



Planning Committee

Date: Tuesday, 19 July 2011

Time: 6.00 pm

Venue: Committee Room 1 - Wallasey Town Hall

Contact Officer: Patricia Phillips
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1. 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.

2. MINUTES (Pages 1 - 8)

The Director of Law, HR and Asset Management submitted the minutes of the meetings held on 21 June, 2011.

RECOMMENDED: That the minutes be received.

3. REQUESTS FOR SITE VISITS

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

4. ADV/11/00600 - THE WRO, NORTH WEST HOUSE, GRANGE ROAD, WEST KIRBY, CH48 4DY - SIGNAGE FOR THE BAR CAFE. (Pages 9 - 12)

5. APP/11/00194 - STADIUM COURT, STADIUM ROAD, BROMBOROUGH - CONSTRUCTION OF NEW B1,B2,B8 USE CLASS UNITS (Pages 13 - 18)

6. APP/11/00449 - 24 DIBBINSDALE ROAD, BROMBOROUGH, CH63 0HH - REAR 1ST FLOOR EXTENSION. (Pages 19 - 22)

7. APP/11/00487 - CLEARED SITE, ORRETS MEADOW ROAD, WOODCHURCH, CH49 9BJ - PROPOSED DEVELOPMENT OF 14NO. 3BEDROOM HOUSES. (Pages 23 - 28)

8. **APP/11/00491 - 43 CROFT DRIVE, MORETON, CH46 0QS - TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, GARAGE ALTERATIONS AND INTERNAL REMODELLING. (Pages 29 - 32)**
9. **APP/11/00492 - GREENLEAVES, 26 WOODLANDS DRIVE, BARNSTON, CH61 1AL - LOFT CONVERSIONS AND EXTENSIONS. (Pages 33 - 36)**
10. **APP/11/00495 - 133 DIBBINS HEY, SPITAL, CH63 9HE - PROPOSED GARAGE, LOUNGE AND PORCH EXTENSION. (Pages 37 - 40)**
11. **APP/11/00552 - CLEARED SITE, BARFORD CLOSE, BEECHWOOD, CH43 9XB - ERECTION OF 17 NEW DWELLINGS. (Pages 41 - 44)**
12. **APP/11/00575 - 120 MANOR DRIVE, UPTON, CH49 4LN - SINGLE STOREY FRONT, SIDE AND REAR EXTENSION WITH INTERNAL ALTERATIONS. (Pages 45 - 48)**
13. **PROPOSED BOUNDARY EXTENSIONS TO OXTON VILLAGE CONSERVATION AREA. (Pages 49 - 58)**
14. **NO EXPEDIENCY FOR ENFORCEMENT ACTION AGAINST THE ERECTION OF A SLIDE AT 105 PRENTON FARM ROAD, PRENTON, WIRRAL. (Pages 59 - 62)**
15. **NO EXPEDIENCY FOR ENFORCEMENT ACTION AGAINST THE ERECTION OF A REAR DORMER AT 3 CROFT DRIVE, MORETON, WIRRAL. (Pages 63 - 66)**
16. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 11/06/2011 AND 07/07/2011. (Pages 67 - 82)**
17. **SECTION 106 AGREEMENT - REEDS LANE**

To be circulated separately.
18. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

PLANNING COMMITTEE

Tuesday, 21 June 2011

Present:

Councillor D Elderton (Chair)

Councillors	E Boulton	B Kenny
	W Clements	D Mitchell
	P Hayes	B Mooney
	P Johnson	D Realey
	S Kelly	

10 **MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST**

Members of the Committee were asked whether they had 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.

No such declarations were made.

11 **MINUTES**

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on 26 May, 2011.

Resolved – That the minutes be received.

12 **REQUESTS FOR SITE VISITS**

Members were asked to submit their requests for site visits before any planning applications were considered.

The following requests for site visits were unanimously approved:

APP/11/00449 – Dibbinsdale Road, Bromborough – Rear first floor extension.

APP/11/00495 – 133 Dibbins Hey Spital – Proposed garage, lounge and porch extension.

13 **ORDER OF BUSINESS**

The Chair agreed to vary the order of business.

14 **APP/11/00308 - WADE COTTAGE, 10 FARR HALL DRIVE, HESWALL - THE REPLACEMENT OF AN EXISTING HOUSE**

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Denise Realey and seconded by Councillor Dave Mitchell it was:

Resolved (10:00) - That the application be approved subject to the following conditions;

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

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.

3. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

4. Prior to the first occupation of the development the existing dwelling shall be demolished

- 15 **APP/11/00005 - DAWPOOL PRIMARY SCHOOL, SCHOOL LANE, THURSTASTON - CONSTRUCTION OF AN ALUMINIUM FRAMED GLAZED SECURE ENTRANCE LOBBY TO THE REAR OF THE SCHOOL**

The Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor David Elderton and seconded by Councillor Dave Mitchell it was:

Resolved (10:00) – That the application be approved subject to the following condition;

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

- 16 **APP/11/ 00065 - TOWNFIELD CLOSE, CLAUGHTON - DEMOLITION OF AN EXISTING PETROL FILLING STATION AND ERECTION OF CLASS A1 RETAIL UNIT**

The Interim Director of Corporate Services submitted the above item for consideration.

A ward Councillor addressed the meeting.

On a motion by Councillor Stuart Kelly and seconded by Councillor Denise Realey it was:

Resolved (6:4) - That the application be refused on the grounds that;

1. The Local Planning Authority considers the proposal would be contrary to the interests of highway safety in that no provision has been made within the site for the servicing needs likely to be generated by the proposal.

2. The proposal would result in an un-neighbourly form of development in that it would lead to the loss of the local post office which the Local Planning Authority considers would be detrimental to the amenities which the occupiers of the adjoining properties and local community could reasonably expect to enjoy.

17 APP/11/ 00210 - 51 ROSSLYN DRIVE, MORETON - SINGLE STOREY REAR EXTENSION

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Dave Mitchell it was:

Resolved (10:00) – That the application be approved subject to the following condition;

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

18 APP/11/00283 - 7-9 ROSE MOUNT , OXTON - PROPOSED REFURBISHMENT OF EXISTING RESTAURANT/BAR WITH THE ERECTION OF A CONSERVATORY WITHIN THE REAR COURTYARD AND CHANGE OF APARTMENT WITHIN OUTRIGGER TO BECOME PART OF RESTAURANT/BAR AND SUPPORTING OFFICE ACCOMMODATION, INSTALLATION OF AIR CONDITIONING UNITS TO REAR (AMENDED DESCRIPTION).

The Interim Director of Corporate Services submitted the above application for consideration.

A ward Councillor addressed the meeting.

On a motion by Councillor David Elderton seconded by Councillor Dave Mitchell it was:

Resolved (10:00) – That the application be approved subject to the following conditions;

1. No live or amplified music, other than low level background music which should not be audible beyond the site boundary, shall be played on the premises at any time.

2. All windows and doors must be kept closed, except for access and egress, at all times.

3. The premises shall not be open to the public before the hours of 9.00am nor after 11.00pm and trading shall cease not later than 11.30pm Monday to Saturday and the premises shall not be open to the public at any time on Sundays or any Bank Holidays.

- 19 APP/11/00314 - GASPHIT GAS APPLIANCES, 196 WALLASEY ROAD, LISCARD - CHANGE OF USE OF TO HOT FOOD TAKEAWAY (CHIP SHOP, USE CLASS A5) AND CHANGE OF USE OF SINGLE DWELLING ABOVE INTO TWO SEPARATE DWELLINGS**

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Paul Hayes and seconded by Councillor Eddie Boulton it was:

Resolved (10:00) – That the application be refused on the grounds that;

1. The proposed hot food takeaway would be an insufficient distance away from nearby residential properties and would therefore have an unacceptable adverse impact on the amenities of the occupiers of these properties. The proposal is therefore contrary to Policy HS15 of Wirral's Unitary Development Plan and Supplementary Planning Document 3: Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments.

2. The site is outside the regeneration priority areas as identified in the Interim Planning Policy - New Housing Development. No evidence has been provided to demonstrate that the development proposed is to meet an identified local housing need. Consequently, the release of this site for the proposed development could undermine the regeneration of the Newheartlands Housing Market Renewal Pathfinder Area and regeneration priority areas in Wirral. Therefore the proposal is contrary to National Policy PPS3 (paragraphs 69 & 70, June 2010), the intentions of the Wirral Unitary Development Plan (Policy URN1) Policy RDF1, Policy L4, Policy LCR1 and Policy LCR4 in the Regional Spatial Strategy (September 2008), the Interim Planning Policy – New Housing Development adopted for development control purposes on 30 October 2005.

- 20 ADV/11/00331 - LITTLE ANGELS NURSERY, 389 HOYLAKES ROAD MORETON - ERECTION OF AN ADVERTISEMENT**

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor David Elderton and seconded by Councillor Dave Mitchell it was:

Resolved (10:00) – That the application be approved subject to the following conditions;

1. 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.

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

3. 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.

4. 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).

5. 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.

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

21 APP/11/00348 - 37 WARREN DRIVE, WALLASEY - SINGLE STOREY REAR EXTENSION WITH SUB LEVEL.

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor David Elderton and seconded by Councillor Peter Johnson it was:

Resolved (10:00) – That the application be approved subject to the following conditions;

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

2. Before the development hereby permitted is brought into use a 1.8 metre high close-boarded fence or frosted glass privacy screen shall be erected alongside the north elevation of the terraced area.

22 APP/11/00352 - ALBION HOUSE RESIDENTIAL HOME, 41 ALBION STREET, NEW BRIGHTON - CHANGE OF USE FROM RESIDENTIAL CARE HOME TO 13NO. HMO BEDSITS.

The Interim Director of Corporate Services submitted the above application for consideration.

A ward Councillor addressed the meeting.

On a motion by Councillor Brian Kenny and seconded by Councillor Wendy Clements it was:

Resolved (7:3) – That the application be approved subject to the following conditions;

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

2. The development hereby permitted shall be for 13 no. bedrooms maximum

3. No part of the development shall be brought into use until space and facilities for secure 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.

23 APP/11/00420 - UNUSED LAND, 3 CROFT DRIVE WEST, CALDY - CONSTRUCTION OF A TWO-STOREY DETACHED RESIDENCE WITH PART MEZZANINE FLOOR

The Director of Interim Services submitted the above application for consideration.

On a motion by Councillor Denise Realey and seconded by Councillor Bernie Mooney it was:

Resolved (10:00) – That the application be approved subject to the following conditions;

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

2. The development shall be constructed in the sample materials submitted 9 May 2011 and retained as such thereafter.

3. The construction of the windows shall then be carried out in accordance with plan reference 10:14:7 (dated 17 May 2011) and retained as such thereafter.

4. The construction of the rainwater goods shall then be carried out in accordance with the details submitted and retained as such thereafter.

5. Prior to the first use of the development hereby approved, the obsolete vehicle access shall be reinstated to standard footway levels to the written satisfaction of the Local Planning Authority.

24 APP/11/00449 - 24 DIBBINSDALE ROAD, BROMBOROUGH - REAR 1ST FLOOR EXTENSION

Resolved – That consideration of the item be deferred for a formal site visit.

25 APP/11/00458 - 184 GREASBY ROAD, GREASBY - CHANGE OF USE OF DWELLING [C3] TO A CARE HOME [C2] FOR CHILDREN WITH PHYSICAL AND LEARNING DISABILITIES. THE CARE HOME WILL BE FOR A MAXIMUM OF THREE CHILDREN BETWEEN THE AGES OF 11 & 18, IT IS PROPOSED THAT

TWO OF THE CHILDREN WILL BE LIVING AT THE PROPERTY ON A FULL TIME BASIS WHILST THE THIRD BEDROOM WILL BE USED AS A RESPITE ROOM.

The Interim Director of Corporate Services submitted the above application for consideration.

A petitioner addressed the meeting.

The applicant addressed the meeting.

A ward Councillor addressed the meeting.

On a motion by Councillor Dave Mitchell and seconded by Councillor Eddie Boulton it was:

Resolved (10:00) – That the application be approved subject to the following conditions;

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

2. Not more than 3 residents shall be in occupation at any one time.

26 APP/11/00485 - 66 GRANGE CROSS LANE, NEWTON - NEW DROPPED KERB AND BLOCK PAVED DRIVEWAY

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor David Elderton and seconded by Councillor Dave Mitchell it was:

Resolved (10:00) – That the application be approved subject to the following condition;

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

27 APP/11/00494 - 19 ATHOL DRIVE, EASTHAM - DOUBLE STOREY SIDE EXTENSION

The Interim Director of Corporate Services submitted the above application for consideration.

On a motion by Councillor Eddie Boulton and seconded by Councillor Dave Mitchell it was:

Resolved (10:00) – That the application be approved subject to the following condition;

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

28 **APP/11/00495 - 133 DIBBINS HEY, SPITAL - PROPOSED GARAGE, LOUNGE AND PORCH EXTENSION**

Resolved – That consideration of the item be deferred for a formal site visit.

29 **DELEGATED DECISIONS- MAY/JUNE 2011**

The Interim Director of Corporate Services submitted a report detailing applications delegated to him and decided upon between 13/05/2011 and 10/06/2011.

Resolved – That the report be noted.

30 **CLIFF JONES**

This being the final meeting to be attended by Cliff Jones, Divisional Environmental Health Officer, the Chair offered his thanks and good wishes for all the advice and support that Cliff had given to the Planning Committee. Councillor Dave Mitchell endorsed the Chair's good wishes and the Committee wished Cliff a very long and happy retirement.

