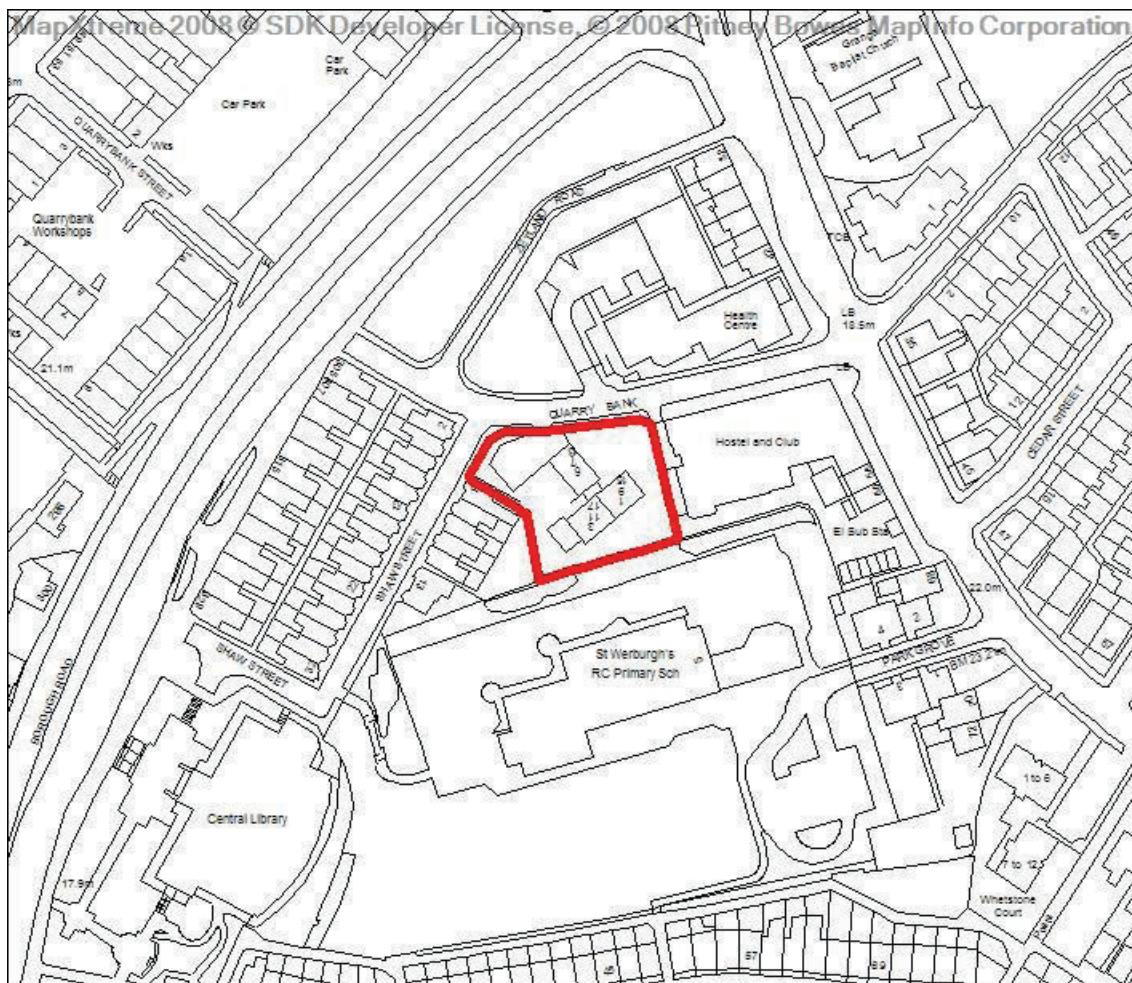
Case Officer:
Mr K Spilsbury

Ward:
**Birkenhead and
Tranmere**

Location: Quarry Bank Hostel, QUARRY BANK, TRANMERE, CH41 2XF
Proposal: Refurbishment of existing block of 45 Bedsits into 12no. Self contained flats and associated work.

Applicant: Venture Housing Association Ltd
Agent : Mr D Fitzpatrick

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

None Relevant

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was posted outside the site and 51 individual letters of notification were sent out.

At the time of writing this report 1 letter of objection has been received from the occupier of 3 Lingdale Road. The objection can be summarised as follows:

- Bicycles and bins should not be stored together
- Storage of bicycles should be secure
- There should be storage for 1 bicycle per flat.
- Concerns over the removal of trees

Merseyside cycling campaign have objected to the development unless the scheme is conditioned for good cycle parking facilities.

CONSULTATIONS

Director of Regeneration (Pollution Control) - No Objection

Director of Technical Services (Traffic Management Division) – No Objection subject to conditions.

Director's Comments:

REASON FOR REFERRAL

This application has been referred to Planning Committee as it is a major application containing more than 10 individual residential units.

INTRODUCTION

The scheme involves the refurbishment and conversion of an existing block of 45 bedsits into 12 self contained flats with associated work to meet the current demands for residential accommodation by modernisation and improvement of fabric, facilities and environmental performance. The scheme is being undertaken by Venture Housing Association.

The existing accommodation comprises 45 bedsits in a four storey block

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area as allocated within Wirral's Unitary Development Plan and as a result self contained flats are considered acceptable in principle, subject to all other elements of the proposal complying with National, Regional and Local/Supplementary planning policies.

SITE AND SURROUNDINGS

The four storey block of bedsits is located on the corner of Quarry Bank and Shaw Street. There are a mixture of housing styles and buildings in the area as well as some areas of open space. There is an open area of grassland directly opposite the site (to the north) as well as a health centre. The YMCA is a modern building located to the east of the site and there are traditional terraced properties located to the west. St Werburgh's RC Primary School is located to the south of the site.

POLICY CONTEXT

The main issues to consider in the determination of this application are principle of development, highway safety and car parking, design and site layout, residential amenity, noise/pollution and landscaping issues.

The site lies within the North West Metropolitan Area as defined by Regional Spatial Strategy Policy SD1 and is within the regeneration priority area where new housing is permitted by the Interim Planning Policy, adopted by the Council's Cabinet on 20 October 2005.

PPS3, introduced in November 2006 indicates that the priority for development should be previously developed land, in particular vacant and derelict sites and buildings. This scheme is therefore in line with this Planning Policy Statement.

PPS3 encourages the provision of more intensive housing development in and around existing centres and close to public transport nodes. The aim is to create mixed, inclusive communities, to ensure that everyone has the opportunity of a decent home through a broader range of housing (including flats) in locations where the need to travel can be reduced.

Affordable Housing

The Strategic Housing Market Assessment (SHMA) adopted by the Council's Cabinet on 7th February 2008 is now a material consideration in the determination of planning applications, to be considered alongside Planning Policy Statement 3 (PPS3), RSS Policy UR9 and UDP Policies HSG2 and HS6.

The Council will normally negotiate on all schemes of 15 and more dwellings and for a scheme proportion of 40% of all dwellings to be affordable. However, Members will be aware that at its meeting on 7th February 2008, Cabinet resolved that the 40% was subject to consideration of land availability, supply and the financial viability of the development proposal.

Whilst the development is below the threshold for affordable housing it is intention of the applicant to provide 100% affordable housing on the site as the scheme is for Venture Housing.

APPEARANCE AND AMENITY ISSUES

The layout of the proposed flats have been determined by the layout of the existing building. The appearance of the block will be substantially improved by the measures proposed. Windows and doors are to be replaced and insulated and render will be applied to the existing brick walls. The render will be in two colours that can be secured by a suitably worded planning condition and ceramic tile detail cladding will be introduced to add further warmth and interest to elevations. The elevations will be modern in style as are the proposed fabric, proportions and fenestration of the development. It is considered this approach should improve the appearance of the block drastically and provide regeneration to the area.

The surrounding landscaped area will be improved, including a new hard and soft landscaping scheme. New 2.1m high steel railings will be added to the existing boundary wall and pedestrian and vehicular gates will be accessed controlled.

SEPARATION DISTANCES

There will be no changes to the existing separation distances or surrounding residential amenity as the window locations and outlook of proposed rooms have not changed. The main changes proposed will be the removal of existing Juliet balconies and the introduction of windows

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Traffic Management) has no objection to the proposed scheme subject to appropriate visibility splays and sight lines.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Regional Spatial Strategy policy EM18 states - "all residential developments comprising 10 or more units should secure at least 10% of their predicted energy requirements from decentralised and renewable or low-carbon sources, unless it can be demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable.

The proposed flats are to be registered for EcoHomes assessment with the target being very good. The principles of lifetime Homes have been borne in mind in the layouts of the homes.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered that the proposed development will create a high quality residential development within a primarily residential area, on an existing building which is in a poor state of repair. It is considered

that the development would be in keeping with the character of the area and regenerate the existing street scene. The proposal is acceptable in design terms and complies with HS13 of Wirral's unitary development plan and SPD2 - Designing for Self Contained Flat Conversions. The proposal is therefore considered to be acceptable and is recommended for approval subject to conditions.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

It is considered that the proposed development will create a high quality residential development within a primarily residential area, on an existing building which is in a poor state of repair. It is considered that the development would be in keeping with the character of the area and regenerate the existing street scene. The proposal is acceptable in design terms and complies with HS4 of Wirral's Unitary Development Plan. The proposal is therefore considered to be acceptable and is recommended for approval subject to conditions.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS13 of the Wirral Unitary Development Plan.

3. No part of the development shall be brought into use until visibility splays of 2.4 metres by 2.4 metres at the proposed junction with *Quarry Bank* have been provided clear of obstruction to visibility at or above a height of 0.6 metres above the carriageway level of *Quarry Bank*. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of highway safety and to accord with Policy HS13 of the in the Wirral Unitary Development Plan.

4. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 in the in the Wirral Unitary Development Plan

Last Comments By: 22/04/2010 18:13:17
Expiry Date: 04/06/2010

Planning Committee

06 July 2010

Reference:
ADV/10/00373

Area Team:
South Team

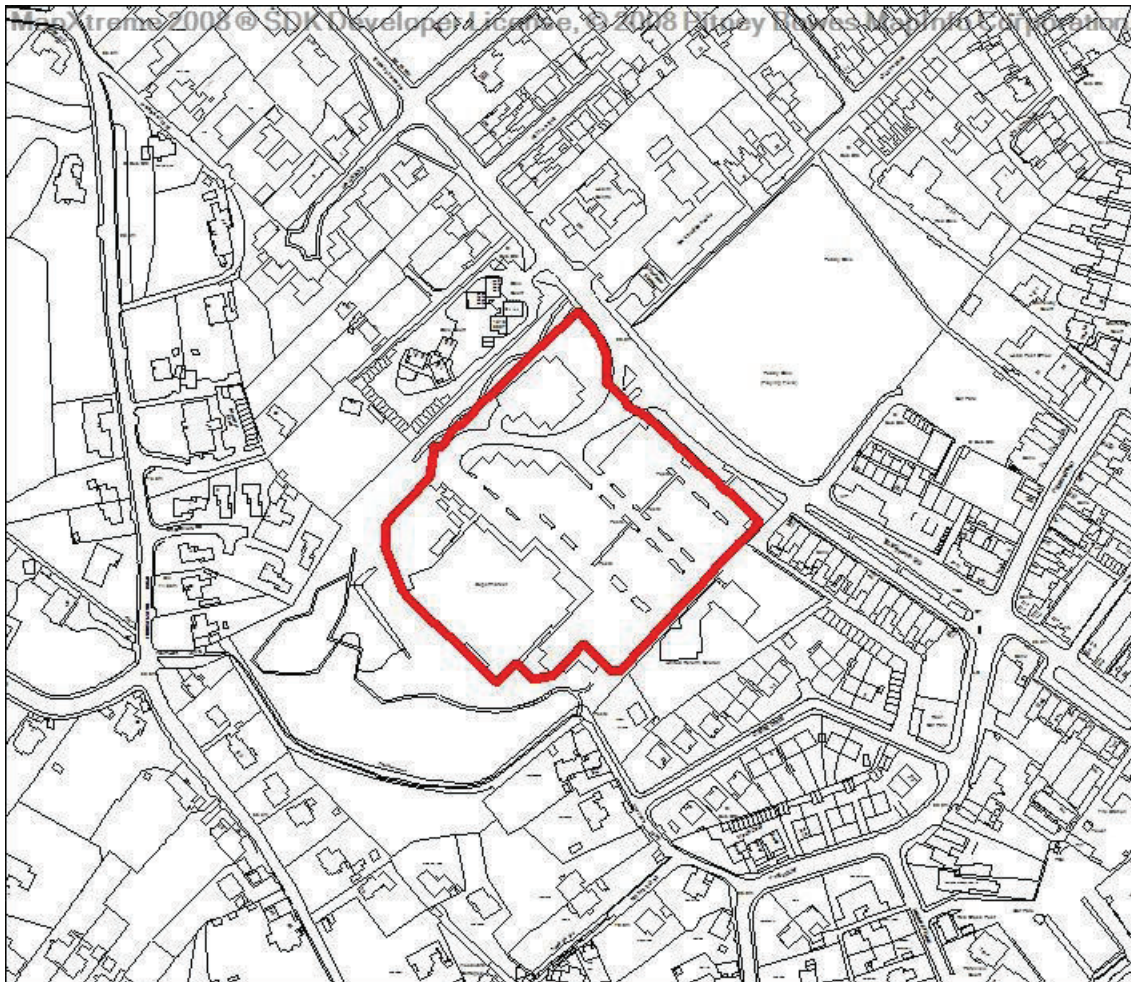
Case Officer:
Miss A McDougall

Ward:
Heswall

Location: Tesco Superstore, TELEGRAPH ROAD, HESWALL, CH60 7SE
Proposal: Proposed Signage for proposed amendments to carpark (submitted separately for full planning application). New Tesco branding signs to Trolley Bays, fascia signs and various carpark signage

Applicant: HLN Architects Ltd
Agent : HLN Architects Ltd

Site Plan:



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Development Plan allocation and policies:

Key Town Centre
Urban Greenspace
Major Highway Scheme

Planning History:

ADV/02/05890 Erection of illuminated and non illuminated signs Approved

ADV/08/06052 Erection of a fascia sign projecting sign and two banners Refused

ADV/04/08030 Erection of non illuminated signs to temporary marquees Refused

ADV/04/06489 Erection of internally illuminated signs to the front elevation Approve

ADV/03/07537 Erection of one wall mounted and two freestanding illuminated advert signs Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was displayed. Letters of notification have been sent to properties in the area. At the time of writing this report objections have been received in the form of a qualifying petition of 43 separate households, listing the following grounds:

- vinyl sign facing the woodland is out of character
- design on the clock tower is unattractive

Heswall Society: Too many signs, impact of certain signs i.e TES sign on conservation area, G1 sign too obtrusive and large, clock tower sign out of character, other signs in and around the site perimeter are excessive in number and unattractive in appearance. The cumulative impact of all the signs is harmful to visual amenity.

