



Planning Committee

Date:	Thursday, 16 February 2012
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Pat Phillips
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1. MINUTES (Pages 1 - 8)

To receive the minutes of the meeting held on 24 January, 2012.

RECOMMENDED: That the minutes be received.

2. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

3. REQUESTS FOR SITE VISITS

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

4. APP/11/00874 - THE CROFT RETAIL AND LEISURE PARK, WELTON ROAD, BROMBOROUGH, CH62 3PN - RECONFIGURATION OF THE FORMER BOWL UNIT, EXISTING IN-LINE UNITS AND PART OF THE EXISTING CINEMA UNIT TO CREATE A1 NON-FOOD RETAIL SPACE, AN A3 RESTAURANT AND A RECONFIGURED CINEMA UNIT (D2 USE), ALONG WITH REPLACEMENT OF THE FOUR IN-LINE UNITS BY THREE NEW UNITS WITHIN THE CAR PARK (A1(D) (THE SALE OF SANDWICHES AND COLD FOOD FOR CONSUMPTION OFF THE PREMISES), A3 AND A5 USE) AND ONE NEW UNIT AT THE SOUTHERN EN (Pages 9 - 22)

5. **APP/11/01027 - TELESCOPE TECHNOLOGIES, 1 MORPETH WHARF, BIRKENHEAD, CH41 1LE - CHANGE OF USE FROM OFFICE AREAS INTO STAFF FACILITIES TO INCLUDE A GYMNASIUM & FITNESS AREA FOR THE EXCLUSIVE USE OF EMPLOYEES. (Pages 23 - 26)**
6. **APP/11/01248 - BOGANS CARPETS, 790 BOROUGH ROAD, TRANMERE, CH42 9JG - SUB DIVIDE EXISTING UNIT TO CREATING 2 NO. UNITS (A1) INCLUDING MODIFICATIONS TO FRONT AND SIDE ELEVATIONS, CONSTRUCTION OF A NEW ACCESS RAMP AND ATM MACHINE. (Pages 27 - 30)**
7. **APP/11/01301 - HARBISON-WALKER REFRACTORY, DOCK ROAD SOUTH, BROMBOROUGH, CH62 4SQ - EXISTING STORAGE AREA CLAD WALLS & ROOF TO BE REMOVED AND REPLACED WITH NEW CLAD WALLS AND HIGHER LEVEL ROOF, THE ERECTION OF A 4,300²FT AND 17,000²FT EXTENSION TO SIDE AND REAR OF EXISTING STORAGE AREA AND ASSOCIATED WORKS. (Pages 31 - 36)**
8. **APP/11/01441- HONISTER, RABY DRIVE, RABY MERE, CH63 0NQ - RETROSPECTIVE PLANNING APPLICATION FOR THE DEMOLITION OF A CARPORT, PROPOSED SINGLE STOREY EXTENSION, PROPOSED 2-STOREY GARAGE WITH HOME OFFICE WITH THE INSERTION OF 4 VELUX ROOFLIGHTS AND A FLUE TO THE REAR ELEVATION OF THE GARAGE. (AMENDMENT TO APP/2010/00606). (Pages 37 - 42)**
9. **APP/11/01520 - REDWOOD, 18 FARR HALL DRIVE, HESWALL, CH60 4SH - DEMOLITION OF EXISTING BUNGALOW AND GARAGE AND REPLACEMENT WITH A NEW 2 STOREY HOUSE WITH A FLAT ROOF, BASEMENT AND DOUBLE GARAGE (DETACHED), NEW DRIVEWAY AND AMENDED FRONT ENTRANCE FROM FARR HALL DRIVE. (AMENDED DESCRIPTION). (Pages 43 - 50)**
10. **APP/11/01525 - BEACON COTTAGE, 4 MOORLAND CLOSE, GAYTON, CH60 0EL - TWO STOREY REAR EXTENSION. FIRST FLOOR SIDE EXTENSION OVER GARAGE. (Pages 51 - 54)**
11. **APP/12/00012 - MELROSE, 90 OLDFIELD ROAD, HESWALL, CH60 6SG - PROPOSED REPLACEMENT DWELLING AND ASSOCIATED LANDSCAPE WORKS. (Pages 55 - 60)**
12. **12/00039 - 36 PIPERS LANE, HESWALL, CH60 9HW - ALTERATIONS TO EXISTING CONSERVATORY INCLUDING FORMATION OF BALCONY ABOVE. (Pages 61 - 64)**
13. **APP/11/01431 - 34 PALM GROVE, CLAUGHTON, CH43 1TF - TWO STOREY SIDE AND REAR EXTENSION, SINGLE STOREY FRONT EXTENSION, PORCH AND DETACHED GARAGE. (Pages 65 - 68)**

14. **APP/11/01492 - SURFERS RESTAURANT, 136-140 BANKS ROAD, WEST KIRBY, CH48 0RF - ERECTION OF A SINGLE-STOREY FRONT EXTENSION. (Pages 69 - 74)**
15. **APP/11/01500 - 43 RHODESWAY, GAYTON, CH60 2UA - SINGLE STOREY REAR AND SIDE EXTENSIONS, EXTENSION TO FRONT PORCH AND ALTERATIONS/ADDITIONS TO THE ROOF AT FRONT AND REAR. (Pages 75 - 78)**
16. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 13/01/2012 AND 05/02/2012. (Pages 79 - 92)**
17. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

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PLANNING COMMITTEE

Tuesday, 24 January 2012

<u>Present:</u>	Councillor	D Elderton (Chair)	
	Councillors	E Boulton	B Kenny
		W Clements	B Mooney
		P Johnson	D Realey
		D Mitchell	J Salter
		S Kelly	J Walsh

154 MINUTES

The Director of Law, HR and Asset Management submitted the minutes of the meeting held on 3 January, 2012.

Resolved - That the minutes be received.

155 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.

156 REQUESTS FOR SITE VISITS

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

The following request for a site visit was unanimously approved.

APP/11/01248 - Bogans Carpets, 790 Borough Road, Tranmere, Ch42 9JG - Sub divide existing unit to creating 2 no. units including modifications to front and side elevations, construction of a new access ramp and ATM machine. (Councillor Denise Realey).

157 APP/11/00592 - 8 HOLT ROAD, TRANMERE, CH41 9ES - ERECTION OF 10 SELF CONTAINED FLATS IN TWO SEPARATE BUILDINGS.

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

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

Resolved (11:00) – 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. Development shall not commence until a scheme for the provision of cycle parking has been submitted to and agreed in writing by the local planning authority. The cycle parking facility shall be erected in accordance with the approved details prior to the occupation of the development hereby approved and retained as such thereafter.**
- 4. Before the development hereby permitted is begun, full details of a gated access way shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the flats.**
- 5. No development shall be commenced until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features.**
- 6. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise approved in writing by the Local Planning Authority.**
- 7. All hard and soft landscape works shall be carried out in accordance with the approved details as set out in Condition 5. The works shall be carried out prior to the occupation of any part of the development;**
- 8. Pedestrian visibility splays of 2.4 metres by 2.4 metres shall be provided at the junction of the proposed access with Holt Road before any part of the development is brought into use. These splays shall be retained thereafter.**
- 9. Vehicular sight lines shall be provided at the junction of the access(es) to Holt Road in accordance with details to be submitted to and agreed in writing with the local planning authority prior to the commencement of development. Any such access(es) and sight lines shall be formed and hard surfaced before any other part of the development is brought into use.**
- 10. Before the development hereby permitted is first commenced, a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground and building slab levels on site and adjoining levels off site**

shall be taken from the datum, and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans(s). The development shall be carried out in accordance with the approved details.

11. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided and retained, unless otherwise agreed in writing with the Local Planning Authority in accordance with the approved scheme. The scheme shall include:

- 1) The numbers, type, tenure and location of the site of the affordable housing provision to be made;
- 2) The timing of construction of the affordable housing;
- 3) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced.

158 APP/11/01090 - TASTE BUDS, 16 BEBINGTON ROAD, NEW FERRY, CH62 5BQ - RETENTION OF CHANGE OF USE FROM CAFE TO BAR (USE CLASS A4), INCLUDING SINGLE-STOREY REAR EXTENSION TO PROVIDE TOILET, STORAGE AND ANCILLARY ACCOMMODATION. PROVISION OF KITCHEN AND STORAGE AT FIRST FLOOR AND RETENTION OF MANAGER'S BED-SIT AT SECOND FLOOR. RETENTION OF EXTERNAL SEATING / SMOKING AREA TO FRONT.

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor John Salter and seconded by Councillor Wendy Clements it was:

Resolved (11:00) – 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. There shall be no permanent seating or structure erected within the external area to the front of the building, which is within the public highway.
3. The external area to the front of the building shall not be used between the hours of 16.30pm and 10.30 am Mondays to Sundays inclusive.
4. Notwithstanding the details shown on plan ref 1815 03 the front door facing south east shall open inwards away from the public highway, details of which shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development hereby approved.
5. Trading shall not take place at the premises between the hours of 23.30 and 08.00.

159 APP/11/01093 - ST MARGARET'S CONVENT, MERSEY LANE SOUTH, ROCK FERRY - RESTORATION OF THE LISTED LATE GEORGIAN BUILDING AND THE CONVERSION OF THE PROPERTY FROM A RESIDENTIAL CARE HOME INTO FIVE FAMILY HOMES. THE PROPOSALS INCLUDE THE REMOVAL OF PREVIOUS EXTENSIONS, THE ADDITION OF ELEVEN NEW BUILD FAMILY HOUSES AND CONVERSION OF THE EXISTING ON-SITE CHAPEL INTO A RESIDENTIAL PROPERTY. PROVISION OF PARKING AND LANDSCAPING.

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

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

Resolved (11:00) – That the application be approved subject to the following conditions;

- 1. Any vehicle crossings rendered obsolete by this development shall be reinstated to standard footway levels within 3 months of first occupation.**
- 2. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 3. 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.**
- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.**
- 5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no walls, fences or other means of enclosure shall be erected on any part of the land lying between any main wall of the building fronting a highway and the highway boundary.**
- 6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.**
- 7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land**
- 8. The hard and soft landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a**

timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

9. A landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority prior to the occupation of the development. The landscape management plan shall be carried out as approved.

10. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

11. No development shall take place until samples of the materials to be used in the external construction of the development hereby approved have been submitted to and approved in writing with the Local Planning Authority. Development shall be carried out in accordance with the approved details.

12. Prior to the commencement of development, a professional photographic record of the building should be submitted to and approved by the Local Planning Authority.

13. Prior to the commencement of development, details of all new windows at a scale of 1:5 shall be submitted to and agreed in writing with the LPA. The approved window details shall be completed in full.