Planning Committee

19 July 2011

Reference:
ADV/11/00600

Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
Hoylake and Meols

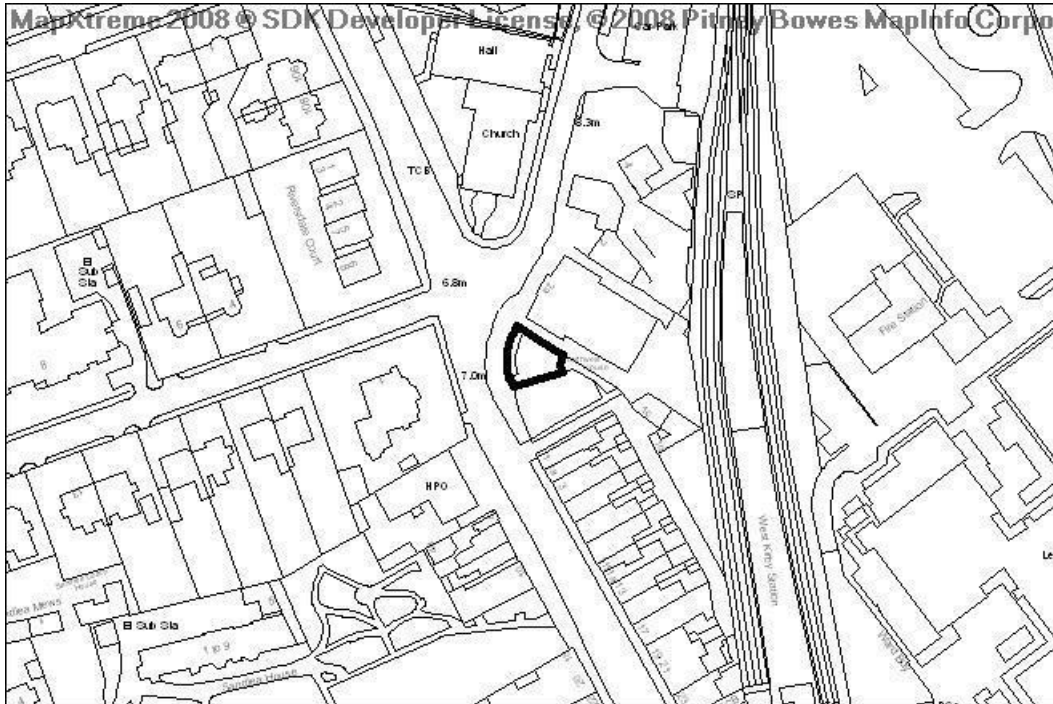
Location: The Wro, North West House, GRANGE ROAD, WEST KIRBY, CH48 4DY

Proposal: Signage for the Bar Cafe.

Applicant: The Wro Limited

Agent : RADM Architects

Site Plan:



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Development Plan allocation and policies:

Key Town Centre

Tourism Development Site

Planning History:

APP/99/06362 Change of use to restaurant Approve 10/09/1999

APP/08/05733 Introduction of pavement cafe Approve 04/08/2008

APP/08/06601 Change of use of first floor office to lounge cafe bar Approve 13/11/2008

ADV/10/01332 Proposed signage for two fascia signs and three overhang signage Refuse

Summary Of Representations and Consultations Received:

Representations:

6 letters of notification were sent to neighbouring properties. Three individual letters of objection were received, citing the following concerns:

- The Wro is already the major source of light pollution on Grange Road, far in excess of the street lighting in a residential area and the application is to install yet more illumination. This new

illumination in itself is in excess of the levels laid down in good practice guidelines. I believe that the signage proposed should not be illuminated thus not adding to the existing light pollution which disturbs nearby residents. I do not believe that the illumination is justifiable on the grounds of advertising as the existing branding of the Wro bars is clearly visible at night.

- The Communities and Local Government guidance for class 5 signage advertisements on business premises) suggests signage should not be illuminated;
- The level of illumination as stated is greater than recommended as good practice by a factor 5;
- There are no stated hours of illumination and will result in illumination far exceeding the local street lamp illumination well into the night and impact the amenity of neighbouring dwellings and be unsuitable in a residential town centre;
- The door shown on the plans is not there at present and is not inkeeping with the style of the premises;
- The number of signs is excessive.

Councillor Hale objected to the proposal on the grounds the proposed illumination would be out of character with the surrounding area.

Consultations received:

Director of Law, HR and Asset Management Environmental Health: No objection.

Director of Technical Services – Traffic Management Division: No objection

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Hale removed the proposal from delegation on the grounds the proposed illuminated signage is not inkeeping with the character of the town centre.

INTRODUCTION

The application proposes one externally illuminated fascia sign and three externally illuminated hanging signs.

PRINCIPLE OF DEVELOPMENT

Adverts on commercial premises are generally acceptable in principle subject to impact on amenity and highway safety.

SITE AND SURROUNDINGS

The site comprises a drinking establishment/restaurant situated in a Key Town Centre. The building forms a prominent 3-storey structure on a commercial row. There is an example of first floor signage at No.5 Grange Road and existing ground floor illuminated fascia and projecting signage. The site is adjacent to a Primarily Residential Area and there is a residential property opposite the site, and within 25m of the main elevation.

POLICY CONTEXT

The proposal shall be assessed against the relevant Unitary Development Plan Policy SH1 Criteria for Development in Key Town Centres, and SPG 43 – Shop Front Design Guide. This is assessed against PPG19 Outdoor Adverts.

Under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 Local Authorities can exercise power in the interests of amenity taking into account the provisions of the Development Plan, so far as they are material. The definition of amenity includes visual amenity.

The Wirral Unitary Development Plan sets out Key Town Centres as important economic centres which the Local Authority sets out to strengthen and diversify. The essence of Policy SH1 Criteria for Development in Key Town Centres is to safeguard the vitality and viability of Key Town Centres.

APPEARANCE AND AMENITY ISSUES

A previous application for fascia signage measuring 7.8 metres in height and above the first floor windows was refused (planning application APP/10/01332) as it was considered by the LPA the size and positioning of the signs would form a visually obtrusive feature that would be detrimental to the character of the Key Town Centre and residential amenity.

The application has been re submitted and the signage above first floor has been removed and a smaller fascia sign and overhanging sign above the entrance on the right of the building (measuring a maximum of 4.3m above ground floor level) is proposed, along with an additional 2 hanging signs beyond the canopy.

The proposed signs are considered acceptable in terms of scale and design, and are not considered to result in a cluttering effect. There are wall mounted signs in the vicinity of similar height and some signs that protrude out from the elevation. The adjacent commercial units, *The Red Door*, *Casa Mia* (No.1 Grange Road), *Liberty* (No.3 Grange Road) and *Welcome Fish and Chips* (No.5 Grange Road) all have static illuminated signage, and as such the proposed external illumination is not considered out of character. It is considered that the proposed signs when lit would not appear visually obtrusive in this location. In terms of PPG19 the proposal does not cause visual harm and does not cause harm to highway safety. The proposal complies with relevant Council policy SH1 and SPG43 and the application is recommended for approval.

Objections were received concerning the levels of illumination are above what is advised in The Communities and Local Government guidance for class 5 signage advertisements on business premises. The proposed level of illumination is 300cd/m which is not considered to have a harmful effect on residents amenity. Given the low levels of illumination it is not considered necessary to restrict the hours of illumination. Levels of illumination can be controlled and the potential of lights shining directly into bedroom windows can be controlled by Environmental Health legislation. For clarification, the application relates solely to the proposed advertisements and not to external alterations to the building.

SEPARATION DISTANCES

The nearest property used solely for residential use is 25m away from the proposed building. Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development in terms of overlooking or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Highway Engineers) had no objection to the proposal. There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Objections were received regarding the levels of illumination impacting on the surrounding residential properties. For a light to be construed as a statutory light nuisance the light emanating from the light fitting would have to be prevalent in a bedroom or living room with normal curtains closed, and the levels of illumination can be controlled and the potential of lights shining directly into bedroom windows can be controlled by Environmental Health legislation. According to the Institute of Lighting Engineers Technical Report No. 5 'Brightness of Illuminated Advertisements', for a sign of the proposed size in Zone E2 (rural or small village) the recommended maximum level of luminance would be 600 cd/m² , so the proposed sign could not be described as too bright. Environmental Health have not received any complaints regarding light nuisance from this premises.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is acceptable in terms of visual appearance and highway safety, and is not considered to significantly affect the appearance or amenity of the Key Town Centre or neighbouring residential area. It complies with relevant Council policy SH1 Criteria for Development in Key Town Centres of the Wirral Unitary Development Plan, SPG 43 Shop Front Design Guide and PPG19 Outdoor Adverts.

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:-

The proposal is acceptable in terms of visual appearance and highway safety, and is not considered to significantly affect the appearance or amenity of the Key Town Centre or neighbouring residential area. It complies with relevant Council policy SH1 Criteria for Development in Key Town Centres of the Wirral Unitary Development Plan, SPG 43 Shop Front Design Guide and PPG19 Outdoor Adverts.

Recommended **Approve**
Decision:

Recommended Conditions and Reasons:

1. 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.

2. 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.

3. 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.

4. 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.

5. 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.

6. 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.

Further Notes for Committee:

Last Comments By: 01/07/2011 13:08:19
Expiry Date: 15/07/2011

Planning Committee

19 July 2011

Reference:
APP/11/00194

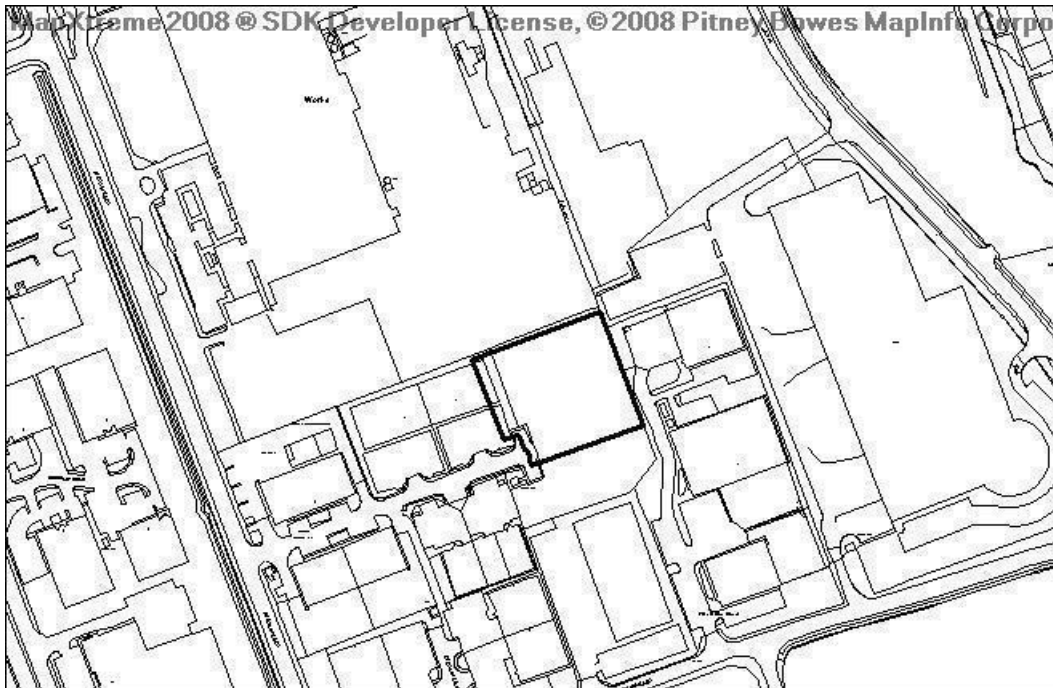
Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Bromborough

Location: Stadium Court, STADIUM ROAD, BROMBOROUGH
Proposal: Construction of new B1,B2,B8 Use Class Units
Applicant: Arnwood Properties Ltd
Agent : Craig Foster Architects

Site Plan:



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Development Plan allocation and policies:

Primarily Industrial Area
Employment Development Site

Planning History:

APP/2006/5529/E - Erection of 4 no. industrial units (Use classes B1, B2, B8) - Approved 23/06/2006

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was posted outside the site and individual letters of notification were sent to neighbouring properties.

At the time of writing this report no objections have been recieved.

CONSULTATIONS

Director of Law, HR and asset management: Environmental Protection - No Objection subject to conditions

Director of Technical Services: Traffic Management Division - No Objection

DIRECTORS COMMENTS:

INTRODUCTION

The application is for the construction of 2 blocks of terraced industrial units, 10 No. Units in total for B1, B2 and B8 Use. Each unit has a gross internal floor area of 123-126m² with a mezzanine of 62m².

PRINCIPLE OF DEVELOPMENT

The land is allocated as an employment development site under proposal EM4/2 of the Wirral Unitary Development Plan and therefore subject to Policy EM6 and Policy EM7 so the principle of the development is acceptable.

SITE AND SURROUNDINGS

The application site, which extends to 0.44 hectares is designated as Primarily Industrial area and there are similar B1/B2/B8 Units surrounding the site.

The development site is currently a cleared, brown field site with some sporadic trees. The site is relatively flat and benefits from a previous planning consent APP/2006/5529/E - Erection of 4 no. industrial units (Use classes B1, B2, B8) - Approved 23/06/2006.

POLICY CONTEXT

The site is located within a Employment Development Site and is therefore subject to Policy EM6 - General Criteria for New Employment Development, EM7 Environmental Criteria for New Employment Development.

It is considered that the proposal does not lead to an unacceptable loss of amenity, have an adverse effect on operations of neighbouring uses or compromise the future development of land in the vicinity for employment uses.

The site is surrounded by a number of similar industrial units so in terms of the street scene the proposed will be in keeping with the overall character of the area.

APPEARANCE AND AMENITY ISSUES

It is considered that the development in this location will complement the neighbouring industrial sites by bringing a brown field site back into use.

The site is arranged in two terraced blocks facing each other with a central yard area and ancillary car parking.

The proposed scale and massing of the scheme is in keeping with the surrounding industrial buildings and the design is modern and functional comprising access doors, roller shutters and fenestration at first floor.

It is considered that the design is both modern and functional and will be in keeping with the character of the surrounding buildings and Industrial 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

The proposed development has satisfactory access into the site and will not generate traffic in excess of that which can be accommodated by the existing highway network. Adequate off street car parking

is also provided.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposed development has been designed to achieve a BREEAM rating of A+.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development is acceptable in terms of the criteria set out in policy EM6 and EM7 of Wirral's Unitary Development Plan and is therefore recommended for approval.

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 is acceptable in terms of the criteria set out in policy EM6 and EM7 of Wirral's Unitary Development Plan and is therefore recommended for approval.

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. An Interim Travel Plan shall be submitted to and approved in writing by the Local Planning Authority before the development commences. The travel plan should outline the commitments of the developer in terms of infrastructure to support travel by sustainable modes and suggest potential measures to be included within individual occupier travel plans to increase choice of travel options for visitors and staff. The developer commitments contained within the submitted Interim Travel Plan shall be implemented prior to occupation.

Reason: To ensure a sustainable development and provide a choice of travel.

3. Full Travel Plans for each occupier should be submitted to and approved in writing by the Local Planning Authority within 6 months of occupation. The provisions of the Travel Plan shall be implemented and operated in accordance with the program for as long as the development is occupied 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
- Information on existing transport services to the site and staff 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: To ensure a sustainable development and provide a choice of travel

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

5. Prior to commencement of development a ground contamination survey shall be undertaken which takes into account any potential contaminants from all known previous land uses. Should the survey identify any such contaminants, then a scheme of remediation to render the site suitable for use shall be submitted to and agreed in writing with the Local Planning Authority. The statement should give 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 be submitted to and approved by the Local Planning Authority before commencing any development of the site.