CONSULTATIONS

Director of Technical Services – Traffic Management: No objection

Director's Comments:

INTRODUCTION

The proposal is for the replacement and addition of signs around the superstore site. Some of the proposed signs have been erected.

PRINCIPLE OF DEVELOPMENT

The Tesco store is located within a Key Town Centre however the plot bounds Heswall Conservation Area and residential dwellings. The signs will be assessed against PPG19 to determine whether they are acceptable.

SITE AND SURROUNDINGS

The site contains an existing Tesco store with car parking to the front running along Telegraph Road. To the rear of the store is a pedestrian walk through Feather Lane, this is included within the Heswall Conservation Area.

To the front of the store is the car park which is flanked by a low height stone wall. The boundary is relatively mature and retains a residential feel where facing into and away from the Tesco store, the remainder of the perimeter also contains mature vegetation which protects the residential properties and the conservation area to the rear.

POLICY CONTEXT

In terms of PPG19: Advertisement Control consideration needs to be given to the visual amenity impact of the adverts including their cumulative effect on the surroundings.

APPEARANCE AND AMENITY ISSUES

Some of the signs within the site are considered acceptable, whilst others would be unacceptable. The proposed signs located at the front of the site along the access from Telegraph Road would create an unacceptable cluttered appearance.

Furthermore, a panel sign at the rear of the store would face onto the conservation area and as such would be alien to this location that would detract from the visual amenity of the surrounding area. The

proposed totem sign that has a height of 7m is located at the front of the site and is visually open. The existing totem which is to be removed is on the opposite side of the road, has a height of 5.5m and is in a more discrete location. The proposed sign at 7m in height is considered excessive at a visually open location that would detract from the overall character of the street scene.

The majority of replacement signs are acceptable and provide vehicle direction within the site, the additional signs as mentioned above are unacceptable in terms of the visual character and amenity of the area.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

CONCLUSION

Signs labelled TES, G1 and EPB are unacceptable by reason of clutter and appearance having regard to the conservation area and the overall visual amenity of the area.

The remainder signs are acceptable and allow for direction and company information within the existing site which is acceptable in terms of PPG19.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Advertisement Consent has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Signs labelled TES, G1 and EPB are unacceptable by reason of clutter and appearance having regard to the conservation area and the overall visual amenity of the area.

The remainder signs are acceptable and allow for direction and company information within the existing site which is acceptable in terms of PPG19.

Recommended Decision: Split Decision

Recommended Conditions and Reasons:

1. Advertisement Signs as shown on Plan reference 52.19.01 labelled TES, G1 and three EPB are unacceptable by reason of clutter and visual appearance and the detrimental impact to the character of the Conservation Area and area in general. The signs are therefore unacceptable in terms of visual amenity having regard to PPG19.
2. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. This consent shall expire after a period of 5 years from the date of this permission.

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Last Comments By: 17/05/2010 13:01:54
Expiry Date: 07/06/2010

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Planning Committee

6 July 2010

Reference:
APP/10/00401

Area Team:
South Team

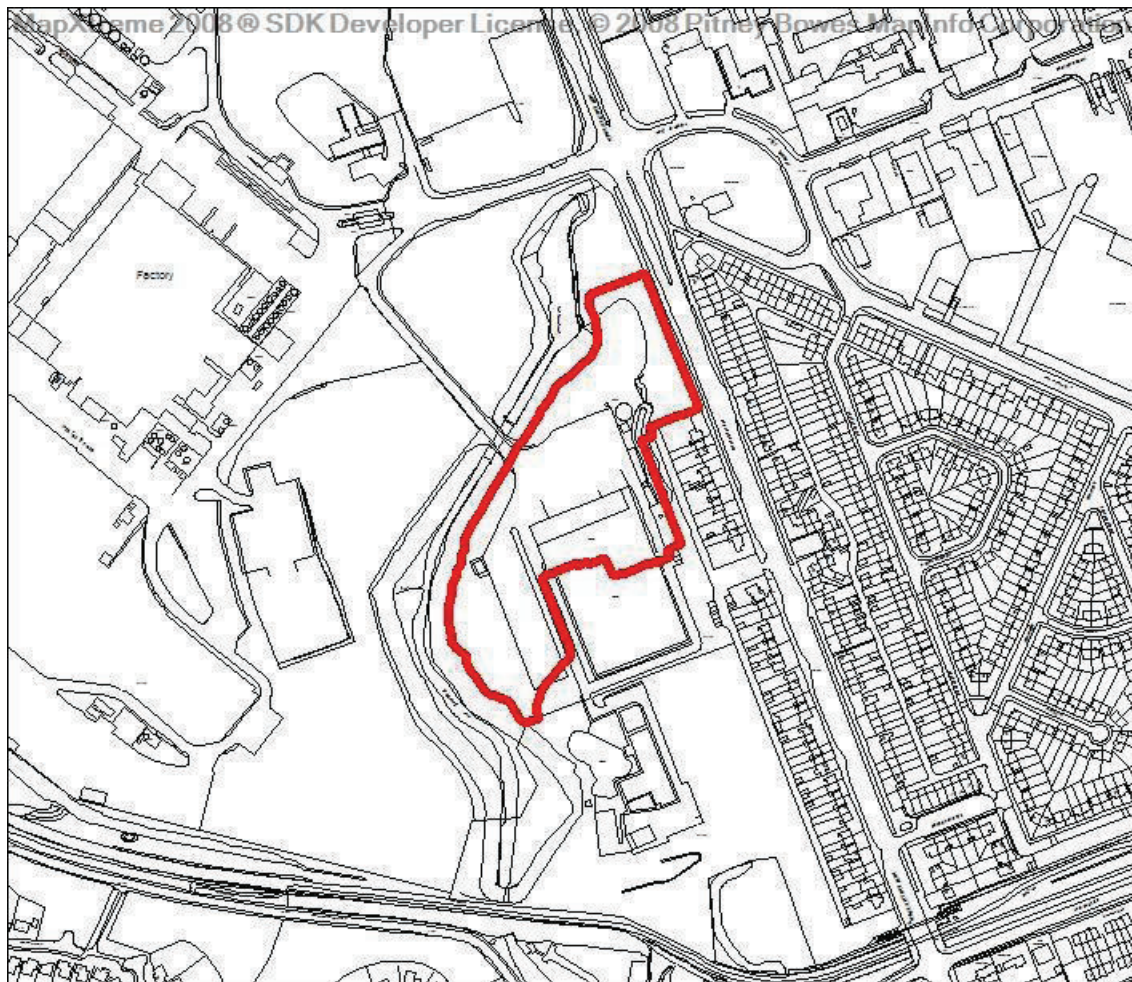
Case Officer:
Mr K Spilsbury

Ward:
Bromborough

Location: Land Off New Chester Road, Bromborough, Wirral
Proposal: Resubmission of Application Ref. APP/2009/6529 - Proposed Replan to Final Phase (Plots 60-99 / 112-122 + 129-146) - Construction of 69No Dwellings together with Associated Works. (Omission of Plots 147 to 192) Original Planning Approval Ref. APP/2007/5272

Applicant: Redrow Homes (NW) Ltd
Agent : DGL Associates Limited

Site Plan:



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Development Plan allocation and policies:

Primarily Industrial Area
Primarily Residential Area
Road Corridor subject to Environmental Improvement

Planning History:

APP/2006/5449 - Demolition of existing Buildings and erection of 192 residential units (class C3) with associated car parking, landscaping, children's play area, access, servicing and related works – Approved 15/12/2006

APP/2007/5272 - Demolition of existing Buildings and erection of 192 residential units (class C3) with associated car parking, landscaping, children's play area, access, servicing and related works – Approved 30/07/2007

APP/2007/7324 - Substitution of 13 plots - Approved 17/04/2007

APP/2008/5405 - Plot substitution of 21 plots upon approved scheme of 192 units APP/2007/5272. – Approved 09/05/2008

APP/2009/6529 - Proposed replan to plots 60-99 / 112-122 / 129-192 (with the omission of plots 88-99 / 122 / 190-192) - Construction of 99 No. private dwellings together with associated Works. Original planning reference. APP/2007/5272 - Withdrawn

Summary Of Representations and Consultations Received:

The proposal was advertised and a site notice was posted. 260 individual letters of notification were sent out. At the time of writing this report no objections has been received.

Director of Regeneration (Pollution Control) – No Objection

Director of Technical Services (Traffic Management Division) – No traffic implications as development is for change of house design only.

Environment Agency - No Objection

Director's Comments:

INTRODUCTION

The proposed development is a replan to the final phase of the scheme on Plots 60-99, 112-122 and 129-146. The proposal includes the construction of 69 No dwellings together with Associated Works and the omission of plots 147 to 192 that were originally approved under Planning Approval Ref. APP/2007/5272.

Full planning permission was originally granted for the demolition of the existing buildings on the site and the construction of 192 residential units together with associated car parking, landscaping, children's play area, access and servicing related works in December 2006 (APP/2006/5449). Following the approval there have been numerous plot substitution applications. This application is for the substitution of house types to omit two and a half and three storey dwellings and apartments in favour of more traditional dwelling types and sizes and is a direct result of current market conditions for family housing. The proposal results in a reduction of the total numbers on the scheme by 46 dwellings.

PRINCIPLE OF DEVELOPMENT

The overall principle of the development has already been established by the previous approval and as a result the main consideration is that of design and site layout, residential amenity, noise/pollution and landscaping issues.

SITE AND SURROUNDINGS

The site is located within the Unilever manufacturing complex, to the south of Port Sunlight Village. It is bounded by the A41 New Chester Road to the east, Bromborough Road to the south, the River Dibbin to the west and the remainder of the manufacturing complex to the north. The site covers a total area of approximately 7 hectares and is currently partially developed. The application site is located on the northern half of the existing approved development and is accessed by New Chester Road via Hesketh Way.

POLICY CONTEXT

The development is located on land designated within Wirral's Unitary Development Plan as Primarily Industrial, however the original approval has established a residential use on the site under planning application APP/2007/5272. Therefore the main policies of concern in the revised layout are as follows: HS4 – Criteria for New Housing Development GR5 – Landscaping and New Development GR6 – Greenspace within New Family Housing Development GR7 – Trees and New Development RE11 – Criteria for Children's Play Facilities NC7 – Species Protection and TR9 – Requirements for Off Street Parking of Wirral's Unitary Development Plan.

APPEARANCE AND AMENITY ISSUES

It is considered that the overall design and appearance of the substitution dwellings will not have an adverse impact upon the overall character of the scheme.

The proposed development still allows for a mixed scheme of houses and the applicants advise that the nearby Port Sunlight Village informs the concept for the design.

A range of housing needs have been identified and the proposal incorporates a mix of housing. In addition to the housing, a variety of spaces have been built into the scheme to help create a sense of place and local identity. These include tree lined avenues, formal and informal squares and courts, greened amenity spaces and play areas together with a 'village square' which will serve to create a sense of belonging to the future residents.

Public open space is distributed throughout the development with large and small areas being numerous and accessible in easy walking distance from all dwellings. These areas also benefit from passive surveillance from the properties that will overlook them. The areas of public open space will be maintained privately under a management agreement with the development company.

The mix of storey heights has been used to provide diverse street scenes that benefit from different roofscapes with variations of eaves and ridge height.

The architects employed on the scheme advise that their design vocabulary has been created, inspired and influenced by both Wirral's suburban vernacular and the garden city movement in general rather than Port Sunlight specifically. Car parking has been located to the rears of housing through the use of parking courts to allow for a street presence to be created. This is then broken up with buildings being stepped forward or backwards for emphasis and to break up the form of development, allowing for an interesting footprint and street scene.

Traditional materials are proposed for the construction of the proposed new dwellings which will achieve elevation styles that benefit from and compliment local building traditions and offer warm, energy efficient housing that require minimal maintenance.

The elevation materials and features will include a minimum of two facing bricks and a contrast brick, brick arch headers and brick cills together with other features, including chimneys, all consistent with an English domestic tradition. The form and layout of the development makes full and effective use of the land, whilst having regard to the essential qualities of the area, creating a high quality development with its own sense of place.

SEPARATION DISTANCES

The proposed development is the result of numerous meetings between the developer's architects and the Local Planning Department. It is considered that the scheme in question has been designed to allow sufficient outlook for future occupiers as well as maintaining a sense of privacy. There will be no adverse impact upon surrounding residential properties located along New Chester Road or to those occupiers of the existing approved development surrounding the site.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services - Traffic Management comments that there are no significant transport impacts as the scheme is for as development is for change of house design only.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The overall principle of the development has not altered from that of the original planning application APP/2007/5272. The amended house types are considered acceptable in design terms and in terms of Wirral's Unitary Development Plan. The proposed development is therefore considered to be acceptable and is recommended for approval subject to conditions.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The overall principle of the development has not altered from that of the original planning application APP/2007/5272. The amended house types are considered acceptable in design terms and in terms of Wirral's Unitary Development Plan. The proposed development is therefore considered to be acceptable and is recommended for approval subject to conditions.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.

Reason: To ensure that the development reflects the character of the area in the interests of visual amenity. This condition is imposed having regard to policy EM6 (General Criteria for New Employment Development) or HS4 (Criteria for New Housing Development) of the Wirral Unitary Development Plan.

3. No development shall be commenced until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5 (Landscaping and New Development.) of the Wirral Unitary Development Plan.

4. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5 (Landscaping and New Development.) of the Wirral Unitary Development Plan.

5. All hard and soft landscape works shall be carried out in accordance with the approved details as set out in Condition 3. The works shall be carried out:

- In accordance with a programme to be agreed with the Local Planning Authority;

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5 (Landscaping and New Development.) of the Wirral Unitary Development Plan.

6. Details of a Method Statement of Arboricultural Works and the Arboricultural site supervision shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of works. The development hereby permitted shall only be carried out in accordance with these approved details.

Reason: To ensure that the Arboricultural work is carried out to a satisfactory standard and having regard to Policy GR7 (Trees and New Development) of the Wirral Unitary Development Plan.

7. Development works must comply with the Council's Supplementary Planning Guidance for Trees and Development and British Standard Guide for Trees in Relation to Construction Sites (BS 5837) (1991).

Reason: To ensure that the works on the site properly take account of the future health of the trees and having regard to Policy GR7 (Trees and New Development) of the Wirral Unitary Development Plan.