14. All living/bedroom windows on facades facing towards the Rock Ferry bypass should be fitted with enhanced/ acoustic double glazing. The specification for such glazing to be agreed in writing with the LA before commencement of the conversion work.

160 APP/11/01248 - BOGANS CARPETS, 790 BOROUGH ROAD, TRANMERE, CH42 9JG - SUB DIVIDE EXISTING UNIT TO CREATING 2 NO. UNITS INCLUDING MODIFICATIONS TO FRONT AND SIDE ELEVATIONS, CONSTRUCTION OF A NEW ACCESS RAMP AND ATM MACHINE.

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

161 DPP3/11/01265 - PENSBY INFANT SCHOOL, KENTMERE DRIVE, PENSBY, CH61 5XW - DEMOLITION OF THE EXISTING PENSBY PRIMARY AND CONSTRUCTION OF PHASE 2 (LOCATED ON THE WEST SIDE OF THE SITE), TO INCLUDE SINGLE STOREY HUB AREA BETWEEN THE TWO NEW SCHOOLS PLUS SINGLE STOREY STANLEY SCHOOL BUILDING TOGETHER

WITH RELEVANT FACILITIES AND SERVICES, EXTERNAL WORKS AND CAR PARKING AREAS.

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Wendy Clements and seconded by Councillor Peter Johnson it was:

Resolved (11:00) – 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. No development or site works shall be commenced until a scheme to regulate surface water, based on sustainable drainage principles, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved scheme.

3. Before any construction commences, samples of the facing, roof and 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.

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.

5. Within six months of the first occupation of the development hereby permitted, a full Travel Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority. A review of the Travel Plan shall be submitted to the Local Planning Authority on an annual basis which, for the avoidance of doubt shall include:

- **An updated action plan;**
- **A progress report; and**
- **Monitoring report including data from the latest travel surveys.**

162 **APP/11/01332 - CHURCH HALL, ST JOHNS CHURCH, FRANKBY ROAD, GREASBY, CH48 1PE - DEMOLITION OF EXISTING CHURCH HALL AND CONSTRUCTION OF NEW CHURCH HALL ON THE SITE OF THE EXISTING.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Wendy Clements and seconded by Councillor Peter Johnson it was:

Resolved (11:00) – 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, cross section drawings of the new window, rooflight, door and eaves detail to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The window and door units and frames shall consist of timber or steel. The approved details shall then be used in the construction of the development and retained as such thereafter.

3. Before any construction commences, samples and colour detail of the facing 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 cladding shall consist of natural timber and shall be stained or painted. The approved materials shall then be used in the construction of the development and retained as such thereafter.

4. Before any construction commences, samples of the rainwater goods, sills and flashings 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 and retained as such thereafter.

5. Doors and windows serving the main hall area of the building to the north, south and east facing elevations of the building, must be kept closed (other than to allow for access and egress) when regulated entertainment is being played.

6. 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.

7. Prior to the commencement of demolition of the existing church hall, a professional photographic record of the building should be submitted to and approved by the Local Planning Authority.

163 **APP/11/01416 - HEATHCROFT, GREENFIELD LANE, HESWALL, CH60 9HG - DOUBLE STOREY SIDE AND REAR EXTENSION WITH INTERNAL ALTERATIONS. RESUBMISSION OF APP/11/01133.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

On a motion by Councillor Peter Johnson and seconded by Councillor Stuart Kelly it was;

Resolved (11:00) – 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. Prior to the construction of the extension, details of alternative off street parking to replace any parking lost through the erection of the extension, shall be submitted to and agreed in writing with the Local Planning Authority. The alternative parking shall be implemented before the extension is built and retained thereafter.

164 **APP/11/01417 - GROUND FLOOR FLAT, 14 QUEENS ROAD, HOYLAKE, CH47 2AH - ERECTION OF A REAR EXTENSION.**

The Acting Director of Regeneration, Housing and Planning submitted the above application for consideration.

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

Resolved (11:00) – That the application be approved subject to the following condition;

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

165 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 16/12/2011 AND 13/01/2012.**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing applications delegated to him and decided upon between 16/12/2011 and 13/01/2012.

Resolved – That the report be noted.

166 **PLANNING APPEALS DECIDED BETWEEN 16/12/2011 AND 13/01/2012**

The Acting Director of Regeneration, Housing and Planning submitted a report detailing Planning Appeals decided between 16/12/2011 and 13/01/2012.

Resolved – That the report be noted.

Planning Committee

16 February 2012

Reference:
APP/11/00874

Area Team:
South Team

Case Officer:
Mr K Spilsbury

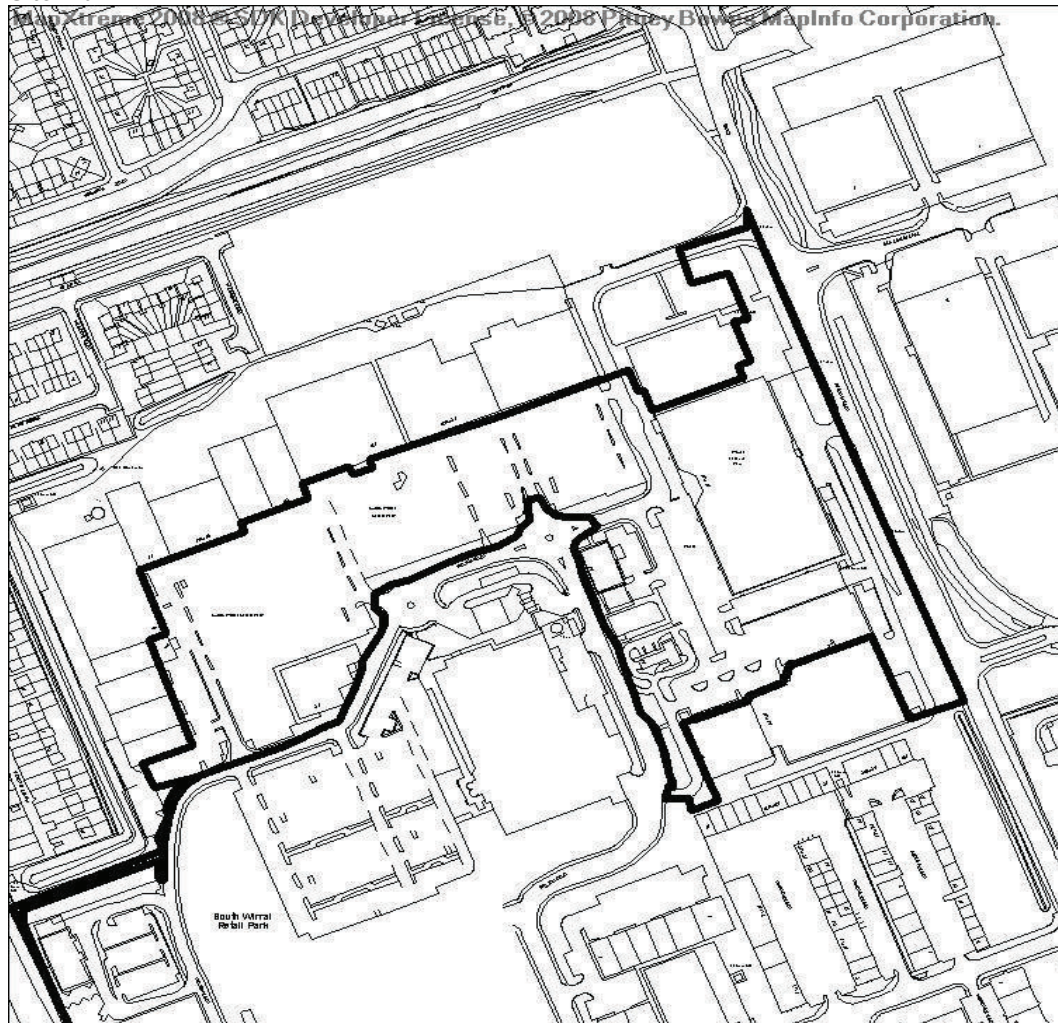
Ward:
Bromborough

Location: The Croft Retail and Leisure Park, WELTON ROAD, BROMBOROUGH, CH62 3PN

Proposal: Reconfiguration of the former bowl unit, existing in-line units and part of the existing cinema unit to create A1 non-food retail space, an A3 restaurant and a reconfigured cinema unit (D2 use), along with replacement of the four in-line units by three new units within the car park (A1(d) (the sale of sandwiches and cold food for consumption off the premises), A3 and A5 Use) and one new unit at the southern end of the western terrace (A1 non-food use) along with selected car park reconfiguration and improvements to existing pedestrian and cycle access routes from New Chester Road.

Applicant: Universities Superannuation Ltd
Agent : Drivers Jonas Deloitte.

Site Plan:



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Executive Summary

The site is a popular out of town centre where the owners propose to downsize the existing leisure area by replacing the existing ten pin bowling facility and reducing the number of screens at the Odeon Cinema to create 5,916m² of non-food retail floorspace, new restaurants/takeaways and a new retail unit. The proposal has the potential to adversely affect investment, regeneration and employment prospects in Birkenhead and would conflict with national, regional and local planning policy.

Tenants of the indoor bowl sport and recreation facility claim that applicant announced closure of the ten pin bowling facility without consultation. The tenants indicate that they operate a successful business with regular customers including competitive leagues and community groups with special needs and would like to stay in the leisure area of park, but are unable to pay the rents which a large commercial retailer would be prepared to pay. Consequently, the bowl operator considers there is no alternative but to seek alternative premises and has made a separate application to change the use of a nearby industrial building in the Wirral International Business Park.

National Planning Policy PPG17 (Planning for Open Space, Sport and Recreation) makes it clear that a sports and recreational building should not be built on unless an assessment shows it is surplus to requirements or a suitable alternative, which has comparable quality and accessibility, can be secured via a planning obligation. 54 out of 66 responses to the applicant's community consultation were against the bowl closure.

In view of the desirability, in land use terms, of retaining the ten pin bowl within the established leisure area, officers have sought alterations to the proposed development, through a number of discussions with the applicant, which would have retained the ten pin bowling facility in a modified form in its existing location and with a reduced amount of 'enabling' retail floorspace. However, retention of the Bowl within the Leisure Park in situ in any form has been rejected by the applicant on the grounds of viability. The application is recommended for refusal due to the loss of the indoor bowl sport and recreation facility from the leisure area, the potential impact on investment and harm to the prospects for regeneration and employment within Birkenhead, which conflicts with the aims of national and local planning policy.

Development Plan allocation and policies:

The site is designated as an Out of Centre Retail Development on the Unitary Development Plan (UDP) Proposals Map under Policy SH11 which indicates that proposals for redevelopment or expansion of these sites for retail use will be assessed using UDP Policies SH9 and SH10.