Reason: In the interest of the safety of the users of the site and having regard to PO5 of the Unitary Development Plan

Further Notes for Committee:

Last Comments By: 21/04/2011 08:55:41
Expiry Date: 14/06/2011

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Planning Committee

19 July 2011

Reference:
APP/11/00449

Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Clatterbridge

Location: 24 DIBBINSDALE ROAD, BROMBOROUGH, CH63 0HH
Proposal: Rear 1st floor extension
Applicant: Mr & Mrs Swan
Agent :

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

95/06209 Single storey front extension Approved 13/10/95

99/05069 Single storey rear extension Approved 3/3/99

Summary Of Representations and Consultations Received:**Representations**

Neighbouring properties have been notified - as a result objections have been received from properties either side; the development is intrusive and disproportionate, loss of light/sunlight, privacy and impact on property values

Consultations

No consultations necessary

Director's Comments

The application was deferred from Planning Committee on the 21 June 2011 to allow for a Committee Site Visit.

REASON FOR REFERRAL

Councillor Cherry Povall requested that this application is taken out of delegation due to the concerns of neighbours on either side of the application site that the proposals would interfere with the general enjoyment of their properties if it were allowed having regards to the size of the proposed development.

INTRODUCTION

The application is for the erection of a first floor rear extension to be built directly above an existing kitchen/lounge extension. The development projects 3.8 metres beyond the original rear elevation and includes the extension of the main roof.

PRINCIPLE OF DEVELOPMENT

The site lies within an area designated as primarily residential where the erection of extensions to dwellings is acceptable in principle

SITE AND SURROUNDINGS

The site is located on the east side of Dibbinsdale Road where the houses vary slightly in design and are consistently spaced. The application property and the houses either side were built at the same time and are the same house type, although all three have been extended in a variety ways with single storey additions.

POLICY CONTEXT

UDP Policy HS.11 and Supplementary Planning Guidelines: House Extensions have been taken into consideration in the determination of this application.

APPEARANCE AND AMENITY ISSUES

The proposed development would be built above an existing single storey extension that was granted planning permission in March 1999. Properties either side have both been extended at ground floor level, no.22 has an open verandah approximately 2.5 metres deep and no.26 has a kitchen extension, this extension is set approximately 5.5 metres away from the boundary with the application site, the rear elevation nearest to the boundary with 24 is as originally built.

No.22 has an extension that runs the full width of the rear elevation and projects out 2.5 metres from the parent building, therefore the main impact of the development would be on the first floor bedroom windows. Although the extension would be clearly visible from these windows it is considered that it would not appear unduly dominant or visually intrusive bearing in mind the outlook is down their own garden, which is some 29 metres long.

On the other side there is a slight stagger in the building line so that the extension projects approximately 2.8 metres beyond the rear of no.26. The main impact at the rear of no.26 is created by the existing rear extension and it is considered that the loss of amenity would not be significantly worsened by the addition of the first floor.

In conclusion, whilst it is accepted the extension is large and will have an impact on the amenities of adjoining properties, it is considered that the harm caused would not be sufficient to warrant refusal.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

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 proposed development would have no significant impact on neighbouring properties and satisfies the criteria set out in policy HS.11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines: 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 proposed development would have no significant impact on neighbouring properties and satisfies the criteria set out in policy HS.11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines: House Extensions.

Recommended Approve

Decision:

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. Prior to the extension hereby approved being brought into use, the new bathroom windows in the south east elevation shall be obscurely glazed and retained as such thereafter.

Reason: in the interests of residential amenity.

Further Notes for Committee:

Last Comments By: 12/05/2011 15:41:11

Expiry Date: 06/06/2011

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Planning Committee

19 July 2011

Reference:
APP/11/00487

Area Team:
North Team

Case Officer:
Mrs S Lacey

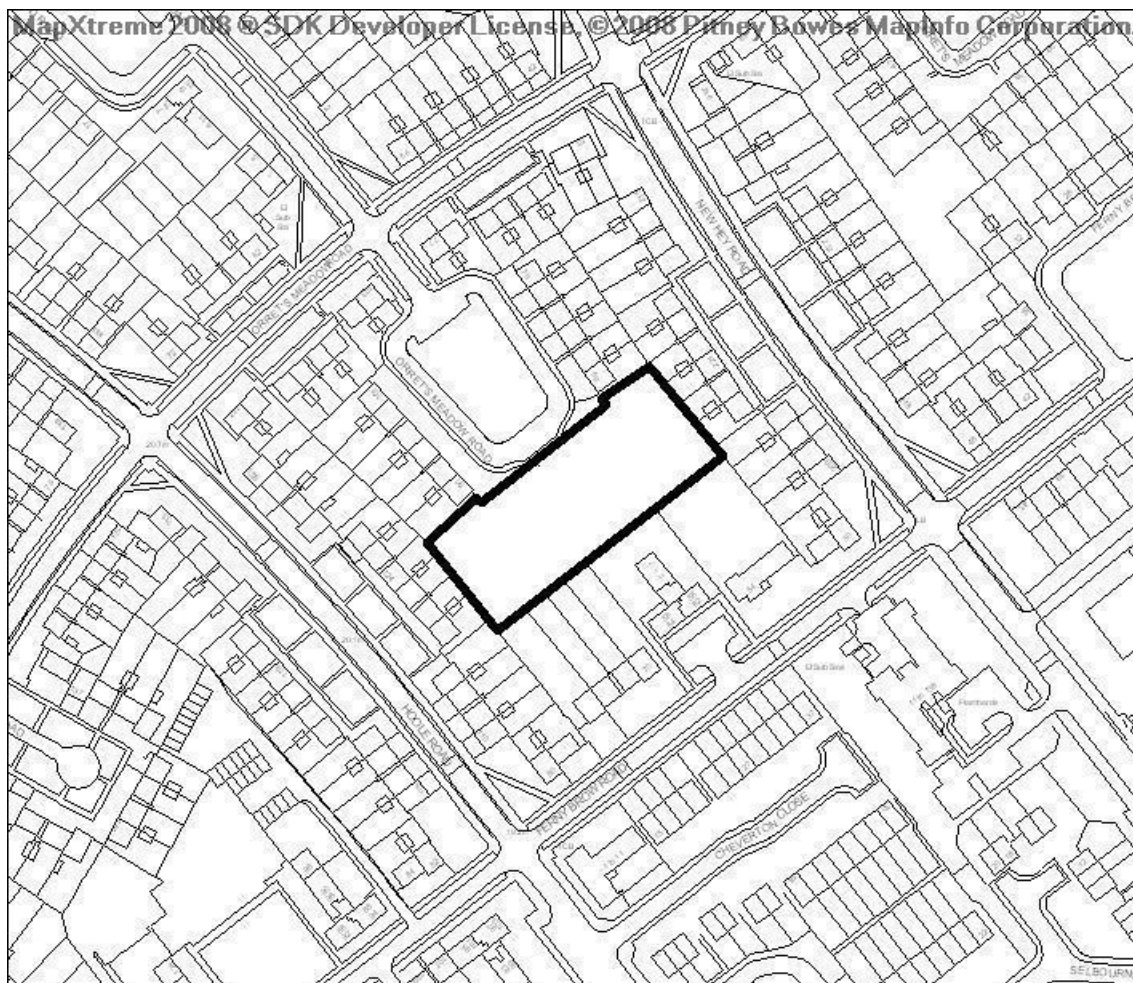
Ward:
Upton

Location: Cleared Site, ORRETS MEADOW ROAD, WOODCHURCH, CH49 9BJ

Proposal: Proposed development of 14no. 3bedroom houses.

Applicant: ATC Group UK LTD
Agent : Michael Cunningham Architects

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/82/20971 Change of use of Orrets Meadow School to a training centre, approved 26.8.1992
OUT/08/05562 Erection of two care homes Approved 22/08/2008
APP/10/01339 Proposed development of 16no. 3 bedroom houses Withdrawn 08/04/2011

Summary Of Representations and Consultations Received:**REPRESENTATIONS:**

21 letters of notification were sent to neighbouring properties and a site notice was displayed on Orrets Meadow Road. One objection was received concerning the two-storey scale of the proposed dwellings.

CONSULTATIONS:

Director of Law, HR and Asset Management – Housing & Environmental Protection Division: No objection

Director of Technical Services – Traffic Management Division: No objection subject to condition

Director of Corporate Services (Housing Strategy): No objection subject to a condition securing affordable housing given there is a large demand for social housing in this area.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is classified as a major application.

INTRODUCTION

The application proposes 14no. two-storey, 3 bedroom, affordable residential dwellings.

PRINCIPLE OF DEVELOPMENT

The site is designated as Primarily Residential Area under the Wirral Unitary Development Plan and outside the regeneration priority areas as identified by the Interim Planning Policy - New Residential Development (IPP). As such the proposal must meet the objectives of the IPP.

SITE AND SURROUNDINGS

The area is designated as Primarily Residential Area and is characterised by brick linked semi-detached 2-storey dwellings, and a flat development to the rear of the site. The properties on New Hey Road and Hoole Road have habitable windows facing the proposal. The site has not previously been used for housing development and is the site of the former Orrets Meadow School.

POLICY CONTEXT

The following policies are considered relevant and will be referred to: HS4 New Housing Development of the Wirral Unitary Development Plan (adopted February 2000), SPG11 House Extensions, and the Interim Planning Policy – New Housing Development (adopted for development control purposes on 30th October 2005).

Policy HS4 Criteria for New Housing Development considers scale, the character of the area, access and services, the provision of landscaping, adequate garden space and design features that contribute to a secure environment. SPG11 sets out minimum separation distances between windows.

The adopted Interim Planning Policy - New Residential Development requires that any new residential development outside of the HMRI and regeneration priority areas be refused in all but the following limited circumstances:

- (a) It is for one for one replacement; or
- (b) It is for development which outline consent has already been granted; or
- (c) It is on a site with extant planning permission capable of implementations and the number of dwellings applied for will be the same as, or less than, in the extant permission; or
- (d) Where the applicant can demonstrate the proposal will not harm the urban regeneration within the HMRI sites, it will not harm the character of the adjoining area, the proposal will assist the regeneration of the site and that the proposal will meet an identified local housing need.

The Director of Corporate Services (Housing Strategy) confirmed the Upton ward has a higher than average number of applicants for each three bedroom property which becomes available (Wirralhomes data 2009/10 indicates 25 three bed units became available with an average of 48.76 applicants per unit. The average for all wards in Wirral this year was 32 applicants per unit). The application includes a letter of support from Riverside Housing Association subject to securing funding from the Homes and Communities Agency (HCA). The scheme would form an important affordable housing scheme to develop in the future to meet local housing need. As such Housing Strategy had no objection to the scheme, subject to a Section 106 agreement to secure the implementation of the development as affordable housing. The proposal is considered to comply with point (d) of the IPP as it will meet an identified local housing need.

APPEARANCE AND AMENITY ISSUES

The design of the proposal is considered inkeeping with the surrounding housing design, and represents an improvement on the existing site. The porch represents a focal point and the materials can be conditioned. The internal layout is considered acceptable in terms of outlook and levels of daylight. The scale of the buildings will sit comfortably within the surrounding development and will not overdominate the adjacent properties. Each property has a 10m long garden. The proposal complies with policy HS4 of the UDP.

SEPARATION DISTANCES

SPG11 states there should be a 14m separation distance between a habitable window and a blank elevation, and a 21m separation distance when two habitable windows face. The properties on New Hey Road and Hoole Road have a separation distance of 14m between habitable windows and a blank gable wall. There is a 17m separation distance between the proposed habitable windows and the side elevations of the properties on Orrets Meadow Road. There is no overlooking to the flats to the rear. The required separation distances are achieved and the proposal is considered not to result in overlooking or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Traffic Management) had no objection subject to a condition reinstating the footway levels. There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The properties are to be built to Code for Sustainable Homes Level 3. A planning condition is proposed to secure the use of renewable energy sources for 10% of the sites energy requirements, in accordance with RSS Policy EM18.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on its surroundings or the character of the residential area. It is deemed not to adversely 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 HS4 New Housing Development of the Wirral Unitary Development Plan (adopted February 2000), SPG11 House Extensions, and the Interim Planning Policy – New Housing Development (adopted for development control purposes on 30th October 2005).

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 its surroundings or the character of the residential area. It is deemed not to adversely 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 HS4 New Housing Development of the Wirral Unitary Development Plan (adopted February 2000), SPG11 House Extensions, and the Interim Planning Policy – New

Housing Development (adopted for development control purposes on 30th October 2005).

Recommended Decision: **Approve Subject to S106 Agreement**

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 proposed first floor windows facing north-east and south west (serving bathrooms) shall not be glazed otherwise than with obscured glass and top hung, and thereafter be permanently retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. Notwithstanding the submitted details, 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 vehicle access from the highway into the development site. 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. No development shall commence until details of the proposed measures to be incorporated within the buildings 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, unless it has previously been demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. 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.