8. The development hereby approved shall not commence until a scheme for the translocation of the Bluebells (*Hyacinthoides non-scripta*) and Purple Ramping-Fumitory (*Fumaria purpurea*) identified in the Phase 1 Habitat Survey has been submitted to and approved in writing by the local planning authority. The scheme shall include details of the future management of the species and their recreated habitat, together with post-translocation monitoring for a period of 5 years following the translocation. The scheme shall also include details of the site ecologist who will be responsible for undertaking the translocation works. No deviation shall be made from the approved details without the written approval of the local planning authority. The agreed scheme shall be implemented within the first available harvesting/translocation period following the approval of the development hereby permitted.

Reason: The development will detrimentally affect native bluebells and purple ramping fumitory and has been allowed because of (exceptional circumstances). In order to ensure that the native bluebells and purple ramping fumitory are conserved, it is necessary for adequate provision to be made to secure the recreation of the habitat outside the development area.

9. No trees shall be lopped, topped, felled or uprooted without the prior written permission of the Local Planning Authority, nor shall any trees be wilfully damaged.

Reason: To protect trees which are of significant amenity value to the area and having regard to Policy GR7 (Trees and New Development) of the Wirral Unitary Development Plan.

10. Prior to the commencement of the development, a noise survey, as outlined in Planning Policy Guidance Note 24, shall be submitted to and approved in writing by the Local Planning Authority, in relation to the impact of traffic noise on the future residents of the proposed dwellings. If such a survey identifies any dwelling as being within noise exposure categories B or C then, prior to the commencement of development, a scheme of noise insulation to those dwellings shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full concurrently with the erection of the dwellings to which it relates.

Reason: In the interests of the residential amenity of future occupiers.

11. No development shall take place within 5 metres of the River Dibbin corridor.

Reason: To protect and maintain the river corridor status as an important wildlife link and to provide a buffer zone between the corridor and the development site, having regard to policy NC4 of the adopted Wirral Unitary Development Plan.

12. Before the development hereby permitted is first commenced, a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance and avoid overlooking having regard to Policy HS4 of the Wirral Unitary Development Plan.

13. No development shall take place until a scheme of land drainage has been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details prior to the occupation of any of the dwellings hereby approved.

Reason: To ensure adequate land drainage, and the adequate protection of local amenity, having regard to policy HS4 of the adopted Wirral Unitary Development Plan.

14. Development shall not to be commenced until a Travel Plan has been submitted to and approved in writing by the local planning authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein and shall not be varied other than through agreement with the local planning authority.

For the avoidance of doubt, such a plan shall include;

Access to the site by staff and visitors;
Information on existing transport services to the site and staff and visitor travel patterns;
Travel Plan principles including measures to promote and facilitate more sustainable transport;
Realistic targets for modal shift or split;
Identification of a Travel Plan co-ordinator and the establishment of a travel plan steering group;
Measures and resource allocation to promote the Travel Plan; and Mechanisms for monitoring and reviewing the Travel Plan, including the submission of an annual review and action plan to the local planning authority.

Reason: In accordance with PPG13 paragraph. 89 "The Government considers that travel plans should be submitted alongside planning applications which are likely to have significant transport implications.

15. No development shall commence until full details of an emergency vehicular access, including its location, has been submitted to and approved in writing by the Local Planning Authority. The first use of the development shall not commence until such works have been completed in accordance with the Local Planning Authority's written approval and shall thereafter be retained.

Reason: In the interests of highway safety.

16. No development shall commence until a further bat survey has been carried out within the site between the months of October, November and December. The survey shall be carried out by a suitably qualified ecologist and shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that any bats (a statutorily protected species) present within the site and their roosts are identified to ensure that development does not cause any interference.

17. Before development commences, details of numbers and locations of bat boxes to be erected on the trees within the adjacent woodland(s) shall be submitted to and approved in writing with the Local Planning Authority. Any boxes as may be approved shall thereafter be retained.

Reason: To ensure that the development does not cause any interference to a statutorily protected species.

18. No development approved by this permission shall be commenced until: -

a) A desk top study has been undertaken to identify all previous site uses, potential contaminants that might reasonably be expected given those uses and other relevant information. Using this information a diagrammatical representation (Conceptual Model) for the site of all potential contaminant sources, pathways and receptors shall then be produced.

b) A site investigation has been designed using the information from (a) above. This should be submitted to, and approved in writing by the local planning authority prior to the investigation being carried out on the site.

c) The site investigation and associated risk assessment have been undertaken in accordance with details approved by the local planning authority.

d) A Method Statement and Remediation Strategy, based on the information obtained from (c) above, have been submitted to and approved in writing by the local planning authority.

Work shall be carried out and completed in accordance with the approved Method Statement and Remediation Strategy, referred to in (d) above, and to a timetable agreed in writing by the local planning authority; unless otherwise agreed in writing by the local planning authority.

Reason:

a) To identify all previous site uses, potential contaminants that might reasonably be expected given those uses, the sources of contamination, pathways and receptors.

b) To enable:
· a risk assessment to be undertaken,
· refinement of the Conceptual Model, and
· the development of a Method Statement and Remediation Strategy.

c) & (d) To ensure that the proposed site investigations and remediation strategy will not cause pollution of ground and surface waters both on and off the site.

19. No development approved by this permission shall be commenced until a desk study has been undertaken and agreed in writing by the Local Planning Authority to investigate and produce an assessment of the risk of the potential for on-site contamination. If the desk study identifies potential contamination a detailed site investigation and risk assessment should be carried out to establish the degree and nature of the contamination and its potential to pollute the environment or cause harm to human health. If remediation measures are necessary they will be implemented in accordance with the assessment and to the satisfaction of the Local Planning Authority.

Reason: To ensure a safe form of development that poses no unacceptable risk of pollution.

20. A Scheme of acoustic double glazing to all habitable rooms of the proposed new dwellings fronting onto New Chester Road (Plots 141-154) and those facing the existing Lever Faberge site to the North (Plots 60, 61-62, 71-82, 83-84, 85-93, 161, 188-192, 181-187) shall be submitted to and approved in writing by the local planning authority. The approved scheme shall be implemented in full, concurrently with the erection of the dwelling hereby approved.

Reason: In the interests of the residential amenity of future occupiers and having regard to policy HS4 (Criteria for New Housing Development) of the Wirral Unitary Development Plan.

21. Notwithstanding the approved plans all boundary treatment between garden plots; 141-and 151 and New Chester Road shall be constructed of a 1.8m solid timber fence of a minimum thickness of 18mm, details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to the commencement of the development and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To protect nearby occupiers from unacceptable noise and disturbance.

22. The development hereby approved shall be carried out in accordance with the details of the plans received by the Local Planning Department on 8th June 2010

Reason: For avoidance of doubt.

Last Comments By: 10/06/2010 09:55:42

Expiry Date: 30/06/2010

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Planning Committee

06 July 2010

Reference:
APP/10/00441

Area Team:
North Team

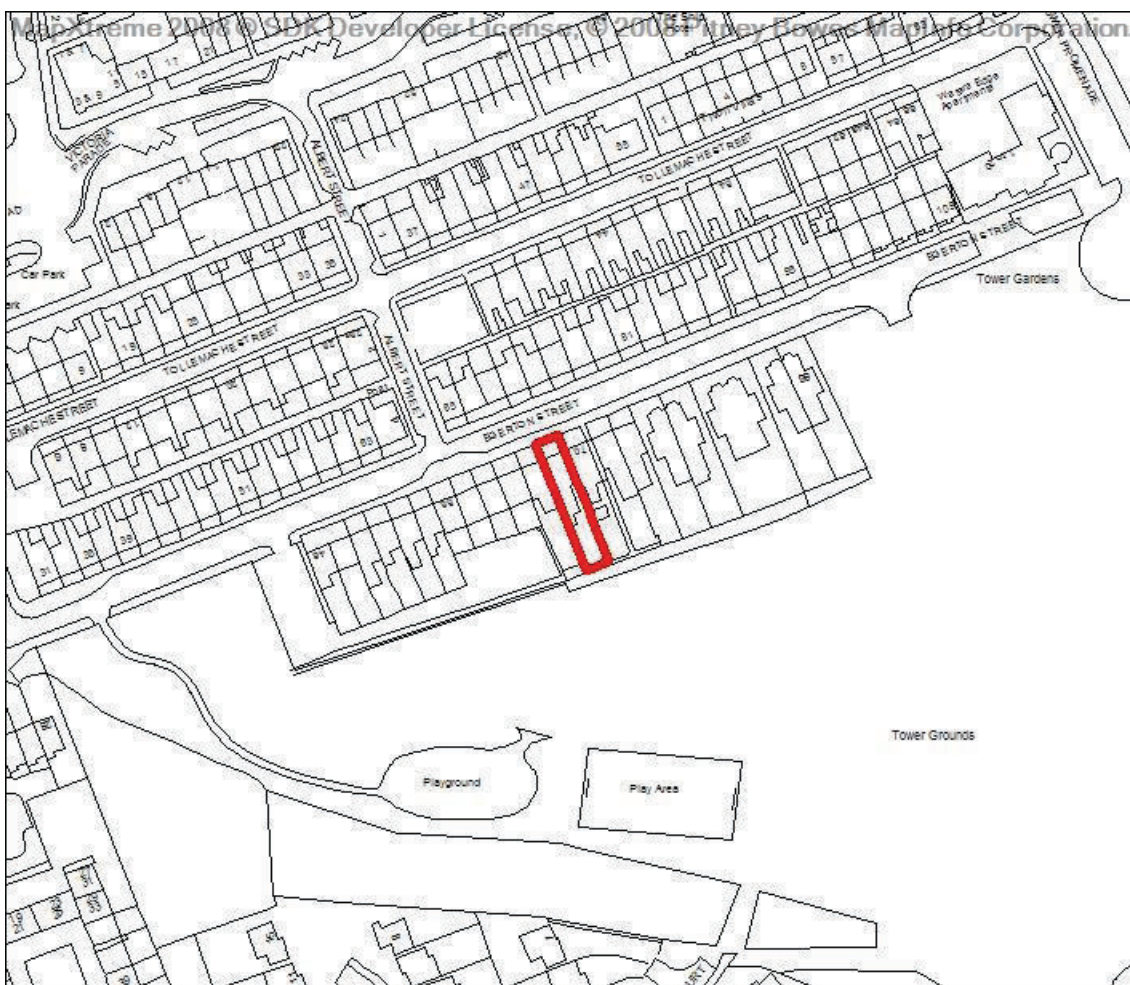
Case Officer:
Mr M Rushton

Ward:
New Brighton

Location: 68 EGERTON STREET, NEW BRIGHTON, CH45 2LT
Proposal: Change of use from a single dwelling to 8 self contained flats (amended description).

Applicant: Mr Richard Hill
Agent :

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A total of 7 neighbour notification letters were delivered and a Site Notice posted at the address. At the time of writing 8 individual letters of objection have been received. The objections can be summarised as follows:

- Concern at additional noise and anti-social behaviour in addition to that already generated by flats and houses in multiple occupation on the road. Currently there are well known alcoholics and addicts who cause disturbance, and the Bail Hostel brings problems to the street through transient clientele.
- Parking generated will be unacceptable – there is an existing parking problem especially given double yellows restriction to one side of the road and that few properties have off road parking. This results in pavement parking and those residents with drives have cars parked across their access. Parking close to a dwelling to unload whilst supervising children is especially problematic.
- Concern that fire escape will be necessary but has not been detailed.
- The development would require 18 bins (2 per resident), which would create an eyesore and an obstruction
- There are too many flats and bedsits already in this part of the street.
- Highway safety concerns caused by parking shortage and double parking.
- The application will not be beneficial to the community.
- The properties should be retained for family housing. Once subdivided, it is unlikely to return to such use.
- The occupant of no. 66 Egerton St has raised objections on the grounds that the proposed development, in combination with existing flats at no. 64, would lead to no. 66 being surrounded by 12 flats – an excessive amount with noise and disturbance and parking implications.
- There has been inadequate notification of the application to local residents.

A non-qualifying petition, listing signatures from 18 separate households has also been received, stating the following grounds:

- Overdevelopment of the street.
- The development will add to existing parking problems.

A qualifying petition of opposition has also been received, listing signatures from 31 separate households. The grounds of opposition can be summarised as follows:

- Existing parking problems will be exacerbated
- Noise and disturbance
- Antisocial behaviour

CONSULTATIONS

Director of Regeneration (Housing and Environmental Protection) – no objection

Director of Technical Services (Traffic Management) – no objection, refer to Director's Comments

Wallasey Civic Society – objects to the application on the following grounds:

- Nine flats is excessive;
- The layouts are sub-standard as a result of cramming too many units within the building. Kitchens are sited within living rooms and bathrooms open directly off living areas without any ventilated ante-space;
- Partitions separating flats are shown built up off suspended floors and in spite of regulation sound proofing there will be noise impact transmission;
- The development would add to traffic and car parking problems; and
- The development would add to bin storage problems as the rear has extremely limited access and the front would not have room for 18 bins, even small ones, to the detriment of the street scene.

Merseyside Cycle Campaign – The plans do not appear to include any secure, covered cycle storage for long term flat use by flat residents. Although the application form refers to 9 cycle spaces and note 3 pertaining to the site plan refers to a cycle store and a bin facility in the rear garden, there is no apparent detail of these structures. The Campaign is surprised to note that the applicant has failed to make provision for people to access the new facilities by bicycle and requests that full bicycle parking and storage facilities are secured as part of the grant of permission in accordance with the council's standards (i.e. not a combined bin/cycle store).

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has been taken out of delegation by Councillor Susan Taylor, stating the following grounds: concerns at parking in what is an already very congested street.

Councillor Tony Pritchard has objected to the application as Ward Councillor, on the grounds that the proposal would be an overdevelopment of the street, add to existing parking problems, and is not provided with proper access to a bin store.

A qualifying petition of opposition has also been received, listing signatures from 31 separate households. The grounds of opposition can be summarised as follows:

- Existing parking problems will be exacerbated
- Noise and disturbance
- Antisocial behaviour

PROPOSAL

The proposed development is for the change of use of no. 68 Egerton Street from a single dwelling to 8 self-contained flats. The only external alteration proposed to the building would be the replacement of a window at ground floor level on the rear elevation of the property previously serving a dining room, with two smaller windows to serve a kitchen and bathroom.

Three flats would be provided to each upper floor of the property, with two flats being provided on the ground floor. Each flat would include a small bathroom area and a kitchenette within a combined bedroom/living area - with the exception of the flat proposed to the rear of the ground floor, which has a separate bedroom and kitchen. Each flat would be self-contained, with access directly off the staircase to the property. No communal facilities are proposed, and as such the proposal cannot be considered to be a House in Multiple Occupation (HMO).

The large existing rear amenity garden space would be retained, and the proposed development has been amended to allow easy access to the garden space from an internal corridor through the dwelling itself. In addition access that can be achieved through a passageway passing under no. 70 Egerton Street - the passageway is gated and provides access to the bottom of the gardens to no.s 68 to 74, though does not appear actively used at present.