In addition, UDP Policy URN1 and Regional Spatial Strategy Policies W5, RDF1, LCR1, LCR2 & LCR3 and National Policy in PPS4 - EC10 and EC14-19 and PPG17 are relevant to the assessment of the proposed development.

Planning History:

OUT/89/06970 - Cinema & associated leisure development - Approved 04.05.1990

APP/90/06485 - Erection of Cinema, ten pin bowling alley, night club and amusements centre & car parking - Approved 24.07.1990

APP/01/06563 - Erection of 7 non-food retail units (Use Class A1), extensions to existing leisure complex to provide 3 restaurants (Use Class A3) & new access onto Stadium Road - Withdrawn

APP/09/06048 - Change of Use of Unit 9F to incorporate A1 Use (non-food) bulky good retail - Approved 03.02.2010

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 121 notifications were sent to adjoining properties. A Site Notice was also displayed and the application was advertised in the Wirral Globe. At the time of writing this report the following representations have been received:

Merseyside Cycling Campaign - no objections

The Bromborough Society - have concerns in relation to the loss of car parking spaces and the relocation of the ten pin bowling facility.

Odeon Cinemas - support the proposals as they will improve business for the eastern section of the retail park.

Councillor Irene Williams supports the application stating:

"There has been a cinema and bowling alley in Croft Retail Park for many years. They merely want to reduce the number of cinema screens and move the bowling alley to a smaller, cheaper unit to reduce their rents. It would be a great shame if Bromborough were to lose these facilities altogether and I can't see what benefit this would be to other areas in the Borough".

Councillor Steve Niblock has requested that the application be taken out of delegated powers for the following reasons:

"The proposal will result in a net increase of 66 full time equivalent jobs which in the current economic climate Wirral is in desperate need of.

The provision of the additional 'bulky goods' space will mean that local residents, particularly those in this part of the Borough, will not need to travel out of Borough for the goods that will be provided thus reducing the congestion on our roads.

In addition this application is linked inextricably to a separate application for the provision of ten pin bowling facilities in the south of the Borough. This is because the Applicant and the Bowl operators have come to an agreement with regard to these applications.

The application will also result in modern enhanced facilities in the cinema which will also benefit the local community.

I feel that these are sufficient grounds for the Planning Committee to step outside policies for the benefit of the local community and the people of Wirral"

CONSULTATIONS

Director of Law, HR and Asset Management (Pollution Control) - no objections

Director of Technical Services (Traffic Management Division) - no objections subject to conditions and a Section 106 agreement.

Environment Agency - no objections

Merseyside Police (Crime Reduction Officer) - no objections subject to the recommendations of the Designing Out Crime Assessment.

Director's Comments

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Steve Niblock requested that the application be taken out of delegation and reported to the Planning Committee as outlined in his representations above. However the application is also categorised as Major Development and is also required to be determined by the Planning Committee under the Council's Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposed scheme has two main elements. The first involves the relocation of the existing A3/A5 café/hot-food takeaway units (currently occupied by Subway, Greggs and KFC) to 3 freestanding "pod" units within the existing main car park as well as the relocation of the existing A1 retail unit occupied by Sharps Bedrooms to a new shop unit adjacent to the existing Carpetright unit at the

western end of the retail park from the existing terrace adjacent to the ten-pin bowling.

The second element is for the creation of 5,916 sqm of retail floorspace for the sale of non-food goods which would involve the closure of the existing ten-pin bowling facility and reconfiguration of the Odeon Cinema, including a new entrance and a reduction in the number of cinema screens. An additional A3 restaurant unit would also be created adjacent to the new cinema entrance. The applicant states that the retail floorspace may be sub-divided into or up to four individual retail units with a minimum unit floorspace of 604 sqm. There are no named operators, but the applicant has indicated that potential occupiers such as Next Home, Hobbycraft, BHS Home, DFS, SCS, CSL, Harveys and Wren Kitchens have expressed an interest.

PRINCIPLE OF DEVELOPMENT

Out of centre retail development can only be permitted under UDP Policies SH9 'Criteria for Out of Centre and Edge of Centre Retail Development' & SH10 'Design and Location of Out of Centre and Edge of Centre Retail Development' if the Local Planning Authority is satisfied that the benefits outweigh the disadvantages when assessed against criteria, which: seeks to ensure the vitality and viability of existing centres is not undermined, take account of regeneration and environmental benefits and ensure the Borough's requirement for industrial land or premises is not prejudiced. More recent policies are included in the Regional Spatial Strategy (RSS), specifically Policy W5 'Retail Development', and National Planning Policy Statement PPS4 'Planning for Sustainable Economic Growth'. It should be noted that the Government intends to abolish RSS, subject to the outcome of consultation on Strategic Environmental Assessment. RSS will remain part of the statutory development plan until formally revoked.

RSS Policy W5 'Retail Development' indicates that comparison retail facilities should be enhanced and encouraged in centres such as Birkenhead and sets a presumption against new out of centre regional or sub-regional comparison retailing facilities and a presumption against large scale extensions unless fully justified in line with the sequential approach in PPS6 (now PPS4).

National Policy in PPS4, Policy EC17 makes it clear that out of centre retail development should be refused where applicants have not demonstrated compliance with the sequential test or where there is clear evidence that the proposal will lead to significant adverse impacts.

Redevelopment of the indoor bowl centre should only be permitted if the facility is declared surplus to requirements or alternative facilities of the same quality, that are as accessible to current and new users, can be secured through planning obligations under the terms of National Planning Policy Guidance PPG17 'Planning for Open Space, Sport and Recreation', paragraphs 10 and 13.

The current status of the National Planning Policy Framework (NPPF) as a consultation draft means that it carries limited weight, but it does indicate that the "town centres first" approach and protection for sport and recreational facilities are likely to be retained.

SITE AND SURROUNDINGS

The Croft Retail and Leisure Park is a large popular out of town shopping and leisure complex located off New Chester Road (A41). Retail uses such as Mothercare/Early Learning Centre, Boots, Next (clothes for men, women and children), Brantano (shoes), Argos etc wrap around the northern perimeter with a car park and Boots store located centrally within the park's core. An ASDA superstore and petrol station in separate ownership is located south of Welton Road. The proposed new food and drink "pod" units would be located on the existing main car park north of the ASDA petrol station directly in front of existing retail units. The new unit for Sharps Bedrooms would be located on the western edge of the site adjacent to the existing Carpetright Unit

The proposed new retail floorspace and new restaurant would be located in the eastern end of the park, which is predominantly in use for leisure purposes, including the existing cinema site, bowling alley, health and fitness, restaurants and hot food outlets.

POLICY CONTEXT

The Statutory Development Plan

Unitary Development Plan (UDP) Policies SH9 'Criteria for Out of Centre and Edge of Centre Retail Development' & SH10 'Design and Location of Out of Centre and Edge of Centre Retail Development' seek to ensure that proposals will not undermine the vitality and viability of existing centres, ensure the Borough's requirement for industrial land or premises is not prejudiced and that siting, scale and design is appropriate to the character of the surrounding area. The criteria are also applicable to proposals for the redevelopment or expansion of out of centre retail development under the terms of UDP Policy SH11.

In detail, out of centre retail development could only be permitted if the Local Planning Authority is satisfied that any benefit outweighs the disadvantages when assessed against the criteria in UDP Policy SH9 and all the additional criteria in SH10 can be satisfied. Matters for consideration in SH9 include:

- (i) that the vitality and viability of existing centres would not be undermined;
- (ii) the extent that regeneration and environmental benefits would be accrued when compared with alternative uses for the site; and alternative sites capable of accommodating the development elsewhere;
- (iii) accessibility by a choice of transport and effect on overall travel and car use and ensure the Borough's requirement for industrial land or premises is not prejudiced.

In addition to criteria relating to design, amenity, traffic and servicing; UDP Policy SH10 requires that the supply of employment land is not undermined. URN1 'General Principles and Urban Regeneration' makes it clear that the Local Planning Authority will be concerned to secure full and effective use of urban land and that neglected and unused sites are brought back into use and that new services are minimised through the use of spare capacity.

The Regional Spatial Strategy (RSS) is the most recent part of the statutory Development Plan. This will remain in force until formally revoked subject to the outcome of the Government's consultation on environmental effects. RSS Policy W5 'Retail Development' indicates that retailing facilities should be enhanced and encouraged in Birkenhead. Proposals should not undermine the vitality and viability of any other centre or create unsustainable shopping patterns. This sets a presumption against new out of centre regional or sub-regional comparison facilities and indicates there should also be a presumption against large scale extensions to such facilities unless justified in line with the sequential approach. RSS Policies RDF1 'Spatial Priorities', LCR1 'Liverpool City Region Priorities' and LCR2 'The Regional Centre and Inner Areas of Liverpool City Region' make it clear that priority for growth in Wirral should be focused on the inner area of Birkenhead to promote urban renaissance, social inclusion and provide employment. Policy LCR3 'Outer part of the Liverpool City Region' for where the site is located, also makes it clear economic development should be focused in the towns and cities identified in RDF1.

National Planning Policy Statement PPS 4

One of the Government's main objectives, in PPS4, for achieving sustainable economic growth is to promote the vitality and viability of existing centres. Development management policies relating to town centre uses include the sequential and impact tests set out at Policies EC15 and EC16, which are applicable to this application. The 'town centre first' approach is retained in the draft National Planning Policy Framework (NPPF)

The applicant has submitted a Town Centre Assessment and separate planning statement as required by PPS4, Policy EC14. These, together with further supplementary reports, provided in response to requests by officers for further information and clarification, have been analysed and the conclusions are set out below.

Policy EC15 Consideration of sequential assessments

Policy EC15 sets out the issues which local planning authorities should consider when reviewing sequential assessments produced under Policy EC14.

The applicant has considered alternative sites within existing centres on the Borough with a minimum size that would be capable of accommodating the following:

- New non-food floorspace - 604 sqm gross;
- A new restaurant - 372 sqm gross;
- Sharps - 175 sqm gross; and
- Relocated In line units 74 sqm

The applicants' sequential assessment has considered what might be available over a 2 year period on the basis that the proposed development could be complete by end of 2012. However, given that the evidence in Wirral Council's Strategy for Town Centres, Retail, and Commercial Leisure (December 2009) produced on behalf of the Council by Roger Tym & Partners ("the RTP report") shows there is a lack of quantitative need for comparison retail floorspace in the short term; a five year time-frame has been considered by officers to be more appropriate. Further assessment has been provided by the applicant for some alternative sites on this basis. The applicant has also, at the request of officers' contacted landowners of some sites assessed in Birkenhead Town Centre to establish current intentions.

Sequential analysis

Cinema reconfiguration

Cinemas are listed as one of the town centre uses in paragraph 7 of PPS4 and are subject to the requirements of the sequential approach, but it is accepted that the nature of the works proposed to the Odeon (which involves a contraction in size, rather than an extension of floorspace) means that the requirements of the sequential approach do not apply to the cinema element of the proposals.