Further Notes for Committee:

Last Comments By: 09/06/2011 15:09:24
Expiry Date: 20/07/2011

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Planning Committee

19 July 2011

Reference:
APP/11/00491

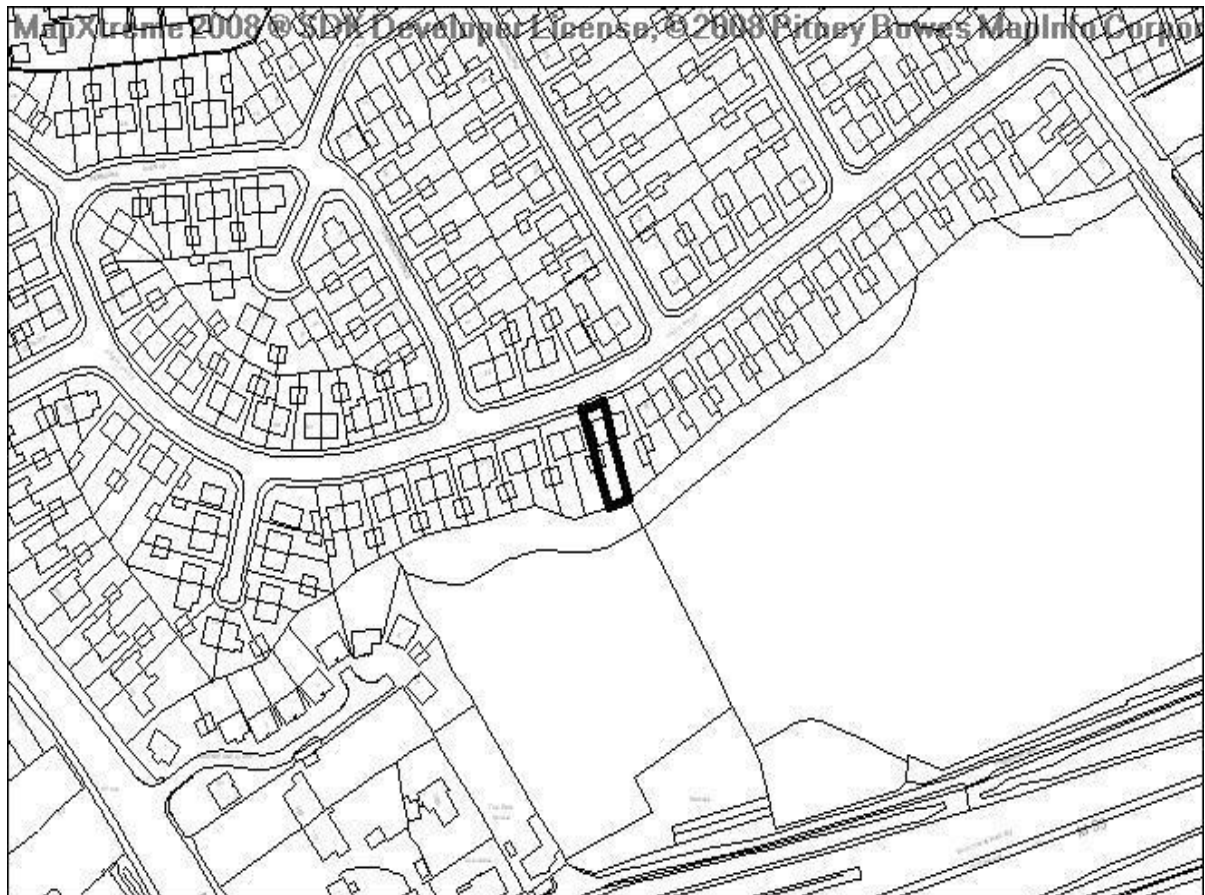
Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
**Leasowe and
Moreton East**

Location: 43 CROFT DRIVE, MORETON, CH46 0QS
Proposal: Two storey side extension, single storey rear extension, garage alterations and internal remodelling.
Applicant: Mr and Mrs O'Hare
Agent : Mr M McHugh

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:
None.

Summary Of Representations and Consultations Received: **REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, 4 letters of notification were sent to adjoining properties and a Site Notice was displayed. One letter of objection was received and this can be summarised as follows:

- the proposal will encroach on No.45, lead to possible damage and affect the re-sale value of the neighbouring property;
- the size of the proposed extension will lead to a loss of light, privacy and general enjoyment of No.45;
- reduced off-street parking and a narrowing of the existing garage access;
- the proposal will cause visual harm to the street scene and no other properties in Croft Drive have this type of extension.

CONSULTATIONS

None required.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has been made by a Member of the Council.

INTRODUCTION

The proposal is for the erection of a two storey side extension, single storey rear extension, garage alterations and internal remodelling.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The site comprises a semi-detached brick and render property in an area of similar design. There is fencing to the side and rear boundaries of the site and there is a detached flat roof garage situated along the side boundary with No.45, which has a corresponding garage attached. There are no neighbouring properties to the rear of the site where it adjoins open land bounded by trees to the north. The adjoining property at No.41 has an existing rear conservatory along the party boundary with the application site.

POLICY CONTEXT

Policy HS11 and SPG11 are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The proposed two storey side extension fills the gap between the existing gable end of the application property and common boundary with No.45. The proposed single storey rear extension projects beyond this to 4.4 metres along the party boundary and incorporates the existing detached garage at the site. As the adjoining property at No.41 has an existing rear conservatory along the party boundary, the proposed rear extension is not considered to result in a loss of outlook or appear over-dominant from this side. The proposed alterations to the garage are minimal and involve the insertion of a window in the rear elevation, roof lights and the creation of a pitched roof. The original plans submitted appeared to encroach over the boundary with No.45, and as an objection was raised on these grounds, the plans have since been amended to address this. The proposed two storey side extension is inclusive of a 1 metre set back at first floor and a lower ridge height in accordance with Policy HS11 and SPG11. The proposal is therefore considered to remain subordinate to the original dwelling and will not appear incongruous within the general street scene.

An objection was raised by No.45 in relation to the size of the extension affecting the privacy, re-sale value and general enjoyment of the property. The neighbour has no windows at ground floor facing the proposal and a landing and small bathroom window at first floor, both of which are obscurely glazed. As these windows do not serve habitable rooms it would not be possible to sustain refusing the proposal on the grounds of loss of light or privacy to these windows. There are two small proposed side windows at ground floor facing No.45 in the side of the extension, however it is not considered necessary to insist on a condition to obscurely these units as they do not directly face any windows at No.45. The design of the extension is considered to reflect the design of the original dwelling. Due to the first floor set back and lower ridge height of the extension it is not considered to have a harmful visual impact on adjacent properties.

Whilst there are few other two storey side extensions along this section of Croft Drive, this does not mean the proposal is unacceptable. The proposed extension retains off-street parking for at least one

vehicle as shown on the plans therefore the proposal is not considered to result in parking congestion in the area. The issues raised in relation to possible damage to the neighbour's property are a civil matter. The plot, and existing dwelling, can accommodate the proposal without it having an adverse impact on the amenities that the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal complies with the provisions of Policy HS11 and SPG11 and is recommended for approval.

SEPARATION DISTANCES

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. In this instance the proposed there are no neighbours to the rear of the site and the proposed front facing bedroom window retains a separation distance of approximately 23 metres from No.34 opposite. The proposed ground floor side windows in the two storey side extension do not serve habitable rooms and do not face directly on to windows at No.45. The proposal is therefore not considered to result in direct overlooking 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 of the adopted Wirral Unitary Development Plan and SPG11.

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 the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

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 development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 21/06/2011.

Reason: For the avoidance of doubt.

Further Notes for Commitee:

Last Comments By: 23/06/2011 15:11:50

Expiry Date: 14/07/2011

Planning Committee

19 July 2011

Reference:
APP/11/00492

Area Team:
South Team

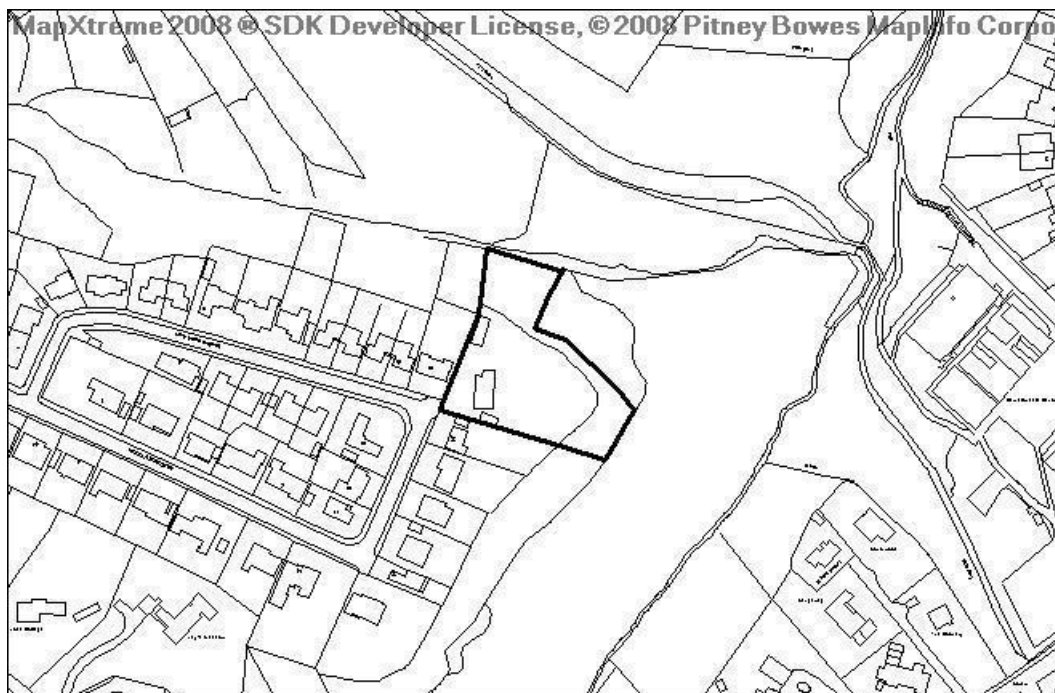
Case Officer:
Mr K Spilsbury

Ward:
**Pensby and
Thingwall**

Location: Greenleaves, 26 WOODLANDS DRIVE, BARNSTON, CH61 1AL
Proposal: Loft conversions and extensions

Applicant: Mr H McCoy
Agent : Mr D Doughty

Site Plan:



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Development Plan allocation and policies:

Green Belt
Site of Biological Importance
Infill Village in the Green Belt

Planning History:

None

Summary Of Representations and Consultations Received: REPRESENTATIONS

A site notice was posted outside the site and individual letters of notification were sent to neighbouring properties.

At the time of writing this report no letters of objection have been received.

CONSULTATIONS

Wirral Wildlife - No objection

The Environment Agency - No Comment

Director of Technical Services: Traffic Management Division - No Objection.

DIRECTORS COMMENTS:

INTRODUCTION

The proposed development is for the conversion of the existing loft to add additional bedrooms, en suite bathroom and an additional bathroom at first floor. The development also includes the extension of the existing property at the side and rear to provide additional accommodation space and an enlarged kitchen.

PRINCIPLE OF DEVELOPMENT

The development site is located within an infill village within the green belt and is acceptable in principle subject to policy, GB5 Extension of Existing Dwellings in the Green Belt and HS11 House Extensions of Wirral's UDP.

SITE AND SURROUNDINGS

Greenleaves is located on a large corner plot of a small residential close. To the east of the site lies Barnston Dale which is a site of Biological Importance.

Properties in the area vary in style and appearance but most are large, detached two storey dwellings set within their own grounds.

Greenleaves is set back from the street scene and is centrally located within the plot.

The site is surrounded by tall trees and shrubs and two detached garages are located on the boundaries with the neighbouring dwellings providing additional screening from 24 and 28 Woodlands Drive.

POLICY CONTEXT

The proposed development is subject to policy GB5 - Extension of Existing Dwellings in the Green Belt.

Policy GB5 states that the extension of existing dwellings in the Green Belt will be permitted, provided that the floorspace of the resultant dwelling is no more than 50% larger than that of the habitable floorspace of the original dwelling, and subject also to the enlarged dwelling not having a harmful visual impact on its surroundings

The habitable floor space of the existing dwelling measure approximately 178.29m². The proposed habitable floor space is approximately 225.34m². This is an 26% increase in habitable floor space, which is acceptable in terms of the criteria set out in Policy GB5.

APPEARANCE AND AMENITY ISSUES

The proposed development involves the conversion of the exiting loft space, the addition of two new dormer windows and the erection of a two storey rear extension and a two storey extension to the southern elevation.

It is considered that scale of the extension is appropriate to the size of the plot and will not dominate the existing building or be so extensive to be unneighbourly. The proposed two storey rear extension will project 5m into the rear garden but is located well away from the neighbouring properties and is therefore not considered to result in any adverse impact upon the amenities of the adjacent dwellings or to that of the green belt.

The property is set well back from the road and is partially screened from neighbouring dwellings by existing trees and vegetation. The proposed dormer windows have been restricted to the rear elevation of the property and are considered to be in keeping with the style and design of the original property. The corner plot location will also limit the impact of the development onto the street scene.

SEPARATION DISTANCES

The proposed windows have been positioned on the dwelling so as not to introduce any overlooking of adjacent properties. The first floor habitable room windows in the two storey side extension on the northern elevation of the dwelling have been limited to the rear elevation. The window in the side of the extension serves a bathroom and can be conditioned to be obscurely glazed should members be minded to approve the application.

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 proposed development is acceptable in terms of the criteria set out in Policy HS11 - House Extensions and Policy GB5 - Extension of Existing Dwellings in the Green Belt is therefore recommended for approval.

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 is acceptable in terms of the criteria set out in policy HS15 - Non residential uses in primarily residential areas and GB5 - Extension of Existing Dwellings in the Green Belt is therefore recommended for approval

Recommended Approve
Decision:

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 the development hereby permitted is brought into use the window in the first floor elevation of the north elevation facing 28 Woodlands Drive shall be obscurely glazed with frosted glass and non opening up to a height of 1.7m from floor level and shall be retained

as such thereafter.

Reason: In the interest of amenity having regard to HS11 of Wirral's Unitary Development Plan

3. The proposed development shall be carried out in strict accordance with the plans recieved by the Local Planning Authority on 21/06/11

Reason: For the avoidance of doubt

Further Notes for Commitee:

Last Comments By: 01/06/2011 11:45:45

Expiry Date: 15/06/2011

Planning Committee

19 July 2011

Reference:

APP/11/00495

Area Team:

South Team

Case Officer:

Mrs J McMahon

Ward:

Clatterbridge

Location:

133 DIBBINS HEY, SPITAL, CH63 9HE

Proposal:

Proposed garage, lounge and porch extension

Applicant:

Mr O'Brien

Agent :

n/a

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/10/01157 - Erection of front and side extensions Refused 25/11/10 - Subsequent Appeal also dismissed 31/3/11

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regards to the Council's Guidance on Publicity for Applications, 4 adjoining residential properties have been notified and a Site Notice was displayed. No representations have been received

CONSULTATIONS

Director of Technical Services (Traffic Management & Highway Maintenance) - No objections

Director's Comments:

The application was deferred from Committee on the 21 June 2011 to allow for a Committee Site Visit.

REASON FOR REFERRAL

Councillor Cherry Povall asked for this application to be taken out of delegation on the grounds that it will not be detrimental to the character of the surrounding area and it is therefore a proposal in accordance with UPD Policy HS 11

INTRODUCTION

The application is for the erection of single storey extensions to the front and side. The front extension projects 2.4 metres and includes the conversion of the existing garage to create additional living accommodation, the side extension would be 3.8 metres wide and would provide a new garage.

This is a revised application following the refusal of a similar proposal in November last year. The width of the side extension has been reduced by 1 metre to overcome the reason for refusal.

PRINCIPLE OF DEVELOPMENT

The site is located in an area designated as primarily residential where the erection of extensions to dwellings is acceptable in principle.

SITE AND SURROUNDINGS

The property is an end house in a row of 3 similar houses built on a staggered building line, however, due to the various extensions that have been carried out, their original design/character has been lost. The house is built on a corner plot at the junction of Dibbins Hey and Morello Drive. The front garden is open plan and the side/rear garden, facing into Morello Drive, is enclosed by 1.8 metre high fencing.

POLICY CONTEXT

Policy HS.11 and Supplementary Planning Guidelines: House Extensions have been taken into consideration in the determination of this application.