POLICY CONTEXT AND PRINCIPLE OF DEVELOPMENT

National Planning Policies

PPS1 - Delivering Sustainable Development

PPS1 Supplement – Planning and Climate Change

PPS3 - Housing

Regional Policies – North West Plan RSS 'NWRSS'

RDF1 – Spatial Priorities

LCR1 – Liverpool City Region

Wirral Unitary Development Plan

The site is designated as a Primarily Residential Area. The following policies are therefore relevant to this proposal:

Policy HS4 – Criteria for New Housing Development

Policy TR9 – Requirements for Off – Street Parking

Policy TR12 – Requirements for Cycle Parking
Policy GR5 – Landscaping and New Development

Wirral Supplementary Planning Guidance/Documents.

SPD2 – Designing for Self Contained Flat Development and Conversions

SPD4 - Parking Standards.

SPG16 – Landscaping and New Development

Other

Interim Planning Policy for New Housing Development

The site is located within a Primarily Residential Area and within that part of the Borough falling within the Inner Liverpool City Region (as defined by NWRSS Policy RDF1), and identified for regeneration by Wirral's Interim Planning Policy for New Housing Development.

In principle, the residential development proposed is acceptable in this location, subject to compliance with UDP Policies HS4 and HS13. SPD2 - Designing for Self Contained Flat Development and Conversions offers further guidance to support UDP Policies HS4 and HS13.

SITE AND SURROUNDINGS

The property is a mid-terrace 3-storey property. There are residential dwellings in single/family occupancy either side. Egerton Street is a residential street, characterised by single/family occupancy dwellings, though a number of properties have been subdivided to provide flat or bedsit accommodation. The street is 'one way' east of Albert Street, having been bollarded at the promenade end. To the rear of the property is amenity open space (the former Tower Grounds) including playing field and children's play facilities. To the north, east and west are residential properties fronting Egerton Street.

APPEARANCE AND AMENITY ISSUES

The main issues for consideration are: the impact of the proposed development to surrounding residential amenity, the design of the proposed accommodation, and the density of development proposed.

SPD2 notes that in recent years there has been an increased demand from property developers for self-contained flat development. This has led to concern that the character of Wirral's established residential areas is being eroded, by the pressure for development, the loss of landscaped gardens, over-development, the impact of traffic, and the loss of local heritage. The Supplementary Planning Document was adopted, therefore, to provide additional advice on the design and location of new flat development.

Density of Development

SPD2 notes that high density development should be located in areas where residents have the choice of walking to a range of local services such as shops, schools, employment areas, health, leisure and entertainment facilities. To promote sustainable growth and social inclusion, as required by national policy in PPS1 and PPG3 Local Planning Authority will expect schemes with a density above 50 dwellings per hectare, to be located within 400 metres safe walking distance of a Key Town Centre or Traditional Suburban Centre. Sites for self contained flats should also be within 400 metres safe and convenient walking distance of a bus stop with a regular service with a frequency of 20 minutes or within 400 metres of a railway station that provides a regular service.

In this instance, the proposed development is well located – the site is located less than 300m from New Brighton Key Town Centre and the promenade provides access to coastal leisure and tourism facilities. A range of bus routes are available via stops to Rowson Street, Victoria Road and Kings Parade. New Brighton train station is approximately 800m away.

It is considered that the site is suitable for such higher density use, and that the density of development proposed does not provide sufficient grounds for refusal of the application.

Layout and Design

SPD2 notes that rooms of similar use should be stacked over each other to reduce the potential

impact from vertical sound transmission. Layouts with main living rooms, toilets or bathrooms over or under neighbours' bedrooms should be avoided. Soundproofing that exceeds Building Regulation standards may be required in cases where Environmental Health Officers identify noise sensitivity as an issue.

In this instance, the Director of Regeneration (Housing and Environmental Protection) has raised no objection to the proposed development, nor has an enhanced scheme of soundproofing been requested between floors or to adjoining properties. The layout of rooms is similar to 'bedsit' accommodation, with each flat providing habitable and non-habitable function within a small, partitioned floorspace. As such, it is not considered that the internal layout proposed provides grounds for refusal.

A number of representations have raised concern at the need for a large number of bins to service the site and, given the constrained access to the rear garden area, the impact that such bins would have to the streetscene. SPD2 advises that secure and appropriately designed bin storage segregated from cycle storage should be provided and sited with convenient access for residents and refuse collection services. The applicant has submitted a statement regarding bin storage, outlining that the issue is being considered with Biffa, and that it is proposed to use a combined bin for residents, screened by a rebuilt front garden wall and landscaping. Alternatively, scope remains for domestic bins to be stored within the rear yard of the premises. A planning condition is proposed to secure the detail of an acceptable solution for bin storage, however, it is not considered that the absence of detail at this stage presents a valid reason for refusal of the application.

In terms of outlook, each habitable room is provided with a reasonable outlook to the front or rear of the building through existing window openings. In the case of those rooms to the rear, this outlook is supplemented by windows facing towards no. 70 Egerton Street. Again, these are original windows, and would not introduce a new element of overlooking or loss of privacy to no. 70. It is considered that sufficient outlook has been provided for future occupants.

SEPARATION DISTANCES

A separation distance of approximately 12.5m is achieved to properties to the north side of Egerton Street. Whilst this falls below the required distances, no building works are proposed - the dwelling is existing, rooms to the front of the property are currently in habitable use, and the character of the street is one in which separation distances between facing properties do not achieve the Council's required standards. Consequently, it is not considered that the application could be refused on this basis. To the rear, the property overlooks open space, and separation distances in excess of 100m are achieved.

HIGHWAY/TRAFFIC IMPLICATIONS

To comply with UDP Policy TR12, one cycle stand must be provided for each self contained flat. In this instance a cycle store has been indicated within the development at the rear of the property. A planning condition would secure the detail of this provision.

The Director of Technical Services (Traffic Management) has raised no objection to the proposed development. Whilst the proposal may lead to additional parking demand in an area where parking is already at a premium, nearby junctions and critical sections of road are protected by waiting restrictions. As a consequence, there are no grounds to refuse the application on a highway safety concern. The road is a minor residential street, with no through access beyond Albert Street, and as a result traffic congestion is not considered to be grounds for objection. Parking will remain an amenity issue to existing residents who may find it more difficult to park close to their homes; however, this would not be a sustainable reason for the refusal of planning permission. One car parking space would be retained within the front garden space of the development, in common with other properties to Egerton Street, and the application would comply with the Council's adopted parking standards, set out in SPD4.

ENVIRONMENTAL/SUSTAINABILITY/HEALTH ISSUES

There are no significant environmental/sustainability issues raised by the application.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The residential development proposed is acceptable in this location and is in accordance with UDP Policies HS4, HS13 and SPD2 - Designing for Self Contained Flat Development and Conversions.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 in the Wirral Unitary Development Plan

3. No part of the development shall be brought into use until space and facilities for the storage of bins of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of residential amenity, having regard to Policy HS4 of the Wirral Unitary Development Plan

4. The development hereby approved shall be carried out in accordance with the details shown on the plans received 18th June 2010 and shall be retained as such thereafter.

Reason: For the avoidance of doubt.

5. Prior to the commencement of development full details for all entry gates, and boundary treatments shall be submitted to and approved in writing by the local planning authority. Upon receipt of written approval by the local planning authority all details must be carried out in full and retained as such thereafter.

Reason: In the interests of residential amenity in accordance with UDP Policy HS4

Last Comments By: 03/06/2010 09:53:32
Expiry Date: 22/06/2010

Planning Committee

6 July 2010

Reference:
APP/10/00537

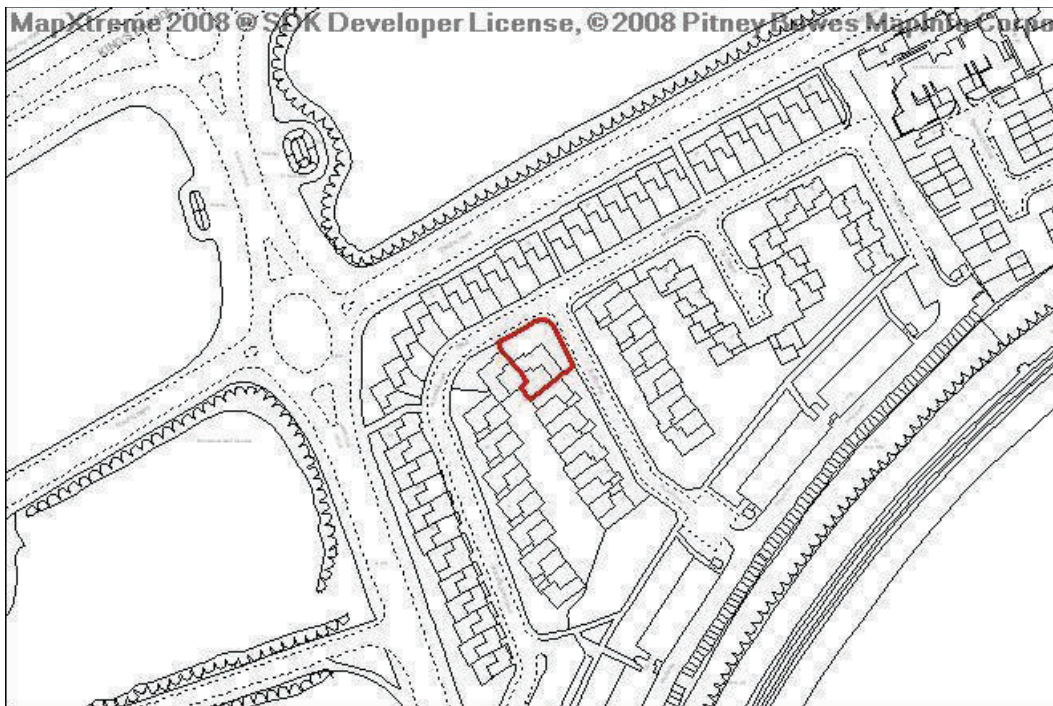
Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
Wallasey

Location: 18 MOCKBEGGAR DRIVE, WALLASEY VILLAGE, CH45 3NN
Proposal: Erection of front, side and rear extensions
Applicant: Mr Rodney Phillips
Agent : C W Jones

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
Policy HS11 House Extensions
SPG11 House Extensions

Planning History:

4036	Extension to lounge	PD	11/12/75
9442	Extension to form study	A	25/04/78

Summary Of Representations and Consultations Received:

REPRESENTATIONS

11 letters of notification were sent to the occupiers of neighbouring properties and a site notice was displayed. At the time of writing this report a total of ten separate letters of objection and a qualifying petition of objection containing 33 signatures had been received. The objections can be summarised as follows:-

- The proposal would result in unwarranted construction noise and disturbance;

- The proposal would result in an increase in traffic at the junction of Mockbeggar Drive and Burbo Way and a loss of off-road parking at the application site;
- The proposed relocation of the front of the property to Burbo Way would result in traffic congestion and present a highway safety hazard;
- The proposal is out of keeping with existing Covenants on the estate;
- The proposed extensions will set a precedent for further development on the estate;
- The proposals will result in a loss of value to neighbouring properties;
- The proposed new windows facing Burbo Way will result in overlooking and a loss of privacy;
- The proposals will result in a change in character of the area and are not in the interests of visual amenity.

CONSULTATIONS

Director of Technical Services, Traffic Management Division have no objection to the proposal.

Director's comments:

REASON FOR REFERRAL

A qualifying petition of objection containing 33 signatures was received relating to issues of highway safety and disturbance from construction as a result of the proposal.

INTRODUCTION

The proposal is for the erection of single storey front, side and rear extensions at the property.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy HS11 and SPG11.

SITE AND SURROUNDINGS

The site comprises a link-detached brick property within an area of similar design properties. The property occupies a prominent corner plot at the junction of Mockbeggar Drive and Burbo Way. The site has open front and side boundaries with a partially paved area to the front and side of the dwelling. Properties in the immediate vicinity are situated on a staggered building line

POLICY CONTEXT

Policy HS11 and SPG11 are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The proposed extension to the existing garage, fronting Mockbeggar Drive, projects 5.2 metres from the existing front elevation of the property. This element of the proposal retains a 5 metre gap to the boundary and thus complies with SPG11 which states that garages should have a driveway at least 5 metres clear of the highway to provide the minimum driveway length. Although front extensions are not generally acceptable under SPG11, the staggered building line and unique design of properties in the vicinity mean that the proposal is not considered detrimental to the street scene or original design of the building. In addition the proposed garage extension does not project any further forward than the existing garage at No.16 and thus is not considered to be visually obtrusive. In addition the Director of Technical Services (Traffic Management) has raised no objection to the proposal on highway safety grounds.

The proposed rear extension replaces the existing study and is of a flat roof design. This element of the proposal is not considered to be detrimental to neighbouring properties. Both the garage extension and rear extension are not considered to be of intrusive design and remain subordinate to the original property. The proposed relocation of the porch to Burbo Way is acceptable in principle and retains good spacing to the boundary. The proposed porch is not considered excessive in size and is not considered to have an adverse impact on the character of the street scene. The inclusion of additional windows to the elevation fronting Burbo Way do not require planning permission but do in any case meet the required separation distance of 21 metres. The proposals are therefore not considered to result in an unacceptable level of overlooking or loss of privacy to neighbouring properties.

The objections received from neighbouring properties raise a number of issues in relation to the relocation of the front of the property to Burbo Way. Residents are concerned that the proposal would create highway safety issues including a loss of off-street parking at the site, traffic congestion at the

nearby junction and problems relating to the servicing and access to the flats at the end of Burbo Way. The proposals do not represent an intensification of the existing use at the site and it would remain as a self contained dwelling. Therefore it is considered that any vehicles can easily be accommodated within the proposed garage and remainder of the site. The majority of the front garden area fronting Mockbeggar Drive and Burbo Way is hard surfaced. It has been confirmed by the agent that this area would be retained. The proposals do not involve the alteration of the site address although this is not a planning matter. There are no current proposals to create a new vehicular access to the property off Burbo Way, however this would not require planning permission and could be subject to approval by the Council's Highways department. The issues raised relating to a loss of view, the devaluation of neighbouring properties and disturbance from construction are not planning issues. In addition the existence of legal covenants on the land does not prevent the grant of planning permission and other properties along Mockbeggar Drive have been the subject of planning applications in the past.

Due to the staggered building line on which properties in Mockbeggar Drive and Burbo Way are situated, it is considered that the site can accommodate the proposed extensions. The proposals are not considered to result in a loss of amenity or privacy to neighbouring properties and remain subordinate to the existing dwelling. The proposals are not considered to have a harmful visual impact on the character of the street scene or result in any highway safety implications. The proposal complies with Policy HS11 and the guidance outlined in SPG11 and is recommended for approval.