In-line A1(d)/A3/A5 units

The applicant considers that sequential assessment of the new in-line units is not strictly required because it is a like for like relocation of the existing units and relocation elsewhere in the Borough is not possible because of existing lease agreements. Notwithstanding this the applicant has considered a lengthy list of sites/premises in Birkenhead (including Hind Street), Bromborough, Heswall, New Ferry, and Prenton. The restaurant proposed adjacent to the Odeon is effectively new A3 floorspace and is considered separately in the sequential assessment.

It is claimed that vacant units in Birkenhead town centre could only be used for A1 retail purposes, but is not convincing when current planning policy makes provision for A3 or A5 uses within the town centre. Nevertheless, it could be contended that the relocated 'in line' units and proposed restaurants are not in themselves likely to cause undue harm to local town centres, given that these would be like-for-like replacements within the Croft site.

The additional restaurant, however, could be accommodated within established centres, notably within those units in the Grange and Pyramids in Birkenhead identified as being of suitable size but incorrectly ruled out on grounds that A3 uses would not be permitted. A small number of units in Birkenhead, which would be large enough to accommodate the 372 sq m restaurant, are incorrectly discounted by the applicant as being too small. It can, however, be accepted that restrictive opening hours would render vacant units in the Pyramids and Grange Shopping Centre unsuitable and unviable as a location for the restaurant.

Bulky goods floorspace

The alternative sites assessed by the applicant include Hind Street, Oliver Street, former Rank Bingo Hall (Conway Street), land adjacent to the Vue Cinema, Europa Boulevard, 139-141 Telegraph Road (former Kwik Save), and a site adjacent to Kwik Fit, Prenton. A number of vacant units are also considered in Birkenhead, Prenton, Bromborough, Bebington, Wallasey and Heswall.

In the case of Hind Street, the applicant suggests that this is not a sequentially preferable location as its poor connectivity with Birkenhead could lead to it being classified as out of centre under the terms of national policy. They are sceptical of the proposal coming forward within the short term as soft market testing, remediation work and approval of matters held in reserve with the outline planning permission is yet to be achieved. The applicant, however, accepts that the tasks yet to be carried out

do not categorically mean the site will not be available or viable for development.

Hind Street is an important regeneration opportunity for Birkenhead. The Integrated Regeneration Strategy for Birkenhead and Wirral Waters, adopted by the Council as a material planning consideration, identifies the Hind Street Regeneration Area as offering potential to improve links with the town centre as part of a wider mixed-use proposal (Council, 12 July 2010, item 16 refers).

Bulky goods retailing would be a key element in securing a critical mass of uses in the Hind Street Regeneration scheme, where outline permission has recently been renewed by the Planning Committee on 3 January 2012 (APP/11/01118 refers). The restriction of the retail element to bulky goods aims to ensure that the development of Hind Street would be complementary to the continued vitality and viability of the Core Retail Area in Birkenhead Town Centre. A number of the indicative occupiers identified in the applicant's supplementary report of December 2011 could potentially be accommodated at Hind Street under the terms of the goods restriction condition on the current outline permission. The scheme would also include the provision of the Mollington Link Road and enhanced pedestrian links to the town centre. This in effect, together with the mix of public transport connections, would render Hind Street a more sequentially preferable edge of centre site. Given that the retail element of the current Croft proposals is also for bulky goods retailing, it is considered that the scale of development proposed could have an adverse affect on securing the public/private investment needed to bring forward Hind Street (a test under PPS4, Policy EC16). Even in its current state, Hind Street, which is closer to a town centre and accessible by a choice of transport modes, can be regarded as being sequentially preferable to the application site and as a location that could come forward within a five-year assessment time-frame.

Oliver Street is clearly no longer an option due to the completion of Asda. However, proposals for the Rank Bingo Hall and Europa Boulevard sites have not materialised, and these sites are likely to remain vacant if retail development continues to be promoted in out of centre locations.

The applicant contends that the adjacent Grange Shopping Centre Car Park could not accommodate demand if bulky goods retailing was introduced at the Rank Bingo Hall site, but no evidence is provided about the actual levels of usage to demonstrate this is the case. It is also suggested that there would be little direct custom because there is poor legibility with the main shopping area.

The applicant also contends that land adjacent to the Vue cinema on Europa Boulevard could not accommodate disaggregated bulky goods units (604m²) because it is not in an established retail location; it has no similar retailers in close proximity and would not create the level of on-site car parking that a bulky goods retailer would want. Although footfall is generated by Conway Park Station and it close to the cinema, it does not according to the applicant have main road prominence or the critical mass of retailers/leisure operators to support sustained trade.

It is considered that the applicants case for rejecting the former Rank Bingo and Europa Boulevard sites is not convincing – disaggregation could take place in a different way (especially as the proposal is not tied to a specific operator's requirements at this stage). The former Rank Bingo site is part of a main road frontage facing the commercial area of the town centre and the sites are capable of attracting footfall from Birkenhead Bus Terminus, the multi-storey car park and the commercial part of the Town Centre. While the applicant has indicated that neither site is being actively marketed at present, this does not prevent these sites from coming forward within a five-year assessment time frame.

Other Town Centre Sites/premises Considered by the Applicant

Italia lighting – Heswall has been rejected on basis of availability and unsuitability because the units are too small and the lack of on-site parking.

The applicant claims the site adjacent to Kwik Fit - Prenton would not meet the requirements of bulky goods retailers due to the lack of similar retailers alongside, and lack of footfall, despite the fact that the Rightway DIY store next door to site is arguably bulky goods.

A number of other alternative sites are considered in table 5.1 of the applicants own assessment. It can be accepted that none of these are suitable viable or available in sequential terms.

Policy EC16 - Retail Impact Assessment for Planning Applications for main town centre uses that are not in a centre and not in accordance with an up to date Development Plan.

The criteria in PPS4, Policy EC16 sets out the impact considerations applying to unplanned, edge and out of centre developments (in addition to those criteria identified under Policy EC10). The applicant has made a number of changes to the assessment submitted with the application, including a separate sensitivity test which takes account of the potential indicative occupiers. The criteria in Policy EC16 relevant to this application are: EC16.1a, EC16.1b and EC16.1d. Each is considered in turn below

EC16.1a - The impact of the proposal on existing committed and public and private investment in a centre/centres in the catchment area of the proposal

It can be contended that the Croft proposal could undermine attempts to bring forward sites in Birkenhead such as Rank Bingo Hall and Europa Boulevard, plus the proposed edge of centre scheme at Hind Street especially as bulky goods retail is the key element of the latter proposals. Although in relation to this specific criterion it is accepted that none of the schemes are being actively marketed at the time of writing this, in it's self, would not prevent these sites from coming forward for their planned purpose.

EC16.1b - Impact on town centre vitality and viability including local consumer choice and the range and quality of the comparison and convenience retail offer.

The PPS4 Practice Guide notes that consideration of the effects on the development plan, committed and planned investment and impacts on town centre turnover are relevant considerations in considering overall effects on vitality and viability, but that it will also be appropriate to consider the implications of a proposal on retail diversity, particularly the range, type and quality of goods available. It notes that in most cases impacts on vitality and viability are more gradual and that it is the cumulative effects of developments over time (often compounding wider trends) which can result in a decline in vitality and viability.

Although nominally the new floorspace proposed in this application is for bulky goods, a condition suggested by the applicant would not exclude electrical items and allows a percentage (up to 15%) of the 'town centre' goods listed (clothing etc), which can be significant due to the large area of retailing floor space sought. Officers asked the applicant to reconsider the amount of unrestricted ancillary retail floorspace; however, this was rejected by the applicant who claims that 15% would not materially affect the way the units would trade as predominantly bulky goods retail operations.

The main concern in relation to this proposal is the potential impact of the proposed development on Birkenhead. The Integrated Regeneration Strategy for Birkenhead and Wirral Waters and the RTP report both acknowledge that Birkenhead has declined as a retail centre, whereas the Croft Retail and Leisure Park has become more popular than other centres within the Borough for comparison goods retailing. The RTP report noted that Birkenhead's vitality and viability had declined since their last retail study for the Borough in 2004 (which at that time also indicated concern that Birkenhead was under-performing). RTP noted, in particular, a fall in the shopping centre rankings, relatively low Zone A rents, a steady reduction in footfall, increasing predominance of "value" fashion retailers; a high vacancy rate, only one department store (House of Fraser), poor environmental quality and a disappointing food and drink offer. While the Asda Superstore and redevelopment of the vacant Woolworths store has been completed, since the RTP report, these have to some extent been counterbalanced by the closure of TJ Hughes, Topshop/Topman, and the imminent closure of Currys electricals.

In contrast to Birkenhead, the household survey undertaken as part of the RTP study in 2009 indicated that the Croft Retail and Leisure Park is the clear second most popular destination for overall comparison goods purchases within Wirral's administrative area (after Birkenhead), it has evolved to become the number one destination within Wirral for electrical goods purchases and has significant market share within survey zones which form part of Birkenhead Town Centre's Primary Catchment Area.

Since the RTP survey was undertaken, further improvements have been undertaken at the Croft Retail Park, in particular the opening of the Currys/PC world superstore and the backfilling of the original Currys store with three additional retailers, Peacocks, Bank and Smyths Toys. These changes follow on from other changes made over the last decade which have seen the retail park change in character from a predominantly bulky goods retail destination to one which includes significant 'high street' retailer representation, including Tesco Homeplus, Next, and Argos, in addition to those operators listed above. While previous permissions (which predate the RTP report findings) focused on modernising the existing provision in the retail park and facilitating improvements to access, the current proposals constitute a significant expansion of the retail floorspace into the leisure side of the park. While described by the applicant as bulky goods retailers some of the operators identified by the applicant as potential occupants of the new floorspace such as BHS Home, Next Home and Hobby Craft would serve to reinforce the change in character of the Croft away from its original role as a traditional bulky goods retail destination, at the likely expense of the choice and diversity of the retail offer in Birkenhead Town Centre.

EC16.1d - Impact on in centre trade/turnover in the wider area, taking account of current and future consumer expenditure capacity up to five years from when the application is made.

The applicants' original assessment considers impacts in terms of average turnover assumptions for the bulky goods retailers while the sensitivity test more closely reflects the company average turnovers of four of the potential occupiers of the new floorspace, all of which would be new to the Borough. An indicative assessment of direct impacts on anchor retailers in Birkenhead town centre is also presented and the impact of the proposals alone and cumulatively with other proposals is considered. The applicant concludes in both their original impact assessment and the additional sensitivity tested scenario, that their proposals would not have a significant adverse effect on defined centres in the Borough. In relation to the cumulative impact, the applicant contends that the majority of stated impacts upon centres arise as a result of other already approved commitments, rather than their own proposals.