APPEARANCE AND AMENITY ISSUES

To preserve the openness around corner plots and to protect the character of the street scene the house extension policy requires extensions to be no more than half the width of the garden between the house and the adjacent highway. The side garden is currently enclosed by fencing and some greenery presenting a pleasant, open feel at the entrance to Morello Drive.

The revised application is for an extension that is set in from the Morello Drive boundary by 1 metre, all other elements of the previous application have been repeated. The extension would still occupy 3.8 metres of the available 4.8 metre wide side garden and therefore would still conflict with current house extension policies/guidelines.

The development creates a dominant feature in this prominent corner location. The impact of the side

extension is exacerbated by the forward projection of the extension towards Dibbins Hey and the high gable feature above the garage doors.

The applicant appealed against the previous decision and The Planning Inspectorate upheld the Council's decision to refuse agreeing with the view that the development would be detrimental to the character of the street scene.

Overall it is considered that the amended proposal would not overcome the reasons for refusal in the previous application.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

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 development is contrary to policy and is therefore recommended for refusal.

Recommended Refuse
Decision:

Recommended Reason:

1. The proposed development will be more than half the width of the side garden between the original property and the adjacent highway, which the Local Planning Authority considers to be detrimental to the general character of the street scene due to its prominent corner location. This is contrary to Unitary Development Plan Policy HS.11 and SPG.11 - House Extensions.

Further Notes for Committee:

Last Comments By: 01/06/2011 10:36:34
Expiry Date: 14/06/2011

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Planning Committee

19 July 2011

Reference:
APP/11/00552

Area Team:
North Team

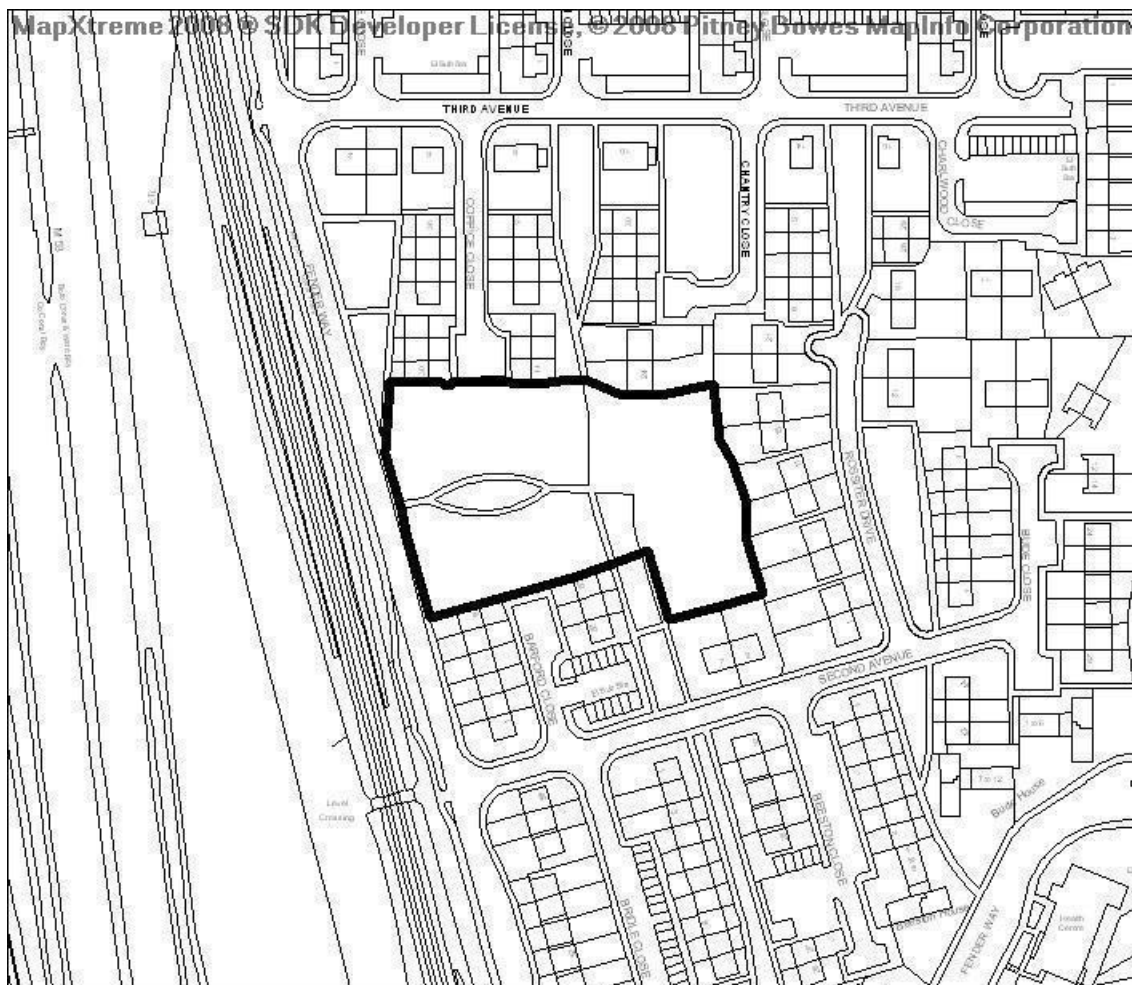
Case Officer:
Mr N Williams

Ward:
Bidston and St James

Location: Cleared Site, BARFORD CLOSE, BEECHWOOD, CH43 9XB
Proposal: Erection of 17 new dwellings

Applicant: PROSPECT HOMES
Agent : PWL Architects Ltd

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/2004/06217 - Erection of 98 new houses and refurbishment of existing flats (Approved, 20/08/2004)

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A Site Notice was displayed and a total of 16 letters of notification sent to properties in the area. As a result, there was one letter of objection from the occupiers of 9 Rossiter Drive, objecting on the grounds of work already starting, loss of peaceful and tranquil setting and loss of privacy. In addition, the occupiers of 21 Rossiter Drive expressed concern over drainage issues.

CONSULTATIONS

Director of Technical Services (Traffic Management) - No objection, subject to a condition being attached.

Director of Law, HR and Asset Management (Environmental Health) - No objection

Director's Comments:

INTRODUCTION

The application is for the erection of 17 two-storey dwellings.

PRINCIPLE OF DEVELOPMENT

The principle of new dwellings within a Primarily Residential Area is considered acceptable, subject to compliance with relevant policies. The site falls within the regeneration priority area identified in the Interim Planning Policy for New Housing Development (October 2005) where new housing will normally be permitted.

SITE AND SURROUNDINGS

The application site is a large, cleared vacant plot which previously accommodated 55 flats. It is located within a Primarily Residential Area.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development.

APPEARANCE AND AMENITY ISSUES

A previous planning permission, APP/2004/06217, has already been implemented. This application was for 98 dwellings across a number of sites within the immediate locality. The current application site was proposed to contain 15 two-storey dwellings on the application site itself. Although no dwellings have been built on the current application site, there have been other parts of the original application built - therefore meaning that the original permission has been implemented and that the scheme for 15 dwellings on this site could be built. This is therefore an important material consideration.

Affordable housing has not been requested as there is only a net increase of two dwellings compared to the implemented permission.

The increase in dwellings from 15 to 17 on this site has resulted in a slight alteration to the housing layout. This alteration does not harm the appearance of the scheme, nor has the increase in numbers resulted in the dwellings being smaller, or being set in smaller plots - it is merely making better use of the space available within the site.

The design of the proposed dwellings are fairly standard, but are considered acceptable. The use of brick and render, small feature gables and canopies above the front entrances give the dwellings sufficient interest to ensure that there is no adverse impact on the wider street scene, with the surrounding existing two-storey dwellings being of a fairly standard design.

Overall, the amended scheme is considered to be acceptable and complies with Policy HS4 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

All required separation distances have been met, being 21 metres between two habitable windows and 14 metres between a habitable window and a blank elevation.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal, subject to a condition being attached relating to the creation of a new vehicle access from the highway being approved in writing by the Local Planning Authority prior to the occupation of the site.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no significant environmental/sustainability issues relating to these proposals. Whilst RSS Policy would normally require the use of renewables, in this instance the implemented planning permission is considered a material consideration - the application seeks the substitution of plot types with an minor increase in numbers - as such the implementation of a planning condition would not be a reasonable condition.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal will not have an adverse impact on the appearance or character of the area, or on the amenities of neighbouring residential properties. As such, it is considered to comply with Policy HS4 of Wirral's Unitary Development Plan.

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 will not harm the character or appearance of the surrounding area or street scene, and will not harm the amenities of neighbouring residential properties. The proposal is therefore considered to comply with Policy HS4 of Wirral's Unitary Development Plan.

Recommended Approve
Decision:

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 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. Notwithstanding the submitted details, 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 vehicle access from the highway into the development site. 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.

4. No development shall be commenced until details of a landscaping scheme 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 feature. Within a period of 12 months from the date when any part of the development is brought into use, the landscaping scheme as approved shall be carried out. All planting shall be maintained and any trees or plants which within a period of 5 years from the date of planting, are removed, die or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives consent to any variation.

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 GR6 of the Wirral Unitary Development Plan.

Last Comments By: 26/06/2011 19:15:31
Expiry Date: 15/08/2011

Planning Committee

19 July 2011

Reference:
APP/11/00575

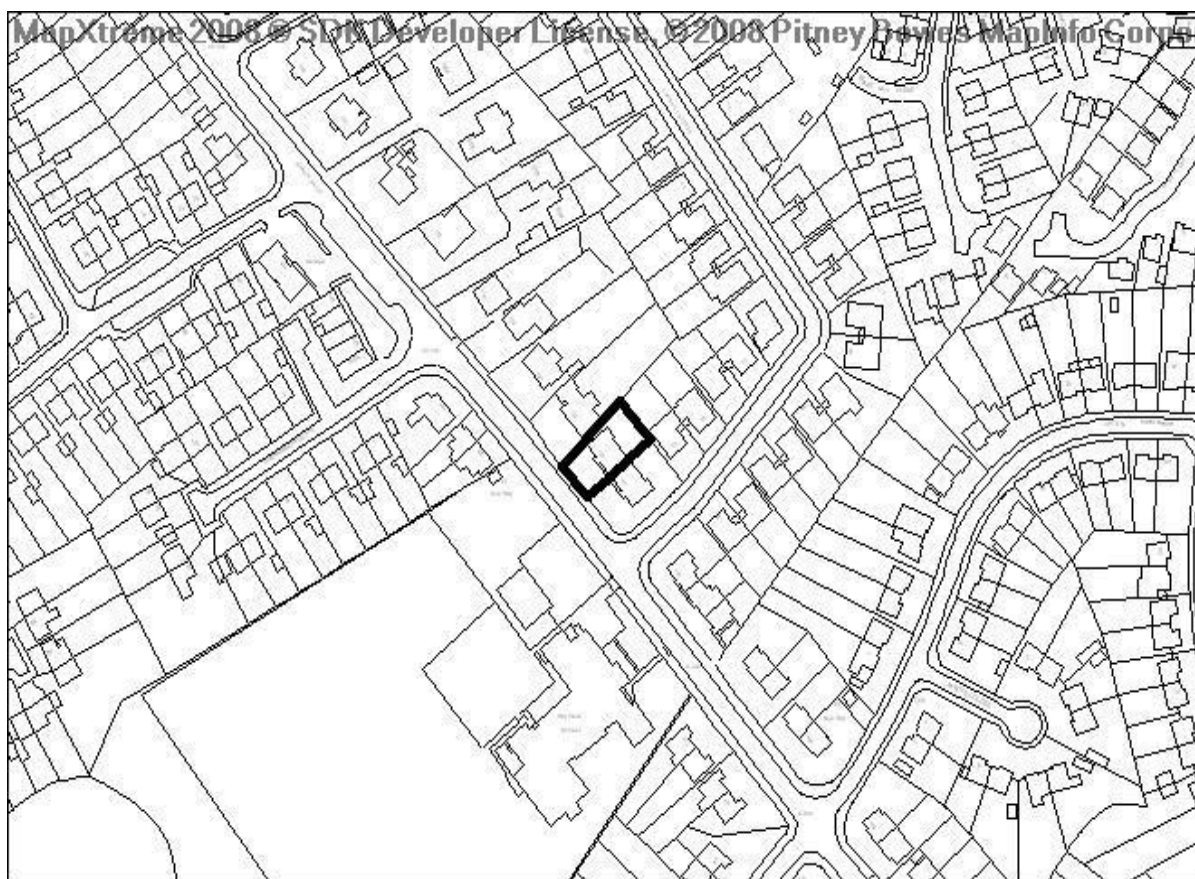
Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
Upton

Location: 120 MANOR DRIVE, UPTON, CH49 4LN
Proposal: Single storey front, side and rear extension with internal alterations
Applicant: Mr Simon Kirkman
Agent : SDA Architects

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

None.

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 4 letters of notification were sent to adjoining properties and a Site Notice was displayed. No representations have been received.

CONSULTATIONS

None required.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has been made by a Member of the Council.

INTRODUCTION

The proposal is for the erection of a single storey front, side and rear extension with internal alterations.

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 property in an area of mixed design. The property has an attached garage at the side which adjoins the corresponding feature at No.118. There is fencing and vegetation to all boundaries of the site. The dwelling has a small front porch and attached canopy which projects slightly beyond the main front wall of the property.

POLICY CONTEXT

Policy HS11 and SPG11 are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The proposal provides a wrap around extension to the front, side and rear of the property and thereby replaces the existing attached garage at the side and front porch. The proposed extension has a pitched roof design that reflects the angle and design of the existing dwelling. The proposed side element of the extension retains the same footprint as the existing garage. The projection of the extension to the rear is minimal and matches that of the existing study. The existing front porch will be replaced by the small front extension which does not project any further in depth than the existing feature. SPG11 states that front extensions on properties on a clear building line or in an area of consistent design that may affect the street scene will not be allowed. In this instance, the projection of the front extension is not considered to have a adverse visual impact on the general character of the street scene which is mixed in any case. In addition it is not considered to affect the character of the original dwelling.

The proposed extensions are not considered to have a detrimental impact on the amenities which the occupiers of neighbouring properties can reasonable expect to enjoy. The proposal is not considered to result in an increased level of overlooking or a loss of outlook to neighbouring properties. Despite the loss of the garage, provision for off street parking remains. In addition to this the proposal is not considered to result in an unacceptable loss of amenity space at the site. The proposed extensions incorporate well in to the design of the existing dwelling and remain subordinate. The proposal is acceptable in terms of scale and design 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 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 of

the adopted Wirral Unitary Development Plan and SPG11.

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 the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

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.