SEPARATION DISTANCES

SPG11 recommends that the minimum separation distance between habitable windows is 21 metres. In this instance the new window proposed in bedroom 1, which does not require planning permission, remains approximately 24 metres from the front of No.3 Burbo Way, thus meeting the required separation distance. There is also an existing bedroom window in this elevation at present. As a result it is considered that the proposal will not result in any direct overlooking or a loss of privacy to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no Health Implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on the general street scene or have an adverse impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to have a harmful visual impact on the general street scene or have an adverse impact on the amenities that the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

Last Comments By: 11/06/2010
Expiry Date: 24/06/2010

Planning Committee

6 July 2010

Reference:
APP/10/00544

Area Team:
South Team

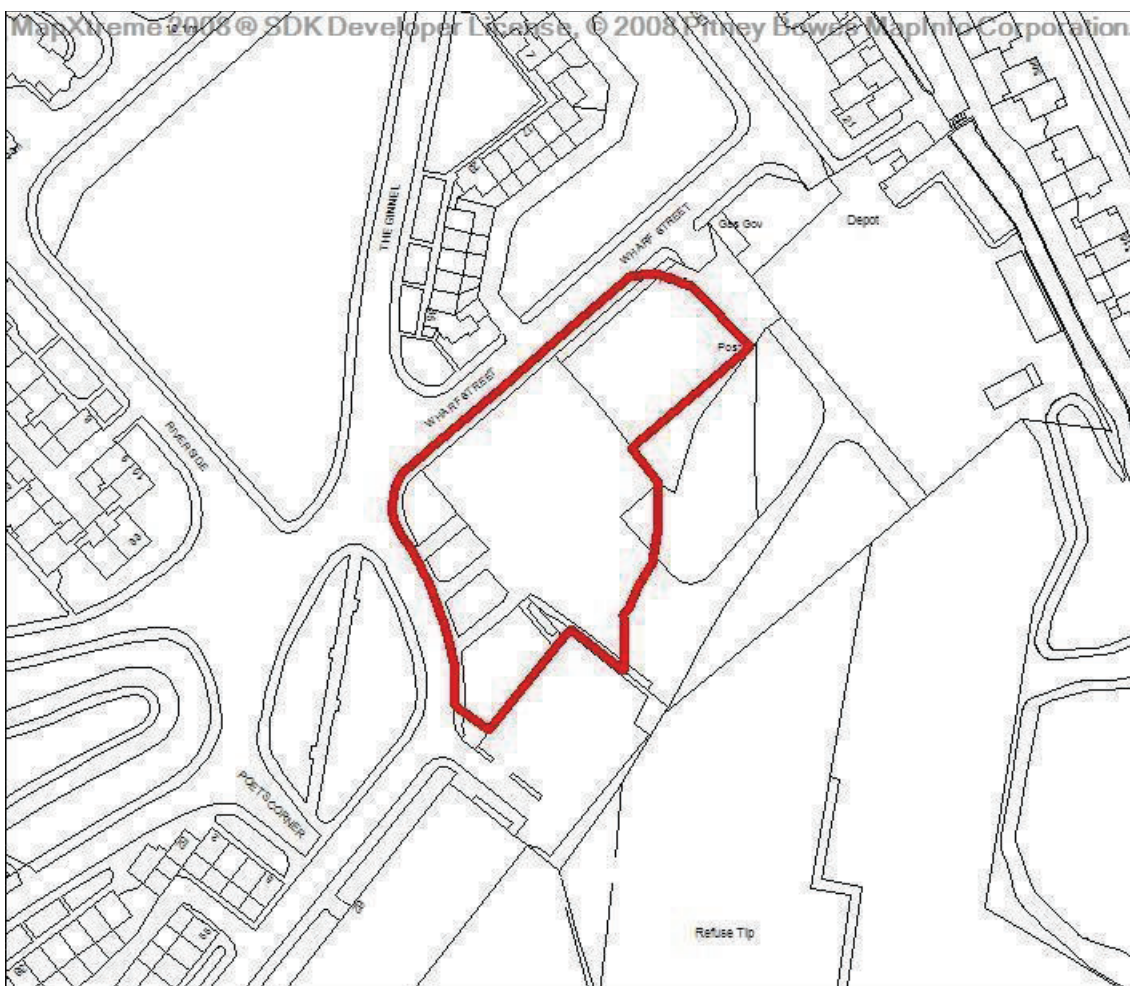
Case Officer:
Miss A McDougall

Ward:
Bromborough

Location: Land on south side of Wharf Street, Port Sunlight
Proposal: Extension of planning permission APP/2007/6248 for erection of 48 apartments in a three storey development.

Applicant: Mr Rob Stenhouse
Agent : Paddock Johnson Partnership

Site Plan:



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Development Plan allocation and policies:

Conservation Area (for illustrative purposes)
Primarily Industrial Area
Primarily Residential Area
CH2
CH9
HS4

SPD4

Planning History:

APP/1998/6434/E – Erection of a 60-bed nursing home and close care apartments. Approved 23/10/1998.

APP/2000/7073/E – Removal of condition no. 9 on planning permission APP/1998/6434/E to allow the nursing home and apartments to be occupied by residents before the 20 garage to the north of the application site have been constructed and are available for use. Approved: 02/01/2001.

APP/2002/6527/E – Amendment of planning approval APP/1998/6434/E changes to car parking layout and erection of electricity substation. Approved 03/10/2002.

APP/2003/6502/E – Erection of a 62-bed nursing home and 38 close care apartments. (Amended scheme see APP/1998/6434/E). Withdrawn 07/11/2003.

APP/2003/6503/E – Erection of 16 town houses and 34 apartments with associated car parking and landscaping. Refusal 12/01/2005.

APP/2004/5809/E – Erection of 19 no. Town houses 76 apartments with associated car parking and landscaping. Refused 12/01/2005.

APP/2004/7203/E – Erection of 24 no. apartments and variation of condition 3 of APP/1998/6434/E to allow use of 38 no. close care apartments as residential apartments. Approved: 12/01/2005.

APP/2006/5566 – Amended design, proposals for 38 No. Apartments and removal of condition 3 of APP/1998/6434/E to allow use of 38 No. close care apartments as residential apartments. Approved: 25/08/2006.

APP/2007/6248 - Erection of forty eight apartments in a three storey development. Approved 05/10/2007.

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was displayed. Letters of notification have been sent to properties in the area. At the time of writing this report 11 objections have been received, listing the following grounds:

- density
- materials
- appearance of Port Sunlight village
- additional traffic - noise and congestion
- existing problems with access
- parking problems
- loss of green spaces
- out of character
- impact on preservation of a unique model village

CONSULTATIONS

Director of Technical Services – Traffic Management: Comments and conditions as with the previously approved application.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application relates to a 'major' development, and a qualifying petition of opposition has been received, listing signatures from 116 individual households.

INTRODUCTION

The proposal is to replace an extant planning permission on an approved application, the grant of

planning permission on APP/2007/6248 was given at Planning Committee on 5th October 2007. The permission expires on 5th October 2010.

There is no change to the approved plans, the proposal is to extend the permission by a further 3 years.

PRINCIPLE OF DEVELOPMENT

The proposal is for time extension, the development in terms of scale, siting and appearance has been approved and is still extant under a current grant of permission that will lapse in October 2010. In principle an application for an extension of time is acceptable.

SITE AND SURROUNDINGS

The site is an old industrial site that has been redeveloped over recent years to include a care home and new residential units. The plot is located within Port Sunlight Conservation Area.

The site sits forward of an existing care home in terms of its relationship with Wharf Street and faces residential properties on The Ginnell. The immediate area has recently been developed, there are new build apartments to the north east and a care home to the south east which had not been built at the time the application had been approved.

The development is set out in an L shape as it runs along Wharf Street round to Poets Corner, the layout of the proposed development allows for parking to the rear and provides separation distances of 22m and 35m to the nursing home.

POLICY CONTEXT

The site is within Port Sunlight Conservation Area and will be assessed against CH9, CH2 as well as residential build policies SPD2, HS4 and HS11/SPG11. The permission granted under APP/2007/6248 is still current and the policies used to assess that application are still applicable with the addition of SPD4 - Parking Standards.

APPEARANCE AND AMENITY ISSUES

It is considered that the design of the proposal is of a traditional nature and respectful of the density and massing of the adjacent dwellings within Port Sunlight Conservation Area. It would successfully integrate with their historic built features and special architectural details. A variety of traditional materials are being proposed in the construction including a variety of brick colourings, which complement or are commonplace within the immediate vicinity.

In relation to Policy CH9, the development is considered to impact positively upon the Conservation Areas special character, as the design it incorporates is sensitive to such a pivotal location on major thoroughfare of the area and upon the affected views out of it.

The design proposed takes on board common characteristics of the existing historic fabric present, incorporating similar mass and scaling, to the original built features and details present in the locality or immediate setting. The proposal would therefore be in keeping with the character and setting of the Conservation Area and is considered to be acceptable under Policy CH9 and Policy DP3 of the Regional Spatial Strategy.

Therefore, when considering the proposed development against Policy HS4, which states the necessary criteria for new housing development, the proposal is of an acceptable scale when compared to adjacent properties. It incorporates a cohesive design, which complements neighbouring characteristics; and it would not result in the detrimental harm to the immediate setting of the surrounding Conservation Area.

When considering impacts upon privacy and the amenity of neighbouring residents, the development proposed meets with all necessary separation distances employed by the Council. It is therefore considered any other loss of light or overshadowing caused by the proposed development would be within acceptable limits neighbouring residents could be reasonably expect to enjoy.

There is sufficient space available for the provision for both landscaping and boundary treatment associated with the apartments being proposed. Whilst the site does not lend itself to a large private

area of amenity space, the plot is located within Port Sunlight Conservation Area which has provision of large open recreational spaces, some within the immediate vicinity at The Ginnell and Poets Corner.

SEPARATION DISTANCES

The building meets the separation distances as set out in SPD2 and SPG11 of 21m window to window and 14m window to blank wall, the building within closest proximity to the site is the nursing home which has good separation distances of 22m, rising to 35m. A separation distance of 25m is achieved to the houses on The Ginnell.

HIGHWAY/TRAFFIC IMPLICATIONS

There is on site provision for 48 cars, one per flat this meets the SPD4 policy maximum, there is also on site provision for cycle parking of 40 bicycles.

There are no Highway Implications relating to this proposal.

CONCLUSION

The proposal remains as approved in 2007, the building and the layout is acceptable in terms of the current planning policies that were also in place when the initial permission was granted. The proposal to extend time limit on this application is therefore acceptable.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

It is considered that the residential development proposed would not cause harm to the street scene or to the character of the area. The proposal is acceptable in design terms PPG15, RSS policies SD1 and DP3 and Policies CH2, CH9 and HS4 of the Wirral Unitary Development Plan.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. No development shall commence until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The details shall include the construction of a sample panel of proposed brickwork and pointing on site. The development shall be carried out in accordance with the approved materials and sample panel detailing. The approved sample panel shall be retained on site until removal is authorised by the local planning authority.

Reason: To ensure that the development preserves or enhances the character and appearance of the conservation area. This condition is imposed having regard to policies CH2 (Development affecting Conservation Areas) and Policy HS4 of the Wirral Unitary Development Plan.

3. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently

retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 in the Wirral Unitary Development Plan

4. The site of the proposed development has been identified as a site of archaeological interest. No development shall take place until at least 14 days notice of the commencement of the works has been given in writing to the Local Planning Authority and the Director of National Museums and Galleries on Merseyside, William Brown Street, Liverpool. L3 8EN. Access shall be afforded at all reasonable times to allow an archaeologist nominated by the Director of Museums to carry out a watching brief throughout the development.

Reason: in the interests of archaeological research.

5. No development shall take place until details of landfill gas monitoring of the site, together with a scheme for gas exclusion control relating to the construction of the building and/or the application site, have been submitted to, and, in the case of the scheme, approved by the Local Planning Authority. The approved scheme be implemented before the building is occupied.

Reason: In the interests of the safety of the users of the site.

6. No development shall take place until a ground contamination survey has been undertaken, taking into account any potential contaminants from all known previous land uses. Should this survey identify any such contaminants, then a scheme of remediation to render the site suitable for use shall be submitted to and approved in writing by the Local Planning Authority prior to such works being undertaken. A statement giving precise details of the nature and extent of any such remediation, together with certification that the site has been made suitable for its intended use, shall also be submitted to and approved in writing by the Local Planning Authority.

Reason: in the interests of the residential amenity of future occupiers.

7. The erection of fencing for the protection of trees shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of 1.5 metre high chestnut paling fence (or other approved fence) erected at the full extent of each tree. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.

Reason: to protect trees which are of significant amenity value to the area and having regard to Policy GR7 (Trees and New Development) of the Wirral Unitary Development Plan.

8. No development shall be commenced until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing grassed and hard surfaced areas and any other natural or proposed feature.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5.

9. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area having regard to GR5.

10. All hard and soft landscaping works shall be carried out in accordance with the approved details as set out in Condition 8. The works shall be carried out:

- Prior to occupation of any part of the development

Reason: To ensure a satisfactory standard of appearance of the development in the interests of visual amenity having regard to GR5.