In relation to current/future expenditure capacity, the starting point is that the RTP report (paragraph 5.92) concluded, even under the most optimistic scenario, that there was "a negative residual floorspace requirement in the comparison sector in the period to 2016 and that the identified growth in retained retail expenditure is not sufficient to support prior 'claims' on that growth, i.e. an improvement in the sales densities of existing centres and stores and the turnover requirements of existing commitments (which included the additional floorspace at Croft now occupied by PC World/Currys). A positive residual floorspace requirement only emerges in the longer-term period to 2021. Revised expenditure growth forecasts produced by Experian since the completion of the RTP report indicate that (in light of the recession) the baseline position has deteriorated since then (as acknowledged in the applicant's retail assessment). In a situation where none of the proposed retail floorspace can be supported by future growth in consumer spending in the short to medium term, judgements as to which existing stores and centres the turnover of the proposed floorspace would be diverted from is a key consideration.

In this case, the applicants contend that there will be minor impacts on Birkenhead and other established town centres. Their assessment also suggests the greatest impacts on would be on the turnover of the existing retailers of the Croft retail park and also those at Junction One Retail Park on the basis that "like attracts like" – i.e. bulky goods retailers would tend to draw much of their trade from other bulky goods retailers. However, given that the composition of the Croft Retail Park now includes significant representation by 'high street' retailers it is considered that this is overstated. In addition to this, the current limited offer at the Junction One Retail Park - apart from B&Q, duplicates existing provision at Croft - and its location at the outer boundary of the applicant's own primary catchment area, suggests that the likely trade diversion is also overstated.

By contrast it is considered that their assessment of impacts on Birkenhead is under stated. The assessment of cumulative impact (under PPS4, Policy EC17) with the rest of the retail park on Birkenhead also appears too low given the overlap of the catchments and increasing overlap between the function of the retail park and Birkenhead (through the increasing representation of town centre operators discussed above). However, their figures do indicate that the cumulative impact with existing commitments on key town centre stores would amount to a trade diversion of -7.33% on House of Fraser, -10.6% on Next, -9.25% on Marks & Spencer, -9.19% on Wilkinson, -7.74% on Argos

Extra and -5.05% on TK Maxx. While there is also a suggested -9.71% impact on Asda, the potential impact on the key comparison anchor stores is a matter of concern (Next Home is one of the potential occupiers for the new floorspace at Croft). The loss of any one of the key anchor stores could have a significantly adverse effect on the vitality and viability of Birkenhead Town Centre and on local consumer choice plus the range and quality of the comparison retail offer in the town centre. While the applicant contends that their proposal comprises only a small proportion of the cumulative impacts, the PPS4 practice guide (paragraph 7.32) notes that where a centre is experiencing falling levels of rents, high levels of vacancy and declining footfall, even modest levels of trade diversion can have significant adverse impacts.

EC17 – consideration of applications for out of centre uses not in accordance with up to date development plan

Planning applications for main town centre uses that are not in an existing centre and not in accordance with an up to date development plan should be refused planning permission where:

- a) the applicant has not demonstrated compliance with sequential approach; or
- b) there is clear evidence of significant adverse impact in terms of any one of the impacts set out in EC10.2 and 16.1, taking account of likely cumulative effect of recent permissions, developments under construction and completed developments.

It is therefore considered that the application should be refused because the proposed non food retail uses at this site would not promote the vitality and viability of existing town centres and regeneration within the Borough.

Policy EC10 – Determining Planning Applications for Economic Development.

The applicant indicates that the current proposals are intended to facilitate the reconfiguration of the existing Odeon Cinema to reduce its costs and create a more competitive operation following the opening of other cinemas at Cheshire Oaks, New Brighton and Liverpool One.

The applicant also contends that the bowling facility has historically struggled to be viable and there have been a number of leaseholders/operators in recent years. They suggest that there is no prospect of the current tenants of 'The Bowl' being able to make the current operation economically viable, even on a subsidised rental basis. Substantial rent and service charge arrears have already been accrued. It is also indicated that marketing has not generated interest in identifying a new leisure user for the indoor bowl centre.

A positive and constructive approach should be taken towards proposals that secure sustainable economic growth under terms of Policy EC10.1. This is subject to a number of tests in Policy EC10.2 relating to resilience to climate change, accessibility by choice of transport, design, and the impact on regeneration; deprived areas and employment.

Resilience to Climate Change & Design

The applicant indicates that the bulky goods floorspace would make use of an existing building reducing the need for additional materials and new build elements of the scheme would achieve a minimum BREEAM rating of very good and wishes to create a high street feel through the location of the pod units.

Accessibility

It is accepted that site is accessible by bus, cycle and to walk in custom from the nearby residential area. It could, however, be contended that Birkenhead Town Centre and surrounding sites with its bus and railway connections are in a more accessible location. Moreover, the propensity for linked trips by customers of the Bowl could be diminished if it was forced to leave its current central location in leisure area and relocate into the industrial area.

Impact on Regeneration & Local Employment

The applicant has indicated the Cinema has too many screens for the level of demand from the

catchment and has expressed a view that the tenants of 'The Bowl' are unable to make the current use economically viable even on a subsidised rental basis. It is also indicated that marketing has not generated interest in identifying a new leisure user for the indoor bowl centre. The current proposals are intended to facilitate the reconfiguration of the existing Odeon Cinema to create a more competitive operation.

The applicant also indicates that 5,916m² of new bulky goods floor space could create between 18 and 173 jobs. Their best estimate suggests 66 new full time jobs could be created. It is acknowledged by the applicant that the rate of jobs could be higher or lower and it also claimed that the existing 24 jobs at The Bowl would not be lost if it was moved to the industrial area.

The applicant claims that if approval is not granted the indoor bowl centre will almost certainly close (through no precipitate action of USS) whereas, if planning is granted, it is highly probable that the bowl will have a sustainable future in Bromborough. At stake - in the applicants view - are the 24 existing jobs in the bowl operation, along with the facilities it provides for the community, together with the best estimate of 66 new jobs which the redevelopment of the Croft can deliver and the financial underpinning of the Odeon cinema operation.

The estimate for 66 jobs can be verified by using the equation for superstores/retail warehouses in the Table 3 (12) of the 'Employment Densities Guide' (HCA, 2nd Edition 2010, p6) which can be viewed at: <http://www.homesandcommunities.co.uk/sites/default/files/employ-den.pdf>. By way of contrast, calculations taken from the same table suggests that 5,916m² might deliver:

- a) 311 jobs from A1 retail uses in the high street;
- b) 84 jobs from D2 amusement and entertainment centres; or
- c) 591 jobs from B1 offices in a business park.

Nevertheless, the number of new jobs estimated by the applicant should be treated with some caution as the calculations are based on a national guide and new end users for the proposed retail floorspace have not been confirmed. The applicant indicates that potential users such as Next Home, Hobbycraft and BHS Home would have staffing requirements similar to a high street retailer, whereas DFS or SCS are likely to employ less staff. Other potential users include Wren Kitchens, CSL and Harveys. Figures provided by the applicant show that some of the bulky goods stores located at Croft have low staffing levels. For example Carpet Right has 4 employees, Bensons for Beds has a total of 3 staff and Ponden Home employ 6 people.

It could be contended that out of centre retail development of the magnitude proposed would have an adverse impact on investment and regeneration in Birkenhead Town Centre and it surrounding area. The RTP report and evidence for the forthcoming LDF indicates that there is currently a negative floorspace requirement for comparison retailing within the Borough and the vacancy rate in Birkenhead Town Centre recorded at 16% in May 2008 was higher than the UK average. The position does not appear be improving as evidenced by the recent closure of TJ Hughes.

Members will be aware of the mixed use regeneration scheme at Hind Street, which was approved by the Planning Committee on 3 January 2012 (APP/11/01118 refers). This is intended to safeguard the role of Birkenhead as a sub-regional centre and as the main shopping centre for Wirral. Approval of 5,916m² of new bulky goods floor space at Croft could undermine the Council's and it's partners attempts to deliver significant edge of centre regeneration benefits with improved linkages to the town centre through a scheme that has the potential to create 550 jobs, according to the HCA guidelines, in one of the most deprived areas in the Borough. Any loss of key stores in Birkenhead could also have an adverse impact on employment.

RSS Policies RDF1, LCR1 and LCR2 make it clear that that plans and strategies should focus development to the inner area of Birkenhead where there is an urgent need for regeneration to deliver urban renaissance and social inclusion with community facilities, services and employment. This is supported by UDP Policy URN1, which seeks to ensure neglected, unused or derelict land or buildings are brought into use.

If retail development continues to become established in out of centre locations, it would become

increasingly difficult to secure regeneration in more deprived parts of the Borough.

Impact on the future of the Ten Pin Bowl

The tenants have indicated that The Bowl is a successful business, which provides coaching to international standards and has a regular customer base from league teams (youth and senior), disabled persons and special needs groups, and the police including the Wirral Youth Inclusion Programme and would wish to stay in the leisure area, but it cannot afford rental levels, which a large commercial retail business would be prepared to pay.

National Planning Policy Guidance PPG17, paragraph 10 makes it clear that a sports and recreational building such should not be built on unless an assessment clearly shows it is surplus to requirements. Currently, the Council does not have a complete audit of public and private recreational facilities and the information provided so far indicated that a demand for the bowl facility still exists for both competitive sport and recreational purposes. The results of the Statement of Community Involvement on the redevelopment of the leisure facility, as submitted by the applicant, indicates that 54 out of 66 written responses were against the bowl closure, which suggests that any independent assessment would be unlikely to demonstrate widespread support for the proposal as required under by PPG17.

PPG17, paragraph 13 enables alternative substitute facilities to be considered. However, any new facility should be as accessible to current and new users as the exiting facility and the Local Planning Authority are expected to make use of a condition or planning obligation to ensure the exchange takes place.

Planning Officers have sought to obtain amendment to the layout of the proposed retail floorspace at Croft, through a number of discussions with the applicant, which would have facilitated retention of ten pin bowling in a modified form within the leisure area of the park. However, retention of the Bowl within the leisure area was rejected by the applicant on the grounds of viability.

The operator of the indoor bowl centre has subsequently submitted a planning application to change the use of an industrial unit at 1 Bassendale Road, which is contrary the designation in UDP as a Primarily Industrial Area and not as accessible as the existing ten pin bowl facility. With a floor space of 1,300m², this building could be capable of accommodating 36 jobs if used for general industry (Use Class B2) or 130 jobs if used an office (Use Class B1) according to the HCA employment density guidelines. This area is also identified by the North West Regional Development Agency as a Strategic Regional Site. RSS Policy W2 indicates that sites for regionally significant economic development should not be used for development that could be accommodated elsewhere and they should not be developed piecemeal.