Further Notes for Committee:

Last Comments By: 21/06/2011 10:28:36

Expiry Date: 07/07/2011

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WIRRAL COUNCIL

PLANNING COMMITTEE

19 JULY 2011

SUBJECT:	PROPOSED BOUNDARY EXTENSIONS TO OXTON VILLAGE CONSERVATION AREA
WARD/S AFFECTED:	OXTON
REPORT OF:	KEVIN ADDERLEY
RESPONSIBLE PORTFOLIO HOLDER:	COUNCILLOR PHIL DAVIES
KEY DECISION?	NO

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to:

Inform the Members of the results of the public consultation relating to the proposed boundary extension to Oxton Village Conservation Area undertaken (21st March -2nd May 2011) and to seek approval of those extensions.

A copy of a proposed boundary extensions to Oxton Village Conservation Area are attached in appendix 1.

2.0 RECOMMENDATIONS

- 2.1 For Members to approve the proposed boundary changes for Oxton Village Conservation Areas in accordance with the maps in Appendix 1.

3.0 BACKGROUND

- 3.1 Oxton Village Conservation Area Character Appraisal was adopted by the Council in 2010. Section two of the Character Appraisal proposed two recommendations: boundary amendments and Article 4 Directions. A full-colour version of the adopted Appraisal can be viewed on the Council's website at: <http://www.wirral.gov.uk/my-services/environment-and-planning/built-conservation/conservation-areas/oxton-village> This report sets out the findings and conclusions from the public consultation for the proposed boundary extensions. Article 4 Directions will be investigated in a separate consultation exercise.

4.0 REASONS FOR RECOMMENDATIONS

- 4.1 The public consultation on the proposed boundary extensions to Oxton Village Conservation Area covered four new areas:

Area 1: Normanston Road & Derwent Road
 Area 2: Birch Road & Fairview Road
 Area 3: Village Road & Wellington Road
 Area 4: Talbot Road, Mill Hill and Ingestre Road

- 4.2 Each new area has its own special contribution, which may be an extension of the existing character, or something of its own, as described in Section 2 of the Character Appraisal. Together they augment the character of the village as a whole and, by being given additional protection it is hoped to strengthen the character into the future.

5.0 PUBLIC CONSULTATION

- 5.1 A formal public consultation exercise was conducted to solicit the views of residents, owners and relevant internal departments on the matter of the proposed boundary extension were initiated on the 21st March 2011.

- 5.2 360 letters were sent out outlining the proposal along with a leaflet explaining the consequences of living in a Conservation Area to all properties within the proposed boundary extensions to the Conservation Area as well as those immediately outside of it. Local Councillors, the Oxtan Society and other Council departments were invited to make comments. A copy of the resident letter is attached as Appendix 2. The letter requested that any views or comments on the matter were to be submitted to the Council by May 2, 2011, this provided a 6 week period.

6.0 CONSULTATION RESPONSES

- 6.1 The Council received a total number of twenty-seven responses from individual addresses (7.5%) from residents and property owners. **The full responses to the public consultation are attached in Appendix 3.**

- 6.2 Although the public consultation exercise received a low level of response in terms of the number of letters received. Out of the 360 letters sent out, there were 23 objectors and 4 supporters. There were no objections received from Council Members or Wirral Council Departments.

- 6.3 The four supporters that welcomed the Conservation Area status expressed their comments:

6.4 **Local Residents:**

- The additional planning constraints outweigh the benefits of living in a Conservation Area.
- Fine examples of Edwardian architecture; if they are not included they would be vulnerable to developers."

Oxtan Society:

- Additional areas will strengthen the coherence of the area.
- Important features maintain the character of the area as a whole.

- 6.5 The comments received from twenty five objectors can be summarised into 4 main points:

- a) **Increased cost and maintenance of their property**
- b) **Permission needed to change material of windows, doors, roof tiles**
- c) **Permission needed to carry out tree work**
- d) **The inclusion of modern houses**

- 6.6. **a) Increased cost and maintenance of their property:**

Objectors shared similar concerns over practical matters of cost and re-instating original features to their property. Conservation Area status does not mean every building will be preserved and no changes allowed. Change is inevitable and may be necessary for the day-to-day life, prosperity and enhancement of an area. The designation would impact therefore not so much through restricting development, but in ensuring that the development which takes place respects its context. Such care does not necessarily imply increased costs of development as much can be achieved through the careful quality design of development in its scale, form, siting and materials.

- 6.7 **b) Permission needed to change material of windows, doors, roof tiles:**

Objectors expressed concerns over permission needed for minor alterations. There appears to be a misconception that conservation area status will somehow not allow change to happen in Oxtan village. Although permitted development rights are reduced, individual householders will still be able to make minor alterations e.g. new windows and doors without the need for consent.

- 6.8 Under Schedule 2 of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008, a general planning permission is granted for a range of minor developments, subject to limits and conditions designed to protect amenity and the environment.

- 6.9 “Permitted development” rights are, however, more restricted in Conservation Areas than elsewhere. Certain types of development: these include the addition of dormer windows to roof slopes, various types of cladding, rendering, and the erection of satellite dishes fronting a highway, side extensions and a reduction in the size of permitted extensions.
- 6.10 Experience has shown however that conservation area designation without the introduction of an Article 4 Direction, often fails to fully protect the character and appearance of designated areas. This is true in some of the existing conservation areas where incremental change to features such as windows, doors and slate roofs, has considerably undermined the conservation area designation. Any such directions would be the subject of separate reports and consideration at a later date.

6.11 **c) Permission needed to carry out tree maintenance:**

One of the main reasons for objection was the protection of trees. Residents did not want to have to ask permission every time they wanted to do work to their trees. A key feature of Oxtown Village Conservation Area is the strong presence of mature trees. These trees are on property frontages and in back gardens where they are evident on the skyline above the buildings. Many branches and tree crowns overhang pavements and roads lending a special character to those roads.

- 6.12 Trees make an important contribution to the environment, creating a varied, interesting and attractive landscape. Trees should be protected where ever possible, they-

- ⇒ Enhance views
- ⇒ Help define character and promote a “sense of place”
- ⇒ Add colour and seasonal interest
- ⇒ Support a wide variety of wildlife

- 6.13 Cutting down trees, groups of trees and woodland can destroy the settings of buildings or parts of an area. Also, proposals for extensions or new buildings can sometimes threaten trees. To undertake work to trees in a Conservation Area a Tree Work application must be submitted (no fee) giving 6 weeks notice before work is carried out.

6.14 **d) Inclusion of modern houses**

Concerns were expressed that houses that date from the 1960s display little architectural merit and they did not warrant inclusion within the Conservation Area. In response there are particular sites of modern houses both in areas 2 and 3. However as the Character Appraisal states:

“The modern development does not have a significant impact on the character of the area, and is similar to other recent development along Arno Road already within the existing boundary. Therefore its inclusion is recommended in preference to an island [being created] within the area”.

7.0 **POLICY IMPLICATIONS**

- 7.1 National Policy: Planning Policy Statement 5 (PPS5): Planning for the Historic Environment sets out the Government’s objectives for the historic environment and the reasons for its conservation. This document is integral to plan making and is an important material consideration, alongside adopted local planning policies, when assessing development that will affect a heritage asset, including Conservation Areas.
- 7.2 Local Policy: Wirral’s UDP Policy CH01: The Protection of Heritage, CH2: Development Affecting Conservation Areas, Policy CH3 Demolition Control with Conservation Areas and Policy CH7 Oxtown Village Conservation Area. These policies are an important material consideration with all development proposals; the local

authority will pay particular attention to the protection of Wirral's heritage assets.

- 7.3 It should be noted that UDP Policy CH7 will remain in force unchanged within the existing Conservation Area but which will effectively be superseded by the latest appraisal or management plan which will now be the overriding material considerations within the newly designated areas, until a more up-to-date policy can be included in an appropriate site-specific Development Plan Document.
- 7.4 The Planning (Listed Buildings and Conservation Areas) Act 1990, Section 69, states that every Local Planning Authority shall from time to time determine which parts of their area are areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance, and, shall designate these areas as Conservation Areas. It shall be the duty of a Local Planning Authority from time to time to review the past exercise of functions under this section and to determine whether any parts or any further parts of their area should be designated as Conservation Areas; and, if they so determine, they shall designate those parts accordingly."
- 7.5 Section 71 of the Act states that it shall be the duty of a Local Planning Authority "From time to time to formulate and publish proposals for the preservation and enhancement of any parts of their area which are Conservation Areas."
- 7.6 Section 72 of the Act states that "In the exercise, with respect to any buildings or other land in a Conservation Area, of any functions under or by virtue of any of the provisions mentioned in subsection, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area."
- 7.7 English Heritage's "Understanding Place: Conservation Area Designation, Appraisal and Management" (2011) provides a comprehensive discussion on the benefits of good practice in Conservation Areas.

8.0 FINANCIAL AND STAFFING IMPLICATIONS

- 8.1 For the owners and occupiers in the four new areas there are implications through having to submit additional information to the Council when submitting a planning application where planning permission is required. A higher standard of design and materials are required within a Conservation Area in order to protect and enhance the special character of the area. However, for many owners this might be considered to be outweighed by the fact that development management aimed at protecting and enhancing the area, is on balance, a positive outcome.
- 8.2 Additional workload as regards the management and protection of trees within the designated areas will result in additional officer time in terms of processing and assessing applications to carry out works to trees. The special character of the area to an extent is typified by mature gardens and trees and therefore any additional resources, in terms of officer time, justified.
- 8.3 One of the real issues may be enforcement and policing. However, any enforcement matters that do arise will need to take their place within the enforcement compliance strategy in terms of priority. Whilst this will be an additional burden for enforcement, it is anticipated that in some cases the Conservation Areas may be self policing, although this is difficult to predict with any certainty.

9.0 EQUAL OPPORTUNITY IMPLICATIONS / EQUALITY IMPACT ASSESSMENT

- 9.1 There are no implications arising directly from this report under this heading.

10.0 HEALTH IMPLICATIONS / IMPACT ASSESSMENT

- 10.1 There are no implications arising directly from this report under this heading.

11.0 COMMUNITY SAFETY AND LOCAL AGENDA 21 IMPLICATIONS

- 11.1 There are no implications arising directly from this report under this heading

12.0 ANTI-POVERTY IMPLICATIONS

12.1 There are no implications arising directly from this report under this heading

13.0 SOCIAL INCLUSION AND HUMAN RIGHTS IMPLICATIONS

13.1 There are no implications arising directly from this report under this heading

14.0 LOCAL MEMBER SUPPORT IMPLICATIONS

14.1 This document will be of interest to the assigned Members to the Oxton Conservation Area.

15.0 BACKGROUND PAPERS

- English Heritage Guidance on the Management of Conservation Areas (2006)
- The Town and Country Planning Act (General Permitted Development) (Amendment) (No.2) (England) Order 2008.
- PPS 5: Planning and the Historic Environment

Kevin Adderley

Interim Director of Corporate Services

REPORT AUTHOR: ***Jessica Malpas***
Conservation Officer
telephone: 0151 6062210
email: jessicamalpas@wirral.gov.uk

APPENDICES

1. *Consultation Map*
2. *Copy of resident letter*
3. *Responses to consultation*

REFERENCE MATERIAL

Oxton Village Conservation Area Character Appraisal:

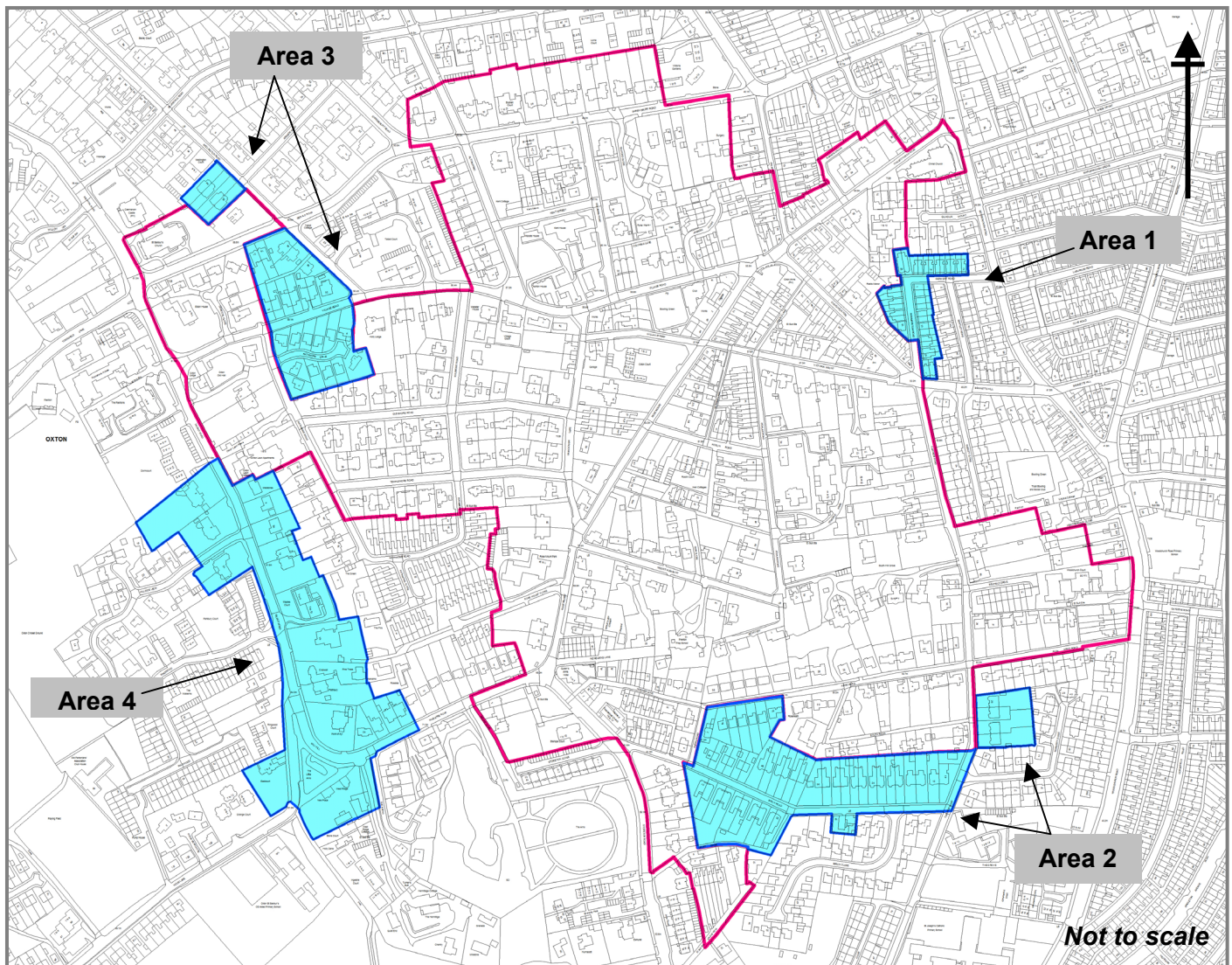
<http://www.wirral.gov.uk/my-services/environment-and-planning/builtconservation/conservation-areas/oxton-village>

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
Planning Committee (item 60): Proposed Adoption of the Oxton Conservation Area Appraisal - ADOPTED	10 August 2010

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Oxton Conservation Area Boundary Extensions



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Key



Existing Conservation Area



Proposed Conservation Area Boundary Extensions

Area 1: Normanston Road and Derwent Road

Area 2: Birch Road and Fairview Road

Area 3: Village Road and Wellington Road

Area 4: Talbot Road, Mill Hill and Ingestre Road

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to

date:

direct dial 0151

please ask for:

Dear Resident Inside CA

**CONSULTATION ON THE PROPOSED BOUNDARY EXTENSIONS TO OXTON VILLAGE
CONSERVATION AREA**

I am writing to invite you to make comments in favour or against the proposed boundary extensions to the Oxtan Village Conservation Area. This consultation period will last 6 weeks, starting 21st March and ending 2nd May 2011. Following consultation a report on the boundary extensions and any revisions to it will be reported to Cabinet.