Further Notes for Committee:

Last Comments By: 16/06/2010 10:48:43

Expiry Date: 27/07/2010

Planning Committee

6 July 2010

Reference:
APP/10/00545

Area Team:
North Team

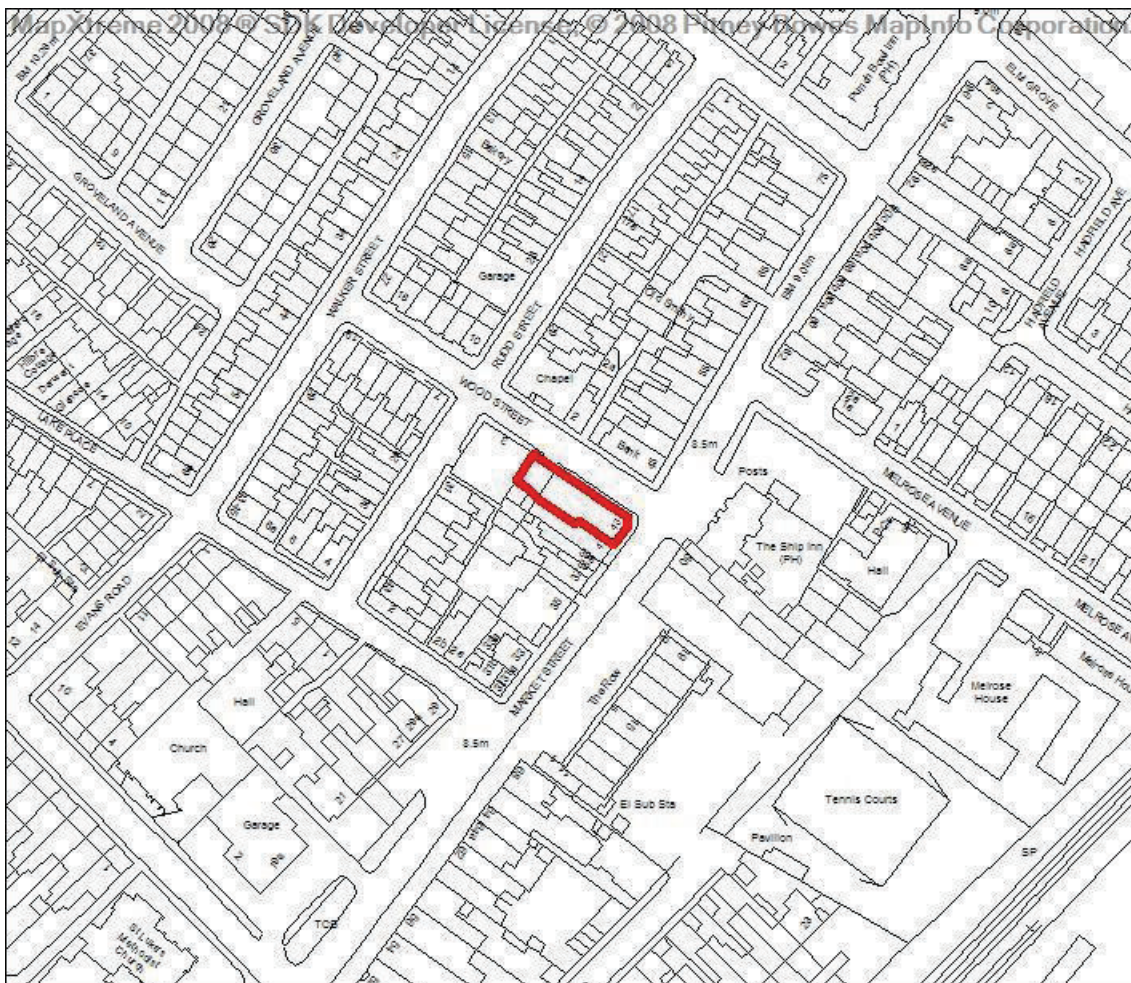
Case Officer:
Miss K Elliot

Ward:
Hoylake and Meols

Location: Panache, 43 MARKET STREET, HOYLAKES, CH47 2BG
Proposal: Retention of canopy at rear for seating and storage

Applicant: Mr Adam Bale
Agent :

Site Plan:



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Development Plan allocation and policies:

Key Town Centre
Primarily Residential Area

Planning History:

2001/7190 Change of use to a wine bar and alterations to elevations. Approved 11/01/02
2005/6815 Variation of condition no. 3 on APP/2001/7190 to extend opening hours to 01.00 hours.

Refused 30/09/05

2006/5339 Variation of condition no. 3 on APP/2001/7190/D to extend opening hours from 23.30 hours to midnight. Refused 10/04/06. Appeal dismissed 23/01/07

2009/5412 Variation of condition 3 of APP/2001/7190 to extend opening hours Sunday to Thursday 0800 to 0100, Friday and Saturday 0800 to 0130, Thursdays preceding Good Friday and Sundays preceding Bank Holiday Mondays 0800 to 0130 Christmas Eve, Christmas Day. Refused 22/05/09

Summary Of Representations and Consultations Received:

REPRESENTATIONS

44 letters of notification were sent to the occupiers of neighbouring properties and a site notice was displayed. At the time of writing this report a total of 5 letters of objection and one letter of comment has been received. The nature of the objections related largely to noise and disturbance, loss of amenity, the use of the rear yard as a beer garden and air pollution. One letter of comment was received stating that the proposal is in keeping with the use of the premises and that of the wider town centre.

CONSULTATIONS

Director of Technical Services (Traffic Management) have no objection to the proposal.

Director of Regeneration (Housing and Environmental Protection) have no objection to the proposal.

Police (Crime Reduction) have no objection to the proposal.

Hoyle Civic Society did not comment on the application.

Director's Comments:

REASON FOR REFERRAL

Councillor Ellis requested that the application was taken out of delegation for the following reason: disturbance to neighbouring residents in terms of noise, anti-social behaviour and air pollution to neighbouring properties.

INTRODUCTION

The proposal is for the retention of an existing canopy at the rear of the premises for seating and storage purposes.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy SH1 of Wirral's Unitary Development Plan.

SITE AND SURROUNDINGS

The site comprises an end of terrace property situated on the corner of Market Street and Wood Street. The premises is an existing bar which has a small rear yard enclosed by surrounding properties and a 2.3 metre boundary wall, with fencing above, fronting on to Wood Street. The property is bounded by residential properties in Rudd Street and a commercial unit directly to the rear. There are other residential properties including upper floor flats above neighbouring properties along Market Street.

POLICY CONTEXT

Policy SH1 is directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The canopy is already partly constructed and measures 3.1 metres with a mono-pitched roof. The proposal is for it to be open sided with glazed panels on the roof of the structure. The roof of the canopy is partially visible from Wood Street but is otherwise screened from the general street scene and is not considered to result in visual harm. The use of the site is already established as the original planning permission to convert the premises to a bar, granted in 2001, encompassed the rear yard, it would be difficult to sustain refusing a proposal for a structure that would be ancillary to the established use. The use of the rear yard for seating, storage or socialising is not considered inappropriate in the context of the site. It is not considered that the proposal would result in an over-intensification in the use of the site or in an unacceptable level of noise and disturbance to neighbouring properties and uses. The issues raised in the representations received are largely

concerned at the use of the rear yard for such purposes and emanating noise and smells. The Director of Regeneration (Housing and Environmental Protection) has raised no objection to the proposal in this regard. Whilst it is accepted that proposals should not lead to an unacceptable loss of amenity to neighbouring residents and uses, the proposal is not considered to exacerbate the existing use of the yard which at present cannot be controlled by planning regulations.

The issues raised over the inaccuracy of the plans has been rectified by the applicant and the side street annotation has been altered to the correct address of Wood Street. The inclusion of the barbecue detail and fence above the boundary wall fronting Wood Street do not form part of the proposal and are therefore not for consideration. The letter of comment received in support of the proposal acknowledges that the site is within the Key Town Centre and that a certain amount of noise is inevitable. The proposal is considered to support the existing business and thus the long term vitality and viability of the town centre. The operation of the premises is subject to Licensing and this would still take precedence over any grant of planning permission. In conclusion the retention of the canopy at the rear of the site is considered acceptable in the context of the existing use and is not considered to result in a significant loss of amenity to neighbouring properties than at present. Overall the proposal complies with SH1 and is recommended for approval.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal complies with Policy SH1 of Wirral's Unitary Development Plan and is deemed not to undermine the vitality and viability of the Key Town Centre or be detrimental to the character of the area.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal complies with Policy SH1 of Wirral's Unitary Development Plan and is deemed not to undermine the vitality and viability of the Key Town Centre or be detrimental to the character of the area.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

Last Comments By: 10/06/2010 15:56:29
Expiry Date: 25/06/2010

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**Planning Applications Decided Under
 Delegated Powers Between
 19/05/2010 and 25/06/2010**

Application No.:	APP/08/06936	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	17/06/2010	Decision:	Refuse
Case Officer:	Miss S Hesketh		
Applicant:		Agent:	C W Jones
Location:	Land adj to , 51 Reeds Lane, Leasowe, Wirral, CH46 1QS		
Proposal:	Demolition of outbuildings & erection of 2 houses (amended plans)		
Application No.:	APP/09/05074	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	15/06/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:	Mr T Bacon	Agent:	
Location:	3 Grange Road, West Kirby, Wirral, CH48 4DY		
Proposal:	Remove existing shop front & erection of new shop front with associated works		
Application No.:	APP/09/05766	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	07/06/2010	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Mr Vincent Doyle
Location:	North West House, Land North of McTay Boatyard, Magazine Lane, Bromborough, Wirral, CH62 3NJ		
Proposal:	Creation of a waste transfer facility and associated works		
Application No.:	APP/09/06501	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	02/06/2010	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:	Mr Cliff Upton	Agent:	The Kenefick Jones Partnership Limited
Location:	Parkfield Farm, Park Lane, Meols, CH47 8XT		
Proposal:	Replacement of existing buildings with new dwelling		
Application No.:	AP/09/06541	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	21/06/2010	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:		Agent:	Mr A Jackson
Location:	4 DEVONSHIRE PLACE, OXTON, CH43 1TU		
Proposal:	Conversion of existing building into 8 no. apartments with associated external hard and soft landscaping.		

Application No.: OUT/10/00019 **Application Type:** Outline Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 14/06/2010 **Decision:** Refuse
Case Officer: Miss S Hesketh
Applicant: **Agent:** CADStation Ltd
Location: 12 RULLERTON ROAD, LISCARD
Proposal: Residential apartment development of 25 units for the over 55's age group with communal facilities.

Application No.: APP/10/00210 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 21/05/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: **Agent:**
Location: Chantilly Tea Rooms, 7A THE QUADRANT, HOYLAKE, CH47 2EE
Proposal: Change of use of pavement to outside seating area for cafe

Application No.: APP/10/00227 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 24/05/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: **Agent:** Knut Nord
Location: St Marys College, WALLASEY VILLAGE
Proposal: The erection of 4 number of secured bike sheds, new cycle path, new fencing and remedial work to subsided land.

Application No.: APP/10/00270 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 24/05/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: Mrs Susan Donally **Agent:**
Location: Heathfield, 37 DAWSTONE ROAD, GAYTON, CH60 0BT
Proposal: Treehouse Structure

Application No.: APP/10/00278 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 04/06/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Mr Cliff Elliot
Location: Vacant Shop, 4 GRANGE MOUNT, BIRKENHEAD, CH43 4XW
Proposal: Change of use of ground floor retail unit and first floor flat in to one dwelling

Application No.: APP/10/00309 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 07/06/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Michael John Hagan **Agent:** Tom Bennett Design
Location: 10 GRAMMAR SCHOOL LANE, NEWTON, CH48 8AY
Proposal: Demolition of existing garage and erection of new detached garage with exterior storage area

Application No.: APP/10/00310 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 26/05/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: **Agent:** Drivers Jonas
Location: Currys, 25 WELTON ROAD, BROMBOROUGH, CH62 3PN
Proposal: Reconfiguration and extension to existing mezzanine floor

Application No.: APP/10/00316 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 26/05/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Mellors
Location: John David Fine Furniture, 100 MARKET STREET, HOYLAK, CH47 3BE
Proposal: Change of use to dance school

Application No.: APP/10/00318 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 09/06/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: Mr Hooton **Agent:** Bryson Projects Ltd
Location: Hoylake Golf Club, CARR LANE, HOYLAK
Proposal: External alterations to clubhouse pro shop (roller shutters and block up existing door)

Application No.: APP/10/00321 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 24/05/2010 **Decision:** Refuse
Case Officer: Mrs J McMahan
Applicant: Mr Baker **Agent:** JNL Design
Location: 13 DOWNHAM DRIVE, HESWALL, CH60 5RE
Proposal: Erection of a single storey side and rear extension.

Application No.: APP/10/00326 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 07/06/2010 **Decision:** Refuse
Case Officer: Mrs J McMahon
Applicant: Mr Paul Windle **Agent:** Mr Paul Doughty
Location: 1 RINGWAYS, BROMBOROUGH, CH62 3NG
Proposal: Erection of a single / double storey rear extension

Application No.: APP/10/00328 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 02/06/2010 **Decision:** Refuse
Case Officer: Mr K Spilsbury
Applicant: Ms P Tickle **Agent:** Survey & Design Associates
Location: Hawkstone, 40 STANLEY AVENUE, HIGHER BEBINGTON, CH63 5QF
Proposal: Erection of a dwelling house and garage (amendment to 2007/5215) and material samples approval.

Application No.: 10/00332 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 25/05/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: Dr Mir **Agent:** Gilmore Developments Limited
Location: Vacant Shop, 117 BANKS ROAD, WEST KIRBY, CH48 0RB
Proposal: Single storey rear extension over existing yard area & rear balcony area at first floor level

Application No.: APP/10/00337 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 27/05/2010 **Decision:** Refuse
Case Officer: Mr J Ellis
Applicant: Mr Marcus Bemrose **Agent:**
Location: Terrace C, 184 TELEGRAPH ROAD, HESWALL, CH60 0AJ
Proposal: Variation of condition to extend opening hours on Fridays and Saturdays till 02:00hrs

Application No.: APP/10/00338 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 03/06/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr D Connor **Agent:**
Location: 152 LEASOWE ROAD, WALLASEY VILLAGE, CH45 8PH
Proposal: Installation of a vehicular crossing

Application No.: APP/10/00339 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 20/05/2010 **Decision:** Refuse
Case Officer: Mr J Ellis
Applicant: **Agent:** Extensionsdrawn.co.uk
Location: 12 MOBBERLEY WAY, SPITAL, CH63 9JW
Proposal: Erection of two storey side extension.

Application No.: APP/10/00350 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 27/05/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: **Agent:** K D H Design Services Ltd
Location: Lauries the Jewellers, 233 HOYLAKE ROAD, MORETON, CH46 0PF
Proposal: Change of use of ground floor to a licensed betting office (Use Class A2)

Application No.: APP/10/00352 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 22/06/2010 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: **Agent:** Ultraseal
Location: 24 DOMVILLE DRIVE, WOODCHURCH, CH49 9AH
Proposal: Erection of a conservatory.

Application No.: APP/10/00355 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 20/05/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr C Grainger **Agent:** C W Jones
Location: 128 MILNER ROAD, BARNSTON, CH60 5SB
Proposal: Erection of detached garage at the front.

Application No.: APP/10/00359 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 27/05/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: Mr S Kirwan **Agent:** Niall Patterson Associates
Location: 22 WELLINGTON ROAD, BEBINGTON, CH63 7NF
Proposal: Erection of a single storey rear and side extension.

Application No.: APP/10/00362 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 23/06/2010 **Decision:** Refuse
Case Officer: Miss S McIlroy
Applicant: Mr Mark Ellis **Agent:** Bryson Projects Ltd
Location: 30 ST DAVID ROAD, CLAUGHTON, CH43 8SN
Proposal: Retention of single storey garden building and boundary fence

Application No.: APP/10/00364 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 02/06/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: **Agent:**
Location: Taylors Traditional Butchers, 172 LISCARD ROAD, LISCARD, CH44 5TN
Proposal: Change of use from butchers shop to four dental surgeries.

Application No.: APP/10/00365 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 22/06/2010 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr Skeete **Agent:** CADStation Ltd
Location: 44 KYLEMORE DRIVE, PENSBY, CH61 6YF
Proposal: Erection of 1st floor side and 2-storey rear extensions and alterations to the front elevation.