Although, this will be considered separately, the consequences of approving the retail use could result in the existing indoor bowl facility being displaced and further erosion of the leisure character of this part of the park. There are no other alternative replacement sites or premises identified within the Croft Retail and Leisure Park to accommodate the Bowl and the latest evidence shows there is likely to be a future shortfall in the supply of employment land within the Borough. RSS Policy W2 indicates that the site in Bassendale Rd should not be used for development that could be accommodated elsewhere and the Council's Preferred Option for the future Core Strategy is to resist the loss of industrial premises to uses such as this.

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 Director of technical Services - Traffic Management Division has no objection to the proposed scheme subject to conditions for highway improvement measures including a puffin crossing on Welton Road, improved crossing facilities on Caldebeck Road at its junction with New Chester Road for pedestrians and cyclists, a segregated cycleway/footway access to the retail/leisure park including widening the existing pedestrian access from New Chester Road to 3 metres, widening of the existing footway on the western side of Welton Road between the pedestrian access and the southern boundary of the western retail terrace to 3 metres to provide segregated cycleway/footway, a

pedestrian /mobility impaired user route from Welton Road (adjacent to Boots) to the retail terrace(adjacent to Mothercare), a full travel plan and a Section 106 Agreement to include a commuted sum of £5,000 to provide appropriate direction signing to direct traffic in to and out of the retail/leisure park via the alternative access from Stadium Road via New Chester Road/Pool Lane and Old Chester Road.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposal could have an adverse effect on sustainable regeneration in Birkenhead.

HEALTH ISSUES

The loss of a sport and recreational facility could have an effect. The proposal could also have an indirect impact through the effect on regeneration and employment in one of the most deprived parts of the Borough.

CONCLUSION

The proposed development would replace an indoor bowl centre and the new retail facilities have the propensity to adversely affect the vitality and viability of existing town centres and regeneration within the Borough, which is contrary to national, regional and local planning policy.

Recommended Refuse
Decision:

Recommended Reasons:

1. The Local Planning Authority considers that the proposal would have a significant adverse effect on the vitality and viability of Birkenhead Town Centre and regeneration in its surrounding area. The applicant has not demonstrated that the tests in relation to the use of a more central site and the impact on existing centres can be fully satisfied having regard to Policies EC10, EC15, EC16 and EC17 of National Planning Policy Statement PPS4 "Planning for Sustainable Economic Growth" (29 December 2009). The development would, therefore, conflict with the intentions of National Planning Policy Statement PPS 4 "Planning for Sustainable Economic Growth", Policy EC17; the Regional Spatial Strategy for the North West, Policies: W5 "Retail Development"; RDF1 "Spatial Priorities" LCR1 "Liverpool City Region Priorities" and LCR2 "The Regional Centre and Inner Areas of Liverpool City Region" and the Wirral Unitary Development Plan Policies: SH9 "Criteria for Out of Centre & Edge of Centre Retail Development" and URN1 "General Principles and Urban Regeneration.
2. The proposed development would result in the loss of an indoor bowl sport and recreational facility without ensuring provision is made for a suitable alternative facility of comparable quality and accessibility. No evidence is available to clearly indicate the indoor bowling facility is surplus to requirements. The proposal is therefore contrary to National Planning Policy Guidance PPG17 (paragraphs 10 and 13 in particular).

Further Notes for Committee:

Last Comments By: 07/09/2011 11:03:27
Expiry Date: 28/10/2011

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Planning Committee

16 February 2012

Reference:
APP/11/01027

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
**Birkenhead and
Tranmere**

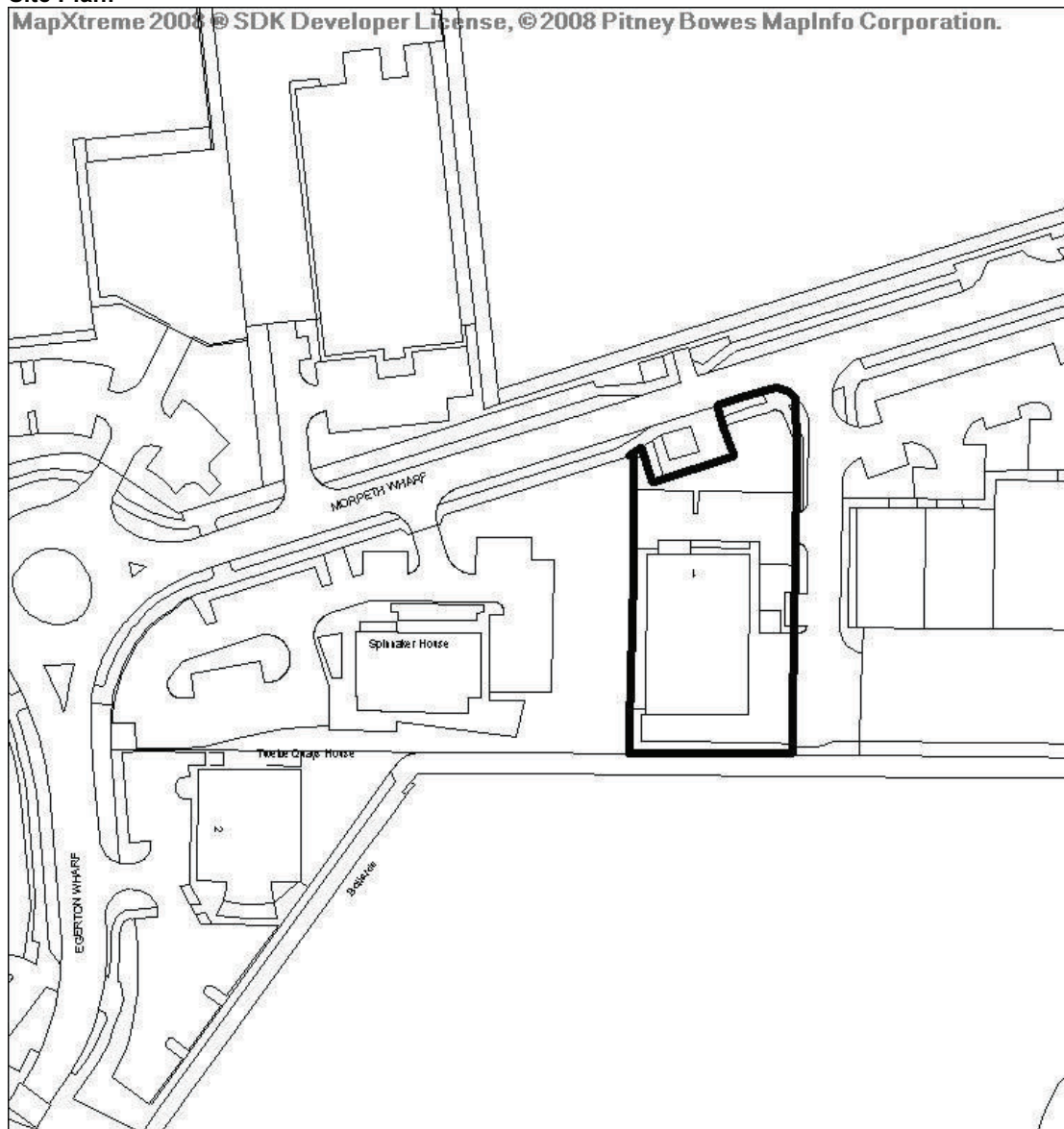
Location: Telescope Technologies, 1 MORPETH WHARF, BIRKENHEAD, CH41 1LE

Proposal: Change of use from office areas into staff facilities to include a gymnasium & fitness area for the exclusive use of employees.

Applicant: Tipo Ltd

Agent : Mr Peter O'Donnell

Site Plan:



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Development Plan allocation and policies:

Coastal Zone
Employment Development Site

Planning History:

ADV/99/05397 - Erection of 2 illuminated signs - Approved 29/04/99

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

Having regard to the Council's Guidance on Publicity for Applications, 10 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS

Director of Law, HR and asset management (Pollution Control Division) - no objections

Director of Technical Services (Traffic & Transportation Division) - no objection subject to conditions

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

The application is a departure from the Development Plan and as such is required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposed development is for the change of use of the office areas within the existing industrial unit to staff facilities that includes a gymnasium and fitness area for the exclusive use of employees.

PRINCIPLE OF DEVELOPMENT

The site is allocated on the Unitary Development Plan Proposals Map as an Employment Development Site and is subject to Proposal EM3 'Land for General Employment Use' which only makes provision for business development within Use Classes B1, B2 and B8. Therefore the proposed use is a departure from Wirral's Unitary Development Plan (UDP) and has been advertised as such.

SITE AND SURROUNDINGS

The site of the development is a large two storey industrial unit located on Morpeth Wharf. There are a number of other industrial units surrounding the site, each with its own car parking and landscaping.

There is a large lorry and trailer parking area located to the north of the site and Morpeth Dock to the south.

POLICY CONTEXT

The area has already been developed with modern industrial units and a number of businesses which generated have generated a number of jobs have become established in accordance with the objectives of UDP Proposal EM3, which makes provision for development Use Classes B1 - Business, B2 - General Industry and B8 - Storage and distribution, subject to general criteria relating to design, amenity, traffic and environmental matter in UDP Policies EM6 & 7.

The main use of building would be retained for storage and distribution and the proposed staff facilities will be located in a small section at the rear of the building occupied by unused offices and a w/c. There will be a slight encroachment within the ground floor of the unit as there will now be a changing facility and free weights room outside of the existing footprint of the offices.

Within the applicants planning statement, it is made clear that the proposed development is intended for the sole use of the employees of the surrounding employment development park under the control

of the landlord of the Unit 1 Morpeth Walk and is in no way for general public use.

Although recreation facilities are listed as main town centre use in National Planning Policy PPS4 'Planning for Sustainable Economic Development', ancillary uses are not subject to the normal sequential and impact tests under Policy EC14. In which case Local Planning Authorities are expected to apply conditions under the terms of Policy EC19 to such uses remain genuinely ancillary to the main development.

Whilst there is no provision in UDP Policy EM3, it is considered that the proposal would not undermine the intended purpose of the existing employment development site or other industrial uses surrounding the site as it would be subsidiary to the existing industrial use offering an ancillary facility for employees of the industrial area. The proposal would otherwise comply with the requirements of UDP Policies EM6 and EM7.

Should members be minded to approve the application a number of conditions should be applied to ensure the facilities remain available for employees of businesses within the area and ancillary to the main industrial use of the site.

APPEARANCE AND AMENITY ISSUES

There will be no adverse impacts upon amenity as the only external alteration will be the insertion of a door in the side elevation of the building to provide a fire escape.

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 as the proposal is for the sole use of existing employees.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

The proposals could facilitate employee health and well-being through regular exercise.