In January 2010 a Character Appraisal was adopted at Planning Committee. The appraisal evaluated and analysed various features which gives the conservation area its special architectural and historic interest. As part of the appraisal there were recommendations to extend the conservation area. To read through these recommendations, the Oxtan Village Character Appraisal can be viewed on the Council's website: <http://www.wirral.gov.uk/my-services/environment-and-planning/built-conservation/conservation-areas/oxtan-village> refer to Section 2: Conservation Area Recommendations of the appraisal, pg 65.

There are four different areas of extensions to the Oxtan Village Conservation Area which are illustrated on the enclosed map.

- ⇒ Area 1: Normanston Road/Derwent Road
- ⇒ Area 2: Birch Road
- ⇒ Area 3: Village Road and Wellington Road
- ⇒ Area 4: Talbot Road, Mill Hill and Ingestre Road

As you could be a resident living in the extended Oxtan Village Conservation Area. I invite you to make your comments on the boundary extensions either by a questionnaire online or in writing to above address.

A copy of the schedule of properties included in the area, a map of the proposed boundary extensions, together with a leaflet explaining the implications of living in conservation area are attached for your information. All details can be viewed online as well at the above address.

Yours sincerely

WIRRAL COUNCIL

PLANNING COMMITTEE

19 JULY 2011

REPORT OF THE INTERIM DIRECTOR OF CORPORATE SERVICES

NO EXPEDIENCY FOR ENFORCEMENT ACTION AGAINST THE ERECTION OF A SLIDE AT 105 PRENTON FARM ROAD, PRENTON, WIRRAL.

1. Executive Summary

- 1.1 The purpose of this report is to advise members of the erection of a tubular slide within the rear garden of 105 Prenton Farm Road, Prenton, Wirral. It is recommended that there is no expediency to take enforcement action.

2. Breach of Planning

- 2.1 Erection of a children's slide.

3 Evidence

- 3.1 A complaint was received on 26th April 2010 regarding the erection of a slide at Prenton Farm Road.
- 3.2 An initial site visit was conducted on 28th October 2010 and again on 13th May 2011 and it was found that the slide had been erected within the rear garden of the dwelling house at 105 Prenton Farm Road. The slide measures approximately 3m in height within 2m of a party boundary, with a platform that has been covered with bamboo and a tubular slide. The structure is set in concrete and has a strong degree of permanence. The structure therefore requires planning permission.
- 3.3 A letter was sent on 19th May 2011 to the owner of the slide, requesting either the removal of the unauthorised development or the submission of a retrospective planning application. A telephone phone call with the owner confirmed that no planning application would be submitted.
- 3.4 Prior to the letter sent to the owner of the slide, an email was sent to Councillor Realey on 29th October 2010, explaining that whilst the slide required planning consent it would be likely to gain planning approval.

4.0 Expediency for Enforcement Action

- 4.1 The site is located within a Primarily Residential Area, as set out in Wirral's Unitary Development Plan 2004. Prenton Farm Road is a residential road and forms part of a large residential estate.
- 4.2 The structure is a tubular enclosed slide with a stairwell and platform at approximately 3m in height within 2m of the party boundary adjacent to number 103 Prenton Farm Road.

- 4.3 The slide is for the private use of the current residents; the slide is within an enclosed residential garden and is used ancillary to the dwellinghouse.
- 4.4 Having regard to Wirral's UDP Policy HS11, house extensions should not be so extensive as to be unneighbourly. The overall scale and location of the slide is not detrimental, the slide itself is enclosed and the access platform has been covered with bamboo to screen any possible overlooking.
- 4.5 The location, scale and covered nature of the slide does not create any harm in terms of dominance or overlooking. The slide is a garden play apparatus within a private residential garden.
- 4.6 For the reasons set out above it is considered that there is no expediency to take enforcement action against the development.

5. Implications for Voluntary, Community and Faith Groups

- 5.1 There are no direct implications for the above.

6. Resource Implications: Financial, IT, Staffing and Assets

- 6.1 There are no direct implications for the above.

7. Equalities Implications

- 7.1 There are no direct implications for the above.

8. Carbon Reduction Implications

- 8.1 There are no direct implications for the above.

9. Planning and Community Safety Implications

- 9.1 The planning implications are set out above in the main body of the report. There are no direct Community Safety implications arising from this report.

10. Background Papers

- 10.1 None applicable.

11. Recommendation(s)

- 11.1 No expediency for enforcement action.

K Adderley

Interim Director of Corporate Services

This report was prepared by Alexandra McDougall of the Enforcement Section who can be contacted on (0151) 606 2218.



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METROPOLITAN BOROUGH OF WIRRAL

PLANNING COMMITTEE: 19 JULY 2011

REPORT OF THE DIRECTOR OF TECHNICAL SERVICES, DEVELOPMENT CONTROL SECTION

NO EXPEDIENCY FOR ENFORCEMENT ACTION AGAINST THE ERECTION OF A REAR DORMER AT 3 CROFT DRIVE, MORETON, WIRRAL.

1. Executive Summary

- 1.1 The purpose of this report is to advise members of the erection of a rear dormer which has not been built in accordance with the approved planning application APP/03/07585. It is recommended that there is no expediency to take enforcement action against the extra window inserted in the rear elevation of the dormer.

2. Breach of Planning

- 2.1 Insertion of a window in a rear dormer.

3 Evidence

- 3.1 A complaint was received on 3rd June 2009 regarding the erection of a rear dormer alleging that it has not been built in accordance with the approved planning application APP/03/07585.
- 3.2 A site visit was conducted on 28th August 2009 and it was noted that the rear dormer is no higher than the ridge line.
- 3.3 A new, slightly larger ridge tile has replaced the previous ridge tile, raising the ridge by approximately 5cm. This is considered to be de minimus and does not constitute a breach of planning control.
- 3.4 During the site inspection it was noted an extra window has been inserted in the rear elevation of the dormer which does not benefit from planning permission.

4.0 Expediency for Enforcement Action

- 4.1 The site is located within a Primarily Residential Area as set out in Wirral's Unitary Development Plan 2000. The immediate vicinity is characterised by two storey dwellings, some with rear dormer windows.
- 4.2 An additional window has been inserted in the rear elevation of the dormer window. The principle of overlooking and loss of privacy has been assessed under the approved application, and the extra window is considered not to increase overlooking or loss of privacy to neighbouring properties.
- 4.3 The site is not in a Conservation Area. The dormer is to the rear of the property and will not harm the amenity of the streetscene.

4.4 For these reasons it is considered that there is no expediency to take enforcement action against the development.

5. Financial and Staffing Implications

5.1 There are no direct financial implications.

6. Equal Opportunities Implications

6.1 I am not aware of any Equal Opportunities Implications.

7. Local Agenda 21 Implications

7.1 I am not aware of any Local Agenda 21 Implications.

8. Human Rights implications

7.1 I am not aware of any Human Rights Implications.

9. Local Member Support Implications

9.1 This report will be of interest to Leasowe and Moreton East Ward.

10. Background Papers

10.1 Planning application reference APP/03/07585 was approved 21 January 2004.

11. Planning Implications

11.1 None

12. Recommendation(s)

12.1 No expediency for enforcement action.

**KEVIN ADDERLEY
INTERIM DIRECTOR**

This report was prepared by Sarah Lacey of the Planning Section who can be contacted on (0151) 606 2503.



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Planning Applications Decided Under Delegated Powers Between 11/06/2011 and 07/07/2011

Application No.:	APP/11/00182	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	
Location:	Hamiltons, 257 GRANGE ROAD, BIRKENHEAD, CH41 2PH		
Proposal:	Proposed additional first floor flat		

Application No.:	LBC/11/00220	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	23/06/2011	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Ms Cosnett	Agent:	S M Design Services Ltd
Location:	19 WATER STREET, PORT SUNLIGHT, CH62 5HB		
Proposal:	Installation of 1 No. rooflight		

Application No.:	APP/11/00296	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Withdrawn
Case Officer:	Miss K Elliot		
Applicant:		Agent:	Wirral Borough Council
Location:	St Bridgets CE Controlled Primary School, ST BRIDGETS LANE, WEST KIRBY, CH48 3JT		
Proposal:	Construction of new cycle ramp to allow children safe access onto wirral way.		

Application No.:	APP/11/00305	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	30/06/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Paddock Johnson Partnership
Location:	Queen Marys Drive, Bromborough CH62 5DX		
Proposal:	New Sun Dial at 'The Diamond', King George's / Queen Mary's Drive.		

Application No.:	CON/11/00306	Application Type:	Conservation Area Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	30/06/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Paddock Johnson Partnership
Location:	Queen Marys Drive Bromborough CH62 5DX		
Proposal:	New Sun Dial at 'The Diamond', King George's / Queen Mary's Drive.		

Application No.:	LBC/11/00335	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	
Location:	Hamiltons, 257 GRANGE ROAD, BIRKENHEAD		
Proposal:	Proposed additional first floor flat and internal alterations		
Application No.:	APP/11/00392	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	28/06/2011	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Andrew Procter	Agent:	Mr Tom Miller
Location:	Cricket Pitch, Wirral Rugby and Cricket Club, THORNTON COMMON ROAD, THORNTON HOUGH, CH63 4JU		
Proposal:	The installation of three 30m x 2.74metre asto-turf cricket pitches, 1 pitch positioned on the main cricket square 2 pitches positioned on the adjacent sports field		
Application No.:	APP/11/00406	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	22/06/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Terence Morrison	Agent:	Mr John Snell
Location:	Oldfield Villa, 52 BIDSTON ROAD, OXTON, CH43 6UW		
Proposal:	Proposed ground floor front extension with additional first floor bedroom above		
Application No.:	APP/11/00409	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	14/06/2011	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr R Webster	Agent:	Mr A O'Toole
Location:	Purley, KINGS DRIVE, CALDY, CH48 2JH		
Proposal:	Construction of new rear extension to form kitchen and family room.		
Application No.:	APP/11/00415	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	22/06/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Ms G Hosseini	Agent:	jh Consulting
Location:	15 CLYDESDALE ROAD, HOYLAKES, CH47 3AP		
Proposal:	Demolition of outbuilding and erection of a single storey rear extension and first floor extension above front bay window		

Application No.:	CON/11/00424	Application Type:	Conservation Area Consent
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	13/06/2011	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:		Agent:	Mr A James
Location:	Kings Gap Court Hotel, VALENTIA ROAD, HOYLAKE, CH47 2AN		
Proposal:	Demolition of dilapidated garden room.		
Application No.:	APP/11/00442	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	22/06/2011	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Philip Simpson	Agent:	
Location:	7 GRANTHAM CLOSE, PENSBY, CH61 8SU		
Proposal:	Removal of existing conservatory and erection of single storey rear extension		
Application No.:	APP/11/00451	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	29/06/2011	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr McCaffrey	Agent:	JPJ Architectural Design Services
Location:	Hawkshead, 35 TOWER ROAD NORTH, HESWALL, CH60 6RS		
Proposal:	Proposed extensions to front and rear of building and new roof over the whole of the building.New front wall and entrance gates		
Application No.:	APP/11/00462	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	16/06/2011	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr D Partington	Agent:	Ainsley Gommon Architects
Location:	Flat 6, 11 ASHVILLE ROAD, BIRKENHEAD, CH41 8AU		
Proposal:	Replacement of top floor windows to left hand bay of the front elevation.		
Application No.:	LBC/11/00463	Application Type:	Listed Building Consent
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	16/06/2011	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr D Partington	Agent:	Ainsley Gommon Architects
Location:	Flat 6, 11 ASHVILLE ROAD, BIRKENHEAD, CH41 8AU		
Proposal:	Replacement of top floor windows to left hand bay of the front elevation		

Application No.:	APP/11/00471	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	28/06/2011	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:	Mrs D Barraclough	Agent:	Pete Barker
Location:	9 RICHMOND WAY, PENSBY, CH61 6XH		
Proposal:	Two storey extension		
Application No.:	APP/11/00474	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	16/06/2011	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr L Wilson	Agent:	Precision Plans
Location:	8 POLL HILL ROAD, HESWALL, CH60 7SN		
Proposal:	Demolition of existing double garage and erection of a single storey side and rear extension including single garage		
Application No.:	APP/11/00475	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	05/07/2011	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr M McCarty	Agent:	Oakdale Property Consultants Ltd
Location:	166 HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PT		
Proposal:	Side and Rear Extension/Alteration		
Application No.:	APP/11/00483	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	16/06/2011	Decision:	Withdrawn
Case Officer:	Ms C Berry		
Applicant:	Mrs Aldred	Agent:	The Kenefick Jones Partnership Ltd
Location:	Hamnavoe, 20 UPLANDS ROAD, BROMBOROUGH, CH62 2BZ		
Proposal:	Alteration to front boundary wall.		
Application No.:	APP/11/00484	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	14/06/2011	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Duff	Agent:	Ultraseal
Location:	30 GRESFORD AVENUE, NEWTON, CH48 6DB		
Proposal:	White UPVC conservatory to rear of property.		