Application No.: APP/10/00368 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 15/06/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Dr Alan Barber **Agent:**
Location: 5 FIELDWAY, BARNSTON, CH60 1UP
Proposal: Retention of existing conservatory and installation of photovoltaic solar panels on roof of bungalow.

Application No.: APP/10/00369 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 11/06/2010 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mr & Mrs Hough **Agent:** Mr Julian Dela Penni
Location: 126 CLAREMOUNT ROAD, LISCARD, CH45 3JQ
Proposal: Erection of a porch to side entrance, increase in height of existing boundary wall and erection of rear balcony including decking and staircase access (amended description)

Application No.: APP/10/00371 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 24/05/2010 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mr A Clark **Agent:**
Location: 1 MADELEY CLOSE, WEST KIRBY, CH48 3LD
Proposal: Erection of a two storey side extension and single storey rear extension.

Application No.: APP/10/00372 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 24/05/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Evolve Design Limited
Location: Somerfield, 131 VICTORIA ROAD, NEW BRIGHTON, CH45 2JD
Proposal: Installation of a condenser unit.

Application No.: APP/10/00375 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 24/05/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr S Lancelyn Green **Agent:** Irvin Consultants
Location: Poulton Hall, POULTON ROAD, SPITAL, CH63 9LN
Proposal: Installation of 2no. new replica dormer windows to West elevation

Application No.: APP/10/00378 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 21/05/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: Mr & Mrs Harris **Agent:** Falconer Chester Hall
Location: Wellfield House, 47 WELL LANE, GAYTON, CH60 8NQ
Proposal: Building extension to existing family dwelling in order to provide a link between the house and the neaby swimming pool. This includes changes to parts of the internal layout over both existing floors, with the addition of new windows, doors, stairs, roof terrace and garage.

Application No.: DPP4/10/00379 **Application Type:** Work for Council by outside body
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 25/05/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** wirral council
Location: 90 SHOREFIELDS, NEW FERRY, CH62 1DA
Proposal: Erection of pitched roofs and canopies to the main building and windows.

Application No.: APP/10/00381 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 01/06/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Roy Rogers **Agent:** Mr Andrew Banks
Location: 16 CROSSLEY DRIVE, HESWALL, CH60 9JA
Proposal: Erection of a porch extension to the front elevation.

Application No.: APP/10/00383 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 17/06/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr M Pinch **Agent:**
Location: 2 KENT CLOSE, BROMBOROUGH, CH63 0EF
Proposal: Erection of single storey front and two-storey side extensions.

Application No.: APP/10/00384 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 25/05/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr M Steele **Agent:** Mr G Christian
Location: 30 KINGSWAY, GAYTON, CH60 3SW
Proposal: Erection of single storey side and rear extensions.

Application No.: APP/10/00387 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 24/05/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr J Reynolds **Agent:** D.P.D
Location: 2 HAMPTON CHASE, NOCTORUM, CH43 9HE
Proposal: Erection of an extension

Application No.: APP/10/00390 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 09/06/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: **Agent:** Halsall Lloyd Partnership
Location: Manor Health Centre, 41-45 LISCARD VILLAGE, LISCARD, CH45 4JG
Proposal: Erection of an extension and alterations to front entrance to provide additional car parking.

Application No.:	APP/10/00392	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	27/05/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Ms M Bristow	Agent:	
Location:	84 WOODCHURCH LANE, PRENTON, CH42 9PD		
Proposal:	Change of use from retail to cafe		
Application No.:	APP/10/00393	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	27/05/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr G Ainsworth	Agent:	Mrs J Price
Location:	1 BENTHAM CLOSE, NOCTORUM, CH43 9HR		
Proposal:	Erection of a two storey extension		
Application No.:	APP/10/00395	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	26/05/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:		Agent:	C W Jones
Location:	Land adjacent to 29 Wright Street, Wallasey, Wirral		
Proposal:	Erection of two houses. Demolish existing outrigger on ground floor flat 29A Wright Street and erect new bathroom extension		
Application No.:	APP/10/00396	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	19/05/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr S King	Agent:	Hughes COnstruction Management
Location:	Pentlands, FARR HALL ROAD, HESWALL, CH60 4SD		
Proposal:	Erection of single and two-storey side extensions and replacement garage at the front.		
Application No.:	APP/10/00397	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	27/05/2010	Decision:	Refuse
Case Officer:	Miss A McDougall		
Applicant:	Mr J Naylor	Agent:	C W Jones
Location:	Brookdale, 35 PRIVATE DRIVE, BARNSTON, CH61 1DF		
Proposal:	Erection of a two storey side extension		

Application No.: APP/10/00400 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 03/06/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Fitzgibbons **Agent:** Simon J Cushing Chartered Architect
Location: 2 GREENLEAS CLOSE, WALLASEY VILLAGE, CH45 8JF
Proposal: Erection of a 2 storey rear extension

Application No.: APP/10/00403 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 15/06/2010 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Dr Anjani Kumar **Agent:** Mr Ian Skyner
Location: Safe Harbour Nursing Home, 1 ABBOTS DRIVE, BEBINGTON, CH63 3BW
Proposal: Erection of a ground and first floor extension with new rear access and paving and car parking layout.

Application No.: APP/10/00405 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 25/05/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr K Davies **Agent:** C W Jones
Location: 16 THORNTON CRESCENT, GAYTON, CH60 3RR
Proposal: Erection of a single storey side extension.

Application No.: APP/10/00407 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 03/06/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: Mr M Wrigglesworth **Agent:** Aston Building & Construction
Location: 2 WILSON AVENUE, EGREMONT, CH44 8BX
Proposal: Erection of single storey rear extension.

Application No.: APP/10/00410 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 21/06/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: **Agent:** CTA Architects.
Location: Abbey House, 2 ABBEY STREET, BIRKENHEAD, CH41 5JU
Proposal: Proposed side extension to existing industrial unit

Application No.: APP/10/00412 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 25/05/2010 **Decision:** Approve
Case Officer: Mr J Ellis
Applicant: Mr Wallace-Jones **Agent:** Collins Architecture
Location: 7 DIBBINS GREEN, BROMBOROUGH, CH63 0QF
Proposal: Erection of a two storey side extension and increased garage roof height to allow conversion of garage roof space to habitable room.

Application No.: APP/10/00414 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 03/06/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: Mr Darren Kenny **Agent:**
Location: Land adjacent 99 ELEANOR ROAD, BIDSTON, CH43 7QW
Proposal: Extension of time limit for implementation of previously approved planning application 05/5803 - Erection of 6 flats and 1 house.

Application No.: APP/10/00419 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 19/05/2010 **Decision:** Refuse
Case Officer: Miss S McIlroy
Applicant: Mr Barry Duncan **Agent:** Bryson Projects Ltd
Location: 98 SEABANK ROAD, EGREMONT, CH45 1HF
Proposal: Erection of a side and rear dormer

Application No.: APP/10/00421 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 09/06/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr A Rae **Agent:** Irvin Consultants
Location: Kingsfield, 33 OLDFIELD WAY, HESWALL, CH60 6RH
Proposal: Two storey porch/bathroom extension to front (northeast) elevation. First floor extension & alterations to roof pitch & eaves to rear (southwest) elevation

Application No.: APP/10/00422 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 01/06/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Ms Jones **Agent:** Bryson Design Ltd
Location: 60 SHERRY LANE, WOODCHURCH, CH49 5LT
Proposal: Erection of a two storey side extension (Resubmission of APP/2009/5609)

Application No.:	APP/10/00423	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	11/06/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs L Ferguson	Agent:	CTA Architects
Location:	176 EASTHAM RAKE, EASTHAM, CH62 9AJ		
Proposal:	Two storey side and single storey rear extension with rear dormer extension.		
Application No.:	APP/10/00424	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	03/06/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:		Agent:	
Location:	The 3 G Centre, 235 LISCARD ROAD, LISCARD, CH44 5TH		
Proposal:	Change of use from mobile phone shop to Yoga and Holistic Health Studio		
Application No.:	APP/10/00425	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	23/06/2010	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr Alan Robinson	Agent:	
Location:	67 STORETON ROAD, OXTON, CH43 5TW		
Proposal:	Retention of front and side garden wall/fence.		
Application No.:	APP/10/00428	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	03/06/2010	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:	Mr Daniel Bradley	Agent:	Mr John Theobald
Location:	7 SAUGHALL ROAD, SAUGHALL MASSIE, CH46 6DR		
Proposal:	Erection of a single storey rear extension		
Application No.:	APP/10/00433	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	27/05/2010	Decision:	Approve
Case Officer:	Mr J Ellis		
Applicant:	Mr and Mrs McLoughlin	Agent:	Causeway Property Services
Location:	40 BRACKEN LANE, HIGHER BEBINGTON, CH63 2LZ		
Proposal:	Construction of new retaining walls and driveway resulting in demolition of existing outrigger and also erection of rear single storey extension.		

Application No.:	APP/10/00443	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	08/06/2010	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr Paul Nother	Agent:	
Location:	Arrowcroft, 79 THINGWALL ROAD EAST, IRBY, CH61 3UZ		
Proposal:	Erection of side extensions and rear dormer		
Application No.:	APP/10/00447	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	07/06/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:		Agent:	C W Jones
Location:	367 WOODCHURCH ROAD, PRENTON, CH42 8PE		
Proposal:	Change of use to sensory testing centre (ground floor) with offices above (first and second floors) and erection of a single storey rear extension		
Application No.:	APP/10/00448	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	15/06/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:	Rev Bannon	Agent:	The Kenefick Jones Partnership Limited
Location:	7 NELSONS CROFT, BEBINGTON, CH63 3DU		
Proposal:	Erection of a two storey side extension and first floor rear extension		
Application No.:	LBC/10/00449	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	09/06/2010	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Paul Leahy	Agent:	Bryson Design Ltd
Location:	HSBC, 52 HAMILTON STREET, BIRKENHEAD, CH41 5AE		
Proposal:	Installation of windows to rear elevation		
	-		
Application No.:	APP/10/00450	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	18/06/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Brian Wild	Agent:	Irvin Consultants
Location:	Knighton, 9 GOLF LINKS ROAD, PRENTON, CH42 8LN		
Proposal:	Alterations & extension to existing dwelling		

Application No.:	APP/10/00453	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	17/06/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr M Renshaw	Agent:	Mr J Hale
Location:	15 BARCOMBE ROAD, BARNSTON, CH60 1UY		
Proposal:	Erection of a single storey extension		
Application No.:	APP/10/00454	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	24/06/2010	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Neil Braithwaite Architect
Location:	Oceans Fleets Ltd, 1A HAMILTON STREET, BIRKENHEAD, CH41 6DJ		
Proposal:	Change of use to D1 non-reidential education. We believe previous use was banking A2.		
Application No.:	APP/10/00455	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	14/06/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs Vera Greenwood	Agent:	
Location:	2 BERWICK AVENUE, EASTHAM, CH62 8EP		
Proposal:	Renewal of Planning Application APP/2007/5506 to erect a two storey side extension at 2 Berwick Avenue Eastham		
Application No.:	APP/10/00458	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	11/06/2010	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr John Hayden	Agent:	
Location:	52 MILLHOUSE LANE, MORETON, CH46 6HN		
Proposal:	Erection of single storey extension.		
Application No.:	LBC/10/00459	Application Type:	Listed Building Consent
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	24/06/2010	Decision:	Refuse
Case Officer:	Miss S Hesketh		
Applicant:		Agent:	Socio Building Surveying Consultancy
Location:	Redcourt St Anselms Preparatory Sch, DEVONSHIRE PLACE, OXTON, CH43 1TX		
Proposal:	Erection of new covered walkway/canopy to west playground area adjacent to listed building		

Application No.:	APP/10/00461	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	04/06/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mrs Susan Bourke	Agent:	Bromilow Architects Ltd
Location:	26 HILLCREST DRIVE, GREASBY, CH49 3NL		
Proposal:	Proposed alteration of flat roof to pitch roof over existing side extension		
Application No.:	APP/10/00464	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	17/06/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr K Chapman	Agent:	Collins Architecture
Location:	59 GOTHAM ROAD, SPITAL, CH63 9NG		
Proposal:	Single storey conservatory to rear of dwelling		
Application No.:	APP/10/00465	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	16/06/2010	Decision:	Withdrawn
Case Officer:	Miss S Hesketh		
Applicant:		Agent:	PWE Design
Location:	Unit 24 & 25 CARHAM ROAD, HOYLAKE, CH47 4FF		
Proposal:	Two storey side extension to form additional warehousing facilities		
Application No.:	DPP3/10/00467	Application Type:	Work for Council by Council
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	07/06/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:		Agent:	wirral council
Location:	Somerville Primary School, NORTHBROOK ROAD, POULTON, CH44 9AR		
Proposal:	Erection of external flat-roof canopy to provide outdoor play area		
Application No.:	APP/10/00468	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	11/06/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs N Gaffney	Agent:	Hoole Technical Solutions Ltd
Location:	StoneyCroft 36 Oldfield Way, Wirral		
Proposal:	Erection of ground and first floor extensions		

Application No.: APP/10/00469 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 24/06/2010 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: Mr & Mrs Tyson **Agent:**
Location: Mere Brook House, THORNTON COMMON ROAD, THORNTON HOUGH, CH63 0LU
Proposal: Renovate and extend Mere Brook House Annexe (former Coach House) in order to provide additional bed and breakfast accommodation with facilities for disabled and/or infirm/elderly. Change of use of Mere Brook House Annexe from residential to provision of bed and breakfast accommodation.

Application No.: APP/10/00470 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 23/06/2010 **Decision:** Approve
Case Officer: Miss S Mcllroy
Applicant: Mr M Foster **Agent:**
Location: Dane Cottage, 11 ETHELBERT LANE, MEOLS, CH47 5BF
Proposal: Retention of a greenhouse

Application No.: APP/10/00471 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 09/06/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mrs Bev Sanders **Agent:**
Location: 30 DODD AVENUE, GREASBY, CH49 1RR
Proposal: Demolition of garage and erection of a two storey side extension with porch

Application No.: APP/10/00472 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 10/06/2010 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr Larry Embra **Agent:** CLA
Location: Birkenhead Market, CLAUGHTON ROAD, BIRKENHEAD, CH41 2YH
Proposal: Extended time limit for implementation for APP/2005/5105 - Extensions and alterations to market, insertion of a first floor mezzanine to accommodate new market stalls, storage areas, offices.