CONCLUSION

It is considered that the proposed development will provide a valuable staff facility which is deemed subsidiary to the existing industrial use and is therefore acceptable subject to conditions.

Summary of Decision:

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

It is considered that the proposed development will provide a valuable staff facility which is deemed subsidiary to the existing industrial use and is therefore acceptable subject to conditions.

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. The gymnasium and studio uses together with their associated facilities (changing rooms etc.) hereby approved shall only be open for use by employees of those businesses located on Morpeth Wharf, Egerton Wharf and Tower Wharf or by individuals employed by Tipo Ltd. The facilities hereby approved shall not be open for use by members of the general public.

Reason: In the interest of the character of the area having regard to policy EM8 of The Wirral Unitary Development Plan

3. The administrator of the site shall maintain an up to date register of the names of all people using the facilities and addresses of their related place of work. The register shall be made available at all reasonable times for inspection by officer of the Local Planning Authority.

Reason: In the interest of the character of the area having regard to policy EM8 of The Wirral Unitary Development Plan

4. Use of the facilities hereby approved shall permanently cease if the associated business premises ceases to be used for employment purposes.

Reason: In the interest of the character of the area having regard to policy EM8 of The Wirral Unitary Development Plan

5. The gym area and free weights area at ground floor level together with the associated changing facilities and the studio at first floor level (as shown on Drawing No. 2 dated August 2011) shall be used for no other purpose other than those shown on the approved plan (including any other purpose within Class D2 of the schedule to the Town & Country Planning (Use Classes) Order 1987 (including amendments at 2005, 2006 & 2010) or any subsequent Order or statutory provision revoking or re-enacting that Order.

Reason: In order to protect the character of the area and its land use allocation having regard to Policy EM8 of the adopted Wirral Unitary Development Plan.

6. The staff facilities hereby approved and shown at ground floor level as a gym and free weights area (together with associated changing facilities) shall be located within the building as shown on the approved plan (Drawing No.2 August 2011) and shall not exceed 164 square metres in area (measured internally) and the studio at first floor level shall also be located within the building as shown on the approved plan (Drawing No.2 dated August 2011) and shall not exceed 72 square metres in area (measured internally).

Reason: In order to protect the character of the area and its land use allocation having regard to Policy EM8 of the adopted Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 31/12/2011 11:49:51

Expiry Date: 09/01/2012

Agenda Item 6

Planning Committee

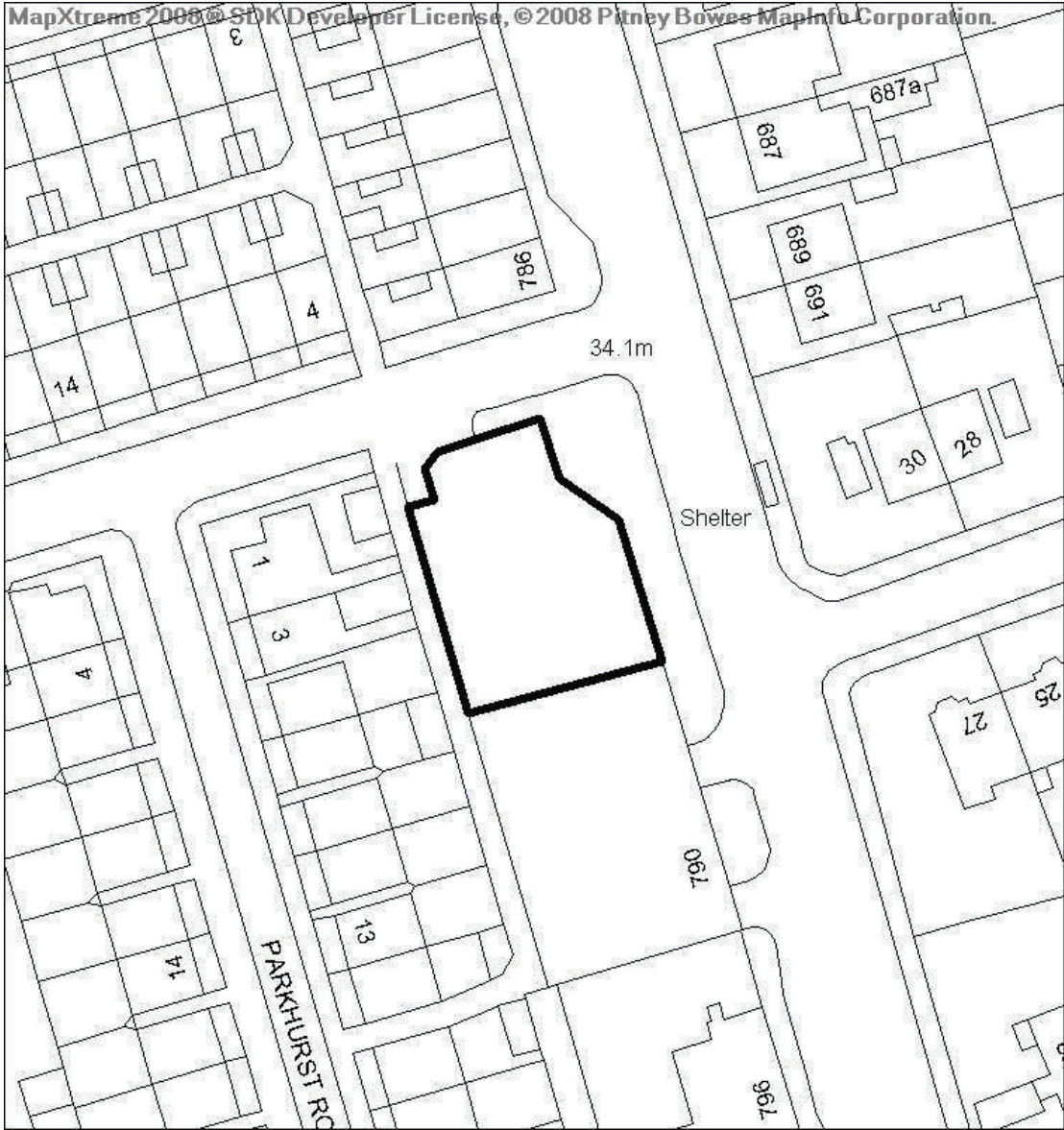
16 February 2012

Reference: APP/11/01248 **Area Team:** South Team **Case Officer:** Mr N Williams **Ward:** Prenton

Location: Bogans Carpets, 790 BOROUGH ROAD, TRANMERE, CH42 9JG
Proposal: Sub divide existing unit to creating 2 No. units (A1) including modifications to front and side elevations, construction of a new access ramp and ATM machine

Applicant: LS REIT
Agent : CUBE Property Surveyors & Consultants

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
Traditional Suburban Centre

Planning History:

There is no relevant planning history for this site.

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

Having regard to the Council's Guidance on Publicity for Applications, 18 notifications were sent to neighbouring properties. A Site Notice was also displayed. There was one objection received from the occupier of 1 Parkhurst Road, objecting on the following grounds:

1. potential crime issues;
2. traffic, highway and parking concerns; and
3. noise pollution.

Councillor Paul Doughty requested that the application be taken out of delegation and heard before Planning Committee on the grounds of highway concerns.

Merseyside Cycling Campaign object to the proposal on the basis that there is no cycle parking provided..

CONSULTATIONS

Director of Technical Services (Traffic Management) - No objection

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

Director's Comments:

Consideration of this application was deferred from Planning Committee on 24th January 2012 for a formal Committee Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Paul Doughty requested that the application be taken out of delegation and heard before Planning Committee on the grounds of highway concerns.

INTRODUCTION

The application is to sub divide the existing unit to create 2 No. units including modifications to front and side elevations, construction of a new access ramp and ATM machine. The existing use of the premises is within the A1 Use Class, and the proposed units will also be within the same use class.

PRINCIPLE OF DEVELOPMENT

The principle of minor alterations and the subdivision of a retail unit, within a Traditional Suburban Centre, is considered to be acceptable subject to relevant policy guidelines.

SITE AND SURROUNDINGS

The property is a large retail unit, located within the Traditional Suburban Centre of Prenton (Borough Road). It is located at the centre of a row of commercial properties, whilst there are residential properties opposite the site and to the roads to the side.

POLICY CONTEXT

The property is within a Traditional Suburban Centre and therefore Wirral's Unitary Development Plan Policy SH2: Criteria for Development in Traditional Suburban Centres is relevant to proposals. This policy states that A1 Use Classes will be permitted subject to certain criteria such as the proposal not undermining the vitality or viability of other centres, nor harming amenities of nearby residents. It is considered that the proposal complies with all relevant criteria set out within Policy SH2.

National Planning Policy Statement PPS4: Planning for Sustainable Economic Growth, Policy EC13 Determining Applications Affecting Shops & Services in Local Centres & Villages does expect Local Planning Authorities to refuse applications which fail to protect existing facilities, however, a positive response can be given for the conversion of shops designed to improve viability. No adverse effects are anticipated when assessed against the impacts on design, accessibility, regeneration and employment traffic under Policy EC10.: Determining Planning Applications for Economic Development (EC10.2)

APPEARANCE AND AMENITY ISSUES

The subdivision of the existing unit into two separate units are unlikely to impact on the character of the area or the vitality of the Traditional Suburban Centre. The existing use of the premises is within the A1 Use Class and it is considered that two smaller A1 Use Class units would be compatible with the scale of existing shopping units in the centre..

There will only be minor alterations to the elevation of the building, which are likely to improve the appearance of it. This is therefore considered to be acceptable.

It is not considered that the proposed ATM machine will have any impact on the surrounding area. Whilst it may result in some added footfall, this is not considered to be a negative to the Traditional Suburban Centre, whilst the residential properties are a significant distance away to not be adversely harmed by this.

Overall, the proposed amendments are considered to be minor and will not harm the overall vitality of the Traditional Suburban Centre, nor the amenities of nearby residential properties. As such, it is considered to comply with Policy SH2 of Wirral's Unitary Development Plan, and PPS4: Planning for Sustainable Economic Growth.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no habitable room windows will be directly affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Traffic Management Division) is satisfied that there are no unacceptable highway implications relating to this proposal. There is a roof top car park available, and on-street parking nearby, including a proposal to provide further parking bays directly outside the premises. As such, it is considered that there is insufficient reason to refuse the application on highway concerns.

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

Overall, the proposed amendments are considered to be minor and will not harm the overall vitality of the Traditional Suburban Centre, nor the amenities of nearby residential properties. As such, it is considered to comply with Policy SH2 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 proposed amendments are considered to be minor and will not harm the overall vitality of the Traditional Suburban Centre, nor the amenities of nearby residential properties. As such, it is considered to comply with Policy SH2 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. Within three months of the first occupation of the units hereby permitted, the obsolete vehicular accesses onto Borough Road shall be reinstated to standard levels and retained as such thereafter.