Application No.:	APP/11/00486	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr James McCormack	Agent:	C W Jones
Location:	2-4 PARKWAY CLOSE, IRBY, CH61 3XL		
Proposal:	Alterations to existing bay windows roofs		
Application No.:	APP/11/00488	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	14/06/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mrs J Ireland	Agent:	Hodge Brothers Ltd
Location:	65 WESTBOURNE ROAD, WEST KIRBY, CH48 4DH		
Proposal:	Construction of ground floor extension to side and rear.		
Application No.:	APP/11/00490	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	13/06/2011	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Dr Gupta	Agent:	M.G. Design
Location:	35 SHREWSBURY ROAD, OXTON, CH43 2JB		
Proposal:	Retrospective application for erection of closed boarded fencing to rear garden.		
Application No.:	APP/11/00493	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr and Mrs P Davies	Agent:	Mr S Quirke
Location:	Raby Cottage, RABY MERE ROAD, RABY, CH63 4JQ		
Proposal:	Alterations and extensions to existing house.		
Application No.:	APP/11/00496	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	14/06/2011	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:	Mrs A Walker	Agent:	Bayon Architectural
Location:	32 BORROWDALE ROAD, BEBINGTON, CH63 3AR		
Proposal:	Single storey detached extension		

Application No.:	APP/11/00497	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	22/06/2011	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:		Agent:	Allsorts P and M Ltd
Location:	82 HOOLE ROAD, WOODCHURCH, CH49 8EG		
Proposal:	Installation of new shopfront to front elevation and installation of lifting platform in rear yard.		
Application No.:	APP/11/00499	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	15/06/2011	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:	Mr Hardy	Agent:	Hoole Technical Solutions Ltd
Location:	72 ETON DRIVE, THORNTON HOUGH, CH63 1JS		
Proposal:	Construction of a rear conservatory extension and roof dormer		
Application No.:	APP/11/00500	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	23/06/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:		Agent:	Matthews & Goodman
Location:	Iceland Frozen Foods, 30 LISCARD WAY, LISCARD, CH44 5TP		
Proposal:	Proposed installation of air conditioning equipment on the roof of the store		
Application No.:	ADV/11/00501	Application Type:	Advertisement Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	21/06/2011	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Evolvegroup Ltd
Location:	Cleared Site, CHURCH ROAD, TRANMERE, CH42 5LE		
Proposal:	3x Fascia signs - externally illuminated by overhead trough lights 1x blank fascia panel & 1x internally illuminated Totem sign		
Application No.:	APP/11/00502	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	14/06/2011	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:	Mr Perry	Agent:	The Kenefick Jones Partnership Ltd
Location:	3 QUEENSWAY, GAYTON, CH60 3SL		
Proposal:	Single Storey Rear Extension & Internal Alterations		

Application No.:	APP/11/00503	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	22/06/2011	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr John Ralph	Agent:	W K WOOD MCIAT
Location:	39 BAYSWATER ROAD, WALLASEY VILLAGE, CH45 8NF		
Proposal:	Attached garage conversion with porch fronting main elevation		
Application No.:	APP/11/00504	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	20/06/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Gregg Trigg	Agent:	C W Jones
Location:	80 QUEENS AVENUE, MEOLS, CH47 0NA		
Proposal:	Erection of rear conservatory		
Application No.:	APP/11/00506	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	23/06/2011	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Jason Woods	Agent:	C W Jones
Location:	440 PENSBY ROAD, THINGWALL, CH61 9PH		
Proposal:	Two storey side extension, single storey rear extension, Alterations to front canopy roof, Replacement of front boundary fence.		
Application No.:	APP/11/00509	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr P Hambrook	Agent:	
Location:	The Lodge, 10 PARK ROAD, BARNSTON, CH60 2SL		
Proposal:	Demolish side porch, erect single storey flat roof extension to rear of bungalow.		
Application No.:	APP/11/00514	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	14/06/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr John Kempster	Agent:	
Location:	Silverdale, COURTENAY ROAD, HOYLAKES, CH47 1HD		
Proposal:	Erection of a single storey pitched roof extension to the rear with terrace		

Application No.:	APP/11/00519	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	
Location:	Meols Parade Hoylake Wirral CH47 3AL		
Proposal:	Proposal for a shelter constructed of tubular galvanised metalwork and clad in clear polycarbonate cladding to be erected for use by members of Hoylake Model Boat Club during periods of inclement weather in the winter while using the model boating lake for radio controlled boating.		
Application No.:	APP/11/00520	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	22/06/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr D Neil	Agent:	Tom Bennett Design
Location:	28 BROADWAY, GREASBY, CH49 2NL		
Proposal:	Proposed single storey front/side extension with pitched roof		
Application No.:	APP/11/00522	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	23/06/2011	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr P Smith	Agent:	
Location:	47 BISPHAM DRIVE, MEOLS, CH47 9SE		
Proposal:	Single storey rear flat roof extension with balcony. Also side porch		
Application No.:	APP/11/00523	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	22/06/2011	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr A Hughes	Agent:	Mr S Almond
Location:	1 PARK ROAD, BARNSTON, CH60 2SL		
Proposal:	Two storey extension		
Application No.:	APP/11/00524	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	23/06/2011	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr J Crofts	Agent:	
Location:	Lockerbie, 8 MILL LANE, GAYTON, CH60 2TG		
Proposal:	Two storey extension to existing dwelling Garage extension-Single to double.		

Application No.:	APP/11/00525	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	28/06/2011	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:		Agent:	Christopher Poe and Co
Location:	Dave Pluck Betting Office, 1206-10 NEW CHESTER ROAD, EASTHAM, CH62 9AE		
Proposal:	Reposition entrance door of existing betting office approx 550m from the right side of the central supporting pillar to left side of it.		
Application No.:	APP/11/00526	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	27/06/2011	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr & Mrs Green	Agent:	ShepherdMyers LLP
Location:	11 ST KILDAS ROAD, MORETON, CH46 0RX		
Proposal:	Demolition of existing dwelling, erection of replacement dwelling		
Application No.:	APP/11/00527	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:		Agent:	Cowan Associates Ltd
Location:	85 COOMBE ROAD, IRBY, CH61 4UW		
Proposal:	Internal Alterations, side and rear extensions, car port to front entrance and associated landscaping works for the benefit of a registered disabled person		
Application No.:	APP/11/00528	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	28/06/2011	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr M McGowan	Agent:	Hogan Drawing Shop Ltd
Location:	24 PLYMYARD AVENUE, BROMBOROUGH, CH62 6BN		
Proposal:	Erection of double detached garage, games room, WC and storage areas at ground and first floor level, Partial demolition of existing double garage.		
Application No.:	APP/11/00530	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	28/06/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Clark	Agent:	Building Design Solutions Ltd
Location:	8 BROUGHTON AVENUE, WEST KIRBY, CH48 5ER		
Proposal:	Erection of single storey rear extension		

Application No.:	APP/11/00534	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr P Bishop	Agent:	
Location:	16 LLOYD DRIVE, GREASBY, CH49 1RG		
Proposal:	Erection of new conservatory to the rear elevation of 16 Lloyd Drive.		
Application No.:	APP/11/00535	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	14/06/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:		Agent:	Kier Construction
Location:	Footbridge at Sherlock Lane, Wallasey, Wirral, CH44 5TE		
Proposal:	Removal of existing footbridge over Mersey Tunnel approach and replace with new structural steel bridge.		
Application No.:	APP/11/00537	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	29/06/2011	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Wirral Council
Location:	Hearing Impaired Service, Townfield Primary School, TOWNFIELD LANE, OXTON, CH43 2LH		
Proposal:	To move the existing car park from the front to the rear of the building.		
Application No.:	APP/11/00540	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	30/06/2011	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr N Dutton	Agent:	
Location:	38 BICKERTON AVENUE, HIGHER BEBINGTON, CH63 5NB		
Proposal:	Two storey side extension		
Application No.:	APP/11/00541	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	30/06/2011	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr A Davidson	Agent:	Abacus Design
Location:	Langley, 2A FIR WAY, GAYTON, CH60 3RJ		
Proposal:	Demolition of existing conservatory and erection of new sun lounge.		

Application No.:	LBC/11/00543	Application Type:	Listed Building Consent
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr I Horton	Agent:	Pete Barker
Location:	14 PROSPECT VALE, LISCARD, CH45 6TQ		
Proposal:	Demolish and Re-Build existing single storey lean to kitchen.		
Application No.:	APP/11/00544	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	04/07/2011	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:	Mrs White	Agent:	I Williams Design and Build
Location:	Lee Farm, STATION ROAD, THURSTASTON, CH61 0HN		
Proposal:	Proposed storm porch		
Application No.:	APP/11/00545	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	04/07/2011	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:		Agent:	Wcec Architects
Location:	Car Park, CATHERINE STREET, BIRKENHEAD		
Proposal:	Taxi Shelter		
Application No.:	APP/11/00546	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	04/07/2011	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr K Brisley	Agent:	Mr J S Gittins
Location:	6 BARRYMORE WAY, BROMBOROUGH, CH63 0HN		
Proposal:	Proposed first floor extension to enlarge existing bedroom and provide a new bathroom		
Application No.:	APP/11/00549	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Withdrawn
Case Officer:	Miss K Elliot		
Applicant:	Mrs Hargreaves	Agent:	
Location:	11 BENNETS LANE, MEOLS, CH47 7AY		
Proposal:	Change of use from domestic dwelling to child care setting for up to 52 children		

Application No.:	APP/11/00551	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:		Agent:	Neil Braithwaite Architect
Location:	215 NEW CHESTER ROAD, NEW FERRY, CH62 4RD		
Proposal:	Single storey extension to rear		
Application No.:	APP/11/00555	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Fielding	Agent:	The Kenefick Jones Partnership Ltd
Location:	6 DELAVOR ROAD, HESWALL, CH60 4RN		
Proposal:	Single Storey Front & Rear Extensions with roof alterations and extended front dormer		
Application No.:	APP/11/00557	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	05/07/2011	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Griffiths	Agent:	Bryson Design Ltd
Location:	White Haven, POULTON ROAD, SPITAL, CH63 9LJ		
Proposal:	Single storey granny annexe to side elevation		
Application No.:	APP/11/00559	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Derek Quinn	Agent:	C W Jones
Location:	Sandmere, 2 RECTORY CLOSE, HESWALL, CH60 4TB		
Proposal:	Rear Single storey extension, roof lights in front and rear roof pitches		
Application No.:	APP/11/00560	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	05/07/2011	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr & Mrs Davies	Agent:	
Location:	14 VENABLES CLOSE, SPITAL, CH63 9HS		
Proposal:	Proposed extension and alterations		

Application No.:	APP/11/00562	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Brian Redhead	Agent:	Mr Alan Courtnell
Location:	4 UPTON CLOSE, UPTON, CH49 6NA		
Proposal:	Demolition of existing rear extension and erection of single storey rear extension		
Application No.:	APP/11/00563	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	23/06/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr N de Brabander	Agent:	Mr N Roberts
Location:	54 OLDFIELD ROAD, HESWALL, CH60 6SF		
Proposal:	Demolition of side wall to garage and upper storey study room. Extend width of existing garage and utility room to ground floor, with bedroom extension and new study to first floor level.		
Application No.:	APP/11/00564	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Permitted development
Case Officer:	Mrs J McMahon		
Applicant:	Mr Higgerson	Agent:	Mr Chu
Location:	4 WOODCROFT LANE, HIGHER BEBINGTON, CH63 8NL		
Proposal:	Rear dormer loft extension.		
Application No.:	APP/11/00565	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Approve
Case Officer:	Ms J Storey		
Applicant:	Mr Peter Atherton	Agent:	
Location:	Leasowe Castle Hotel, Leasowe Road, Moreton, Wirral, CH46 3RF		
Proposal:	Proposed Pagoda		
Application No.:	APP/11/00566	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	01/07/2011	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mrs Lawrence	Agent:	martin fletcher architects
Location:	37 BIRCH AVENUE, UPTON, CH49 4LS		
Proposal:	Erection of a two storey rear extension with 2No. rooflights and porch to the front of the property		

Application No.:	APP/11/00568	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	30/06/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Michael Murphy	Agent:	DJ Cooke & Co Ltd
Location:	26 THE WOODLANDS, UPTON, CH49 6NQ		
Proposal:	Erection of a two storey extension to the side of the property and a single storey extension to the rear		
Application No.:	APP/11/00577	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Earp	Agent:	4 Seasons Ltd
Location:	Greenways, 6 BACKFORD ROAD, IRBY, CH61 2XH		
Proposal:	Erection of rear conservatory		
Application No.:	APP/11/00580	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr I Griffin	Agent:	Neville Pickard
Location:	213 HOLMLANDS DRIVE, OXTON, CH43 0US		
Proposal:	Erection of a two storey side extension. (Resubmission)		
Application No.:	APP/11/00587	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr J Beesley	Agent:	Tom Bennett Design
Location:	40 GERARD ROAD, LISCARD, CH45 6UH		
Proposal:	Demolition of rear porch and erection of a single storey rear extension.		
Application No.:	APP/11/00591	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr D Gibbbs	Agent:	
Location:	101-103 NEW CHESTER ROAD, NEW FERRY, CH62 4RA		
Proposal:	Extension of time from APP/08/6767 - Erection of 8no. three storey town houses (Outline)		

Application No.:	APP/11/00598	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr & Mrs Ryan	Agent:	Linwood North West Ltd
Location:	8 CHINA FARM LANE, NEWTON, CH48 9XW		
Proposal:	Erection of rear conservatory and garage to side		
Application No.:	APP/11/00599	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	28/06/2011	Decision:	Permitted development
Case Officer:	Ms C Berry		
Applicant:		Agent:	Paddock Johnson Partnership
Location:	Oak House, TEBAY ROAD, BROMBOROUGH		
Proposal:	Change of Use of part ground floor from use Class B1, B2 to D1. Total existing floor area approx. 762 Sq.M. (8,203 Sq.Ft.) area for proposed D1 use 278 Sq.M. (3000 Sq.Ft.) on ground floor (see 1904.100)		
Application No.:	APP/11/00609	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	06/07/2011	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs N Hurst	Agent:	Mr M Corrigan
Location:	Fiveways, 2 WELL LANE, GAYTON, CH60 8NE		
Proposal:	Ground floor extension at front of garage and dormer above Re-position of dormer windows to front and rear.		
Application No.:	DEM/11/00622	Application Type:	Prior Notification of Demolition
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	22/06/2011	Decision:	Prior approval is not required
Case Officer:	Miss K Elliot		
Applicant:		Agent:	Ainsley Gommon Architects
Location:	Blue Star Taxis, UPTON ROAD, CLAUGHTON, CH41 0DE		
Proposal:	Demolition of single storey building former police station, public toilets and more recently a taxi rank.		

Summary of data

	Total Per
Approve	67
Permitted development	2
Prior approval is not required	1
Refuse	1
Withdrawn	3
Report Total	74