Application No.: APP/10/00473 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 10/06/2010 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr Larry Embra **Agent:** CLA
Location: Birkenhead Market, CLAUGHTON ROAD, BIRKENHEAD, CH41 2YH
Proposal: Extended time limit for implementation for APP/2005/5101- Erection of a coffee shop, toilets and alterations to market entrance

Application No.:	APP/10/00477	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	11/06/2010	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr Robert Smith	Agent:	Hughes Construction
Location:	48 SANDRINGHAM AVENUE, HOYLAKE, CH47 3BZ		
Proposal:	Erection of a ground floor rear extension, raised rear decking and loft conversion		
Application No.:	APP/10/00478	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	09/06/2010	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mrs Sarah Kinsella	Agent:	Cass Associates LLP
Location:	3 VICTORIA ROAD, WEST KIRBY, CH48 3HJ		
Proposal:	Erection of a front dormer extension and additional side window.		
Application No.:	LBC/10/00479	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	14/06/2010	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Taylor Hutchinson Ltd
Location:	1-31 Waterloo Court, BIRKENHEAD, CH41 5HA		
Proposal:	Installation of combined satellite, UHF TV and DAB Aerial system.		
Application No.:	APP/10/00480	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	24/06/2010	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr Andy French	Agent:	
Location:	38 BIRCH AVENUE, UPTON, CH49 4LT		
Proposal:	Demolition of existing conservatory and replacement of a single storey rear extension, erection of a rear dormer to include a juliet balcony and canopy to the front		
Application No.:	APP/10/00481	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	15/06/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs E Jones	Agent:	Mr Andy Knight
Location:	17A FARR HALL DRIVE, HESWALL, CH60 4SF		
Proposal:	Erection of a single storey extension.		

Application No.:	APP/10/00482	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	14/06/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	C W Jones
Location:	87 NEW FERRY ROAD, NEW FERRY, CH62 1BH		
Proposal:	Change of use from shop with living accommodation to two self contained flats		
Application No.:	APP/10/00483	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	15/06/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:		Agent:	Weightman and Bullen LTD
Location:	Wirral Grammar School For Boys, CROSS LANE, BEBINGTON, CH63 3AG		
Proposal:	New build single storey lean-to extension to existing sports hall to provide new facility for scouts, community and social use		
Application No.:	APP/10/00484	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	17/06/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Kevin Prayle	Agent:	
Location:	9 JOCELYN CLOSE, BEBINGTON, CH63 9JH		
Proposal:	Erection of a single storey conservatory to rear elevation		
Application No.:	APP/10/00486	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	15/06/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:		Agent:	Office Design and Project Services LTD
Location:	22 DUDLEY ROAD, NEW BRIGHTON, CH45 9JP		
Proposal:	Change of use from 8 bedroom semi detached guest house to 8 bedroom registered care home		
Application No.:	APP/10/00493	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	27/05/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Les Adams	Agent:	J Theobald
Location:	12 MEADWAY, HESWALL, CH60 8PH		
Proposal:	Erection of a single storey rear extension.		

Application No.: APP/10/00494 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 15/06/2010 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr Darren Bennett **Agent:** Survey & Design Associates
Location: 14 SMUGGLERS WAY, WALLASEY VILLAGE, CH45 3QQ
Proposal: Erection of two storey side and rear extension and front porch.

Application No.: APP/10/00495 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 14/06/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Ms Linda Gorham **Agent:** Minchellas Design Service
Location: 29 CROSS LANE, BEBINGTON, CH63 3AD
Proposal: Single Storey Rear Extension, Loft conversion with Rear Dormer Window

Application No.: APP/10/00496 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 15/06/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mrs Sue Brown **Agent:** Mr J Theobald
Location: 33 TEEHEY CLOSE, HIGHER BEBINGTON, CH63 2JD
Proposal: Erection of a two-storey side extension and single storey rear extension

Application No.: APP/10/00497 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 14/06/2010 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: Mr Walker **Agent:** The Kenefick Jones Partnership Limited
Location: 9 MAPLE TREE GROVE, BARNSTON, CH60 1UR
Proposal: Erection of dormer window extensions to both side elevations and erection of a first floor side extension

Application No.: APP/10/00499 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 14/06/2010 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mrs Henderson **Agent:** AJIDesigns
Location: Naini Tal, FLECK LANE, NEWTON, CH48 1LB
Proposal: Erection of single storey extension to the right hand side of the property, roof conversion to form habitable living space and addition of timber decking to the rear of the property.

Application No.:	APP/10/00500	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	14/06/2010	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mrs Helen Swale	Agent:	
Location:	Marlowe, 20 ACRE LANE, BARNSTON, CH60 1UW		
Proposal:	Erection of a single storey side extension		
Application No.:	APP/10/00501	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	15/06/2010	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Peter Gittin	Agent:	buildingdesignsolutions.com
Location:	15 IRBY ROAD, HESWALL, CH61 6UX		
Proposal:	Erection of a two storey side extension and a single storey rear extension.		
Application No.:	APP/10/00504	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	16/06/2010	Decision:	Refuse
Case Officer:	Mrs J McMahon		
Applicant:		Agent:	MTP Town Planning
Location:	Crumbs, 156 ALLPORT ROAD, BROMBOROUGH, CH62 6BB		
Proposal:	Variation of condition 2 on APP/2009/5217 to state: Trading at the premises shall not take place between 00.30am and 8.00am.		
Application No.:	APP/10/00508	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	24/06/2010	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Miss Pearce	Agent:	Kenneth J Banks MRICS Chartered Surveyor
Location:	513 NEW CHESTER ROAD, BROMBOROUGH, CH62 3LE		
Proposal:	Construction of single storey rear extension		
Application No.:	APP/10/00509	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	17/06/2010	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr & Mrs O'Neil	Agent:	JH consulting
Location:	7 WOODBANK PARK, OXTON, CH43 9WN		
Proposal:	Erection of a two-storey side extension		

Application No.: APP/10/00513 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 21/06/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Ms Hella Lo **Agent:** C W Jones
Location: Vacant Shop, 21 MALLABY STREET, BIRKENHEAD, CH41 8DE
Proposal: Change of use of ground floor shop and first floor flat to one dwelling with alterations to front elevation

Application No.: APP/10/00518 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 22/06/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr R Millea **Agent:**
Location: 26 GREENHEYS ROAD, IRBY, CH61 2XR
Proposal: Erection of two storey, part single storey, side extension

Application No.: ADV/10/00519 **Application Type:** Full Planning Permission
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 22/06/2010 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr Philip Chadwick **Agent:**
Location: Vacant Building, CAMPBELTOWN ROAD, TRANMERE, CH41 9HP
Proposal: Erection of advertisements.

Application No.: APP/10/00520 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 22/06/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: Mr Ian Johnston **Agent:**
Location: Warwick Hey, 43 MORETON ROAD, UPTON, CH49 4NR
Proposal: Extension of time limit for implementation of planning permission APP/2007/5988 erection of two car detached garage and erection of bay window to first floor rear

Application No.: APP/10/00522 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 22/06/2010 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Mr D Lewis **Agent:** Ms K L Weaver
Location: 59 KINGS ROAD, HIGHER BEBINGTON, CH63 5QW
Proposal: Erection of a rear conservatory

Application No.: APP/10/00523 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 17/06/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr P Clague **Agent:**
Location: 32 GORSEFIELD AVENUE, EASTHAM, CH62 6BZ
Proposal: Erection of a single storey rear/side extension

Application No.: APP/10/00524 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 22/06/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr P Hadden **Agent:**
Location: Heswall Motor Services Ltd, 27 TOWER ROAD SOUTH, HESWALL, CH60 7SY
Proposal: To create a new entrance door alongside the existing door for a new service bay/MOT bay.

Application No.: APP/10/00525 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 21/06/2010 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr J Nolan **Agent:**
Location: 7 WHEATFIELD CLOSE, MORETON, CH46 9RA
Proposal: Erection of rear conservatory

Application No.: APP/10/00526 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 22/06/2010 **Decision:** Approve
Case Officer: Mrs J McMahan
Applicant: Miss Andrea Robinson **Agent:**
Location: 1 Tile Cottage, BRIMSTAGE ROAD, CLATTERBRIDGE, CH63 6HD
Proposal: Erection of concrete sectional garage 18' x 10'.

Application No.: APP/10/00527 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 24/06/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr H Warren **Agent:** Willacy Horsewood Architects
Location: Barnwood, 2 BLAKELEY DELL, RABY MERE, CH63 0NJ
Proposal: Demolition of existing garage and erection new garage with store over.

Application No.: APP/10/00528 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 23/06/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Mason Owen
Location: Ethel Austen Clothes Shop, Unit 2, 224-230 TELEGRAPH ROAD, HESWALL, CH60 7SG
Proposal: Full Planning Application for Change of Use from Class A1 to Class A2.

Application No.: APP/10/00529 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 21/06/2010 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr T Neil **Agent:** CADStation Ltd
Location: 8 HESWALL AVENUE, HIGHER BEBINGTON, CH63 5QD
Proposal: Single storey rear extension

Application No.: APP/10/00530 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 23/06/2010 **Decision:** Approve
Case Officer: Miss S Hesketh
Applicant: **Agent:** A2 Architects
Location: Redcaps, 72-74 VICTORIA PARADE, NEW BRIGHTON
Proposal: The proposed refurbishment and conversion of 72-74 Victoria Parade (to incorporate the demolition of outbuildings and associated works) to create eight self contained two bedroom apartments.

Application No.: APP/10/00532 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 17/06/2010 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mrs Jenifer Sheridan **Agent:** Brennan Ayre O'Neil
Location: Edwards and Son, 29 MILNER ROAD, HESWALL, CH60 5RT
Proposal: Removal of parapet wall over 23/29 Milner Road Heswall and protection of clay roof tiles to match adjoining finishes

Application No.: APP/10/00533 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 24/06/2010 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Keith Evans **Agent:**
Location: 79 DAWPOOL DRIVE, BROMBOROUGH, CH62 6DF
Proposal: Proposed single storey side extension and porch.

Application No.:	APP/10/00535	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	19/05/2010	Decision:	Permitted development
Case Officer:	Miss K Elliot		
Applicant:	Mr ROBINSON	Agent:	Bryson Design Ltd
Location:	77 HOGARTH DRIVE, NOCTORUM, CH43 9JG		
Proposal:	LOFT CONVERSION WITH REAR DORMER		
Application No.:	APP/10/00536	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	24/06/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Andrew Smith	Agent:	C W Jones
Location:	Laurinda, COTTAGE LANE, GAYTON, CH60 8PA		
Proposal:	Erection first floor extension over part of existing bungalow.		
Application No.:	APP/10/00538	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	22/06/2010	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mrs A Harrison	Agent:	
Location:	9 BENTFIELD GARDENS, HIGHER BEBINGTON, CH63 8NA		
Proposal:	Single storey upvc conservatory		
Application No.:	APP/10/00539	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	24/06/2010	Decision:	Approve
Case Officer:	Miss S Hesketh		
Applicant:	Mr Nugent	Agent:	Gilmore Developments Limited
Location:	6 CEDARWOOD CLOSE, GREASBY, CH49 3GU		
Proposal:	Provision of new cattery comprising 10No: cat chalets, cat runs & safety passage to existing rear garden of 6 Cedarwood Close, Greasby, Wirral, CH49 3GU		
Application No.:	APP/10/00548	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	22/06/2010	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:	Ms McCauley	Agent:	Conservatory Centre
Location:	6 GLEASTON CLOSE, BROMBOROUGH, CH62 2ES		
Proposal:	Conservatory to the rear of the property		

Application No.:	APP/10/00553	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	24/06/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Mr Alex Robertson
Location:	Spenser Lodge, 5 SPENSER AVENUE, ROCK FERRY		
Proposal:	Erection of four, 2 bedroom bungalows, as two pairs of semi-detached bungalows		
Application No.:	OUT/10/00554	Application Type:	Outline Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	24/06/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr P Moulton	Agent:	Clive Watkin
Location:	19 ST PETERS MEWS, ROCK FERRY, CH42 1RT		
Proposal:	Proposed erection of one detached dwelling to back garden.		
Application No.:	APP/10/00561	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	23/06/2010	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Maghull Design
Location:	Leverbrook Export, 33 ROCK LANE WEST, ROCK FERRY, CH42 1RE		
Proposal:	Extension to existing warehouse facilities		
Application No.:	DEM/10/00612	Application Type:	Prior Notification of Demolition
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	14/06/2010	Decision:	Prior approval is not required
Case Officer:	Mr M Rushton		
Applicant:	Mr Green	Agent:	
Location:	Sandbourne, STAVORDALE ROAD, MORETON, CH46 9PU		
Proposal:	Demolition of residential accomodation.		
Application No.:	DEM/10/00613	Application Type:	Prior Notification of Demolition
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	14/06/2010	Decision:	Prior approval is required
Case Officer:	Mr M Rushton		
Applicant:	Mr Green	Agent:	
Location:	1 Bridge Court, BRIDGE ROAD, WEST KIRBY, CH48 4HT		
Proposal:	Bridge Court - Former domestic accommodation and office Accommodation, site clearance, mechanical, residential developemnt, recycled as far as possible.		

Application No.: DEM/10/00628 **Application Type:** Prior Notification of Demolition
Ward: **Decision Level:** Delegated
Decision Date: 16/06/2010 **Decision:** Prior approval is not required
Case Officer: Mr M Rushton
Applicant: Mr Green **Agent:**
Location: Melrose & Thornridge, STAVORDALE ROAD, WIRRAL, CH46 9PG
Proposal: Demolition of former domestic high rise accomodation

Application No.: APP/10/00666 **Application Type:** Full Planning Permission
Ward: Birkenhead and **Decision Level:** Delegated
Tranmere
Decision Date: 23/06/2010 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Mr Adrian Jackson
Location: Unused Land South, EUROPA BOULEVARD, BIRKENHEAD, CH41 4PE
Proposal: Variation of condition 14 on Application Number APP/2007/7492 to read: "The development hereby approved shall be carried out in accordance with the details shown on the plan(s) received by the Local Planning Authority, letter dated 28th May 2010".

Application No.: CON/10/00709 **Application Type:** Conservation Area Consent
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 18/06/2010 **Decision:** Not required
Case Officer: Miss K Elliot
Applicant: Mr Broadhead **Agent:**
Location: Merecote, 63 MEOLS DRIVE, HOYLAKE, CH47 4AG
Proposal: Erection of a single storey rear extension to extend existing kitchen

Application No.: CON/10/00711 **Application Type:** Conservation Area Consent
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 18/06/2010 **Decision:** Not required
Case Officer: Miss S Hesketh
Applicant: Mr Light **Agent:** The Kenefick Jones Partnership Limited
Location: 10 GERALD ROAD, OXTON, CH43 2JX
Proposal: Two Storey Side Extension

Summary of data

	Total Per
Approve	116
Not required	2
Permitted development	1
Prior approval is not required	2
Prior approval is required	1
Refuse	16
Withdrawn	1
Report Total	139

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