Reason: In the interests of highway safety

Further Notes for Committee:

Last Comments By: 23/11/2011 10:36:10

Expiry Date: 20/12/2011

Planning Committee

16 February 2012

Reference:
APP/11/01301

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Bromborough

Location: Harbison-Walker Refractory, DOCK ROAD SOUTH, BROMBOROUGH, CH62 4SQ
Proposal: Existing storage area clad walls & roof to be removed and replaced with new clad walls and higher level roof, the erection of a 4,300²ft and 17,000²ft extension to side and rear of existing storage area and associated works.
Applicant: ANH Refractories Europe Ltd
Agent : Muir Associates UK Ltd

Site Plan:



Development Plan allocation and policies:

Primarily Industrial Area

Planning History:

APP/04/07668 Installation of two propane tanks - Approved 23/01/2004

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

Having regard to the Council's Guidance on Publicity for Applications, 20 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS

Director of Law, HR and Asset Management (Pollution Control Division) - no objections

Director of Technical Services (Traffic & Transportation Division) - no objections

United Utilities - no objections

Health and Safety Executive - Do not advise against the development.

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

The proposal is a major development with a floor area over 100m² and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposed development is for the removal of the existing storage area clad walls and roof and replacement with new cladding and a higher roof and a new extension to the side and rear of the storage area creating a net additional gross floor space of 1980m².

PRINCIPLE OF DEVELOPMENT

The site is located within a Primarily Industrial Area and is therefore acceptable in principle subject to Policy EM8 - Development within Primarily Industrial Areas and as such Policy EM7 - Environmental Criteria for New Employment Development Policy and EM6 - General Criteria for New Employment Development.

SITE AND SURROUNDINGS

The building is located within a Primarily Industrial Area and is made up of a predominantly low level building with a tall centrally located section which extends to approximately 6.5m in height. The general character of the building is made up of a series of corrugated pitched roofs with an unassuming facade. To the front of the site is a two storey, flat roof office building with a hard standing area for car parking.

There is a large area of trees located to the east of the site that screens the existing building from the adjacent Mersey Estuary.

The site is accessed off Dock Road South and is surrounded by other industrial uses to the south and east, an office building and what appear to be allotment or market gardens to North.

POLICY CONTEXT

Policy EM8 - Development within Primarily Industrial Areas states:

Within the Primarily Industrial Areas indicated on the Proposals Map, proposals for the following uses will be permitted, subject to Policy EM6 and Policy EM7:

(i) uses falling within Classes B1, B2 or B8 of the Town and Country Planning (Use Classes) Order 1987; and

(ii) proposals for the reconstruction, extension or expansion of existing businesses, including those involving the introduction of a notifiable hazardous substance above its controlled quantity subject to Policy PO8.

The proposal is for an extension to an existing industrial use (B2) to extend the existing facilities.

The proposed extension will be located to the rear of the site away from Dock Road South on the South Eastern boundary.

It is considered that the proposal will improve the overall appearance of the building by re cladding the existing facade and increasing the overall height of the roof of the existing storage area so that there is a more attractive visual transition between the existing building and the proposed extension. The existing trees to the south east of the site will partially screen the development from the adjacent Mersey Estuary.

It is considered that due to the proposals siting and design the development will not lead to an unacceptable loss of amenity or have an adverse impact upon operations of neighbouring uses as the proposed extension is located within well within the site, thereby complying with the principles of Policy EM6 of Wirral's Unitary Development Plan.

The applicant also proposes to improve the traffic flow within the site by extending the perimeter site road together with a new vehicular entrance/exit onto Dock Road South. Following consultation with the Director of Technical Services (Traffic & Transportation Division) there have been no objections raised to the proposed scheme as it is deemed that the proposal does not generate traffic in excess of that which can be accommodated by the existing highway network. There is also a proposed increase in 10 on site car parking spaces proposed thereby providing an adequate supply of car parking. Should members be minded to approve the proposed scheme a condition can be imposed for cycle parking on the site.

It is considered that the proposed development is acceptable in terms of the criteria set out in Policy EM6, EM7 and EM8 of Wirral's Unitary Development Plan.

APPEARANCE AND AMENITY ISSUES

As described above, the existing building is located within a Primarily Industrial area and is made up of a predominantly low level building with a tall centrally located section which extends to approximately 6.5m in height. The general character of the building is made up of a series of corrugated pitched roofs with an unassuming facade. To the front of the site is a two storey, flat roof office building with a hard standing area for car parking.

The proposed extension will be located to the rear of the site and will involve the recladding of the existing storage area, the raising of the roof level to 4.3m at its highest point and a new extension to the side and rear of the storage area creating a net additional gross floor space of 1980m².

It is considered that the design of the proposed scheme will be in keeping with the general character of the industrial area and the recladding of the existing building will not only tie the extension into the existing building but will vastly improve the appearance of the building as a whole. Should members be minded to approve the proposed scheme a condition for samples of materials can be imposed to ensure the development is acceptable in terms of visual amenity.

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 Director of Technical Services (Traffic & Transportation Division) has raised no objections to the proposed scheme as it is deemed that the proposal does not generate traffic in excess of that which can be accommodated by the existing highway network. There is also a proposed increase in 10 on site car parking spaces proposed thereby providing an adequate supply of car parking. Should

members be minded to approve the proposed scheme a condition can be imposed for cycle parking on the site.

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 EM6, EM7 and EM8 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, EM7 and EM8 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. 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 EM8 of the Wirral Unitary Development Plan.

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

 Reason: In the interests of highway safety and to accord with Policy EM6 in the in the Wirral Unitary Development Plan

4. Development shall not be commenced until a Travel Plan has been submitted to and approved in writing by the Local Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

 Reason: In the interests of highway safety and to accord with Policy EM8 in the in the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 22/12/2011 16:28:00

Expiry Date: 20/02/2012

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Planning Committee

16 February 2012

Reference:
APP/11/01441

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Clatterbridge

Location:
Proposal:

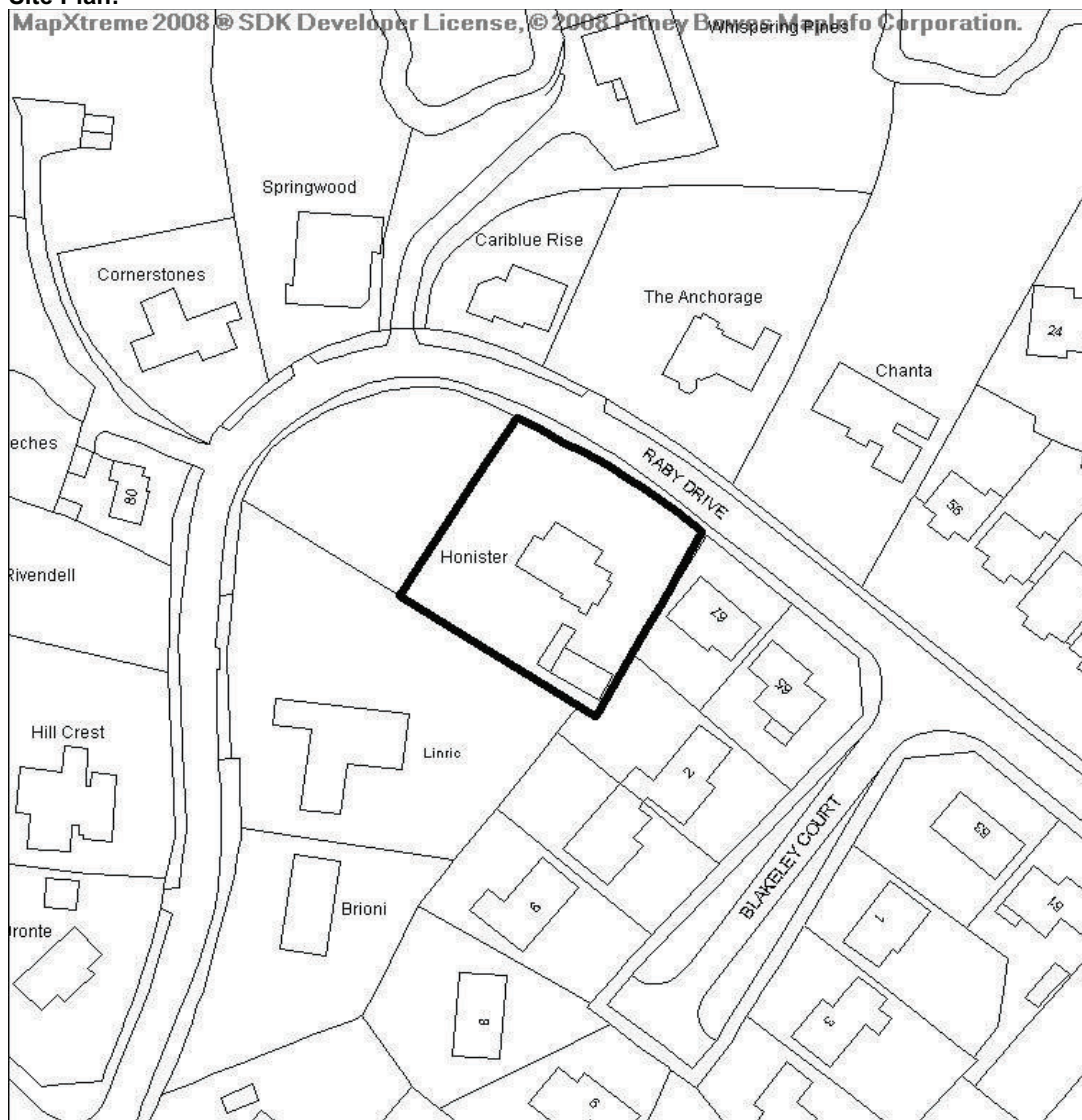
Honister, RABY DRIVE, RABY MERE, CH63 0NQ

Retrospective planning application for the demolition of a carport, proposed single storey extension, proposed 2-storey garage with home office with the insertion of 4 velux rooflights and a flue to the rear elevation of the garage. (Amendment to APP/2010/00606)

Applicant:
Agent :

Mrs Joanne Mckinnel
chdesign

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/10/00606 - Demolition of carport, proposed single storey extension, proposed 2 storey garage with home office - APPROVED 13/07/2010

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

Having regard to the Council's Guidance on Publicity for Applications, 15 neighbour notifications were sent to adjoining properties. A site notice was also posted.

At the time of writing this report two letters of objection have been received from the occupiers of 4 & 6 Blakeley Court. The objections can be summarised as follows:

1. The installation of 4 velux window and flue are a breach of the original planning approval
2. The new windows allow overlooking to occur into both gardens, bedrooms, lounge areas and conservatories taking away privacy
3. Smoke will blow from the flue into their gardens

Two further letters of concern have also been raised by the occupiers of the Anchorage and 2 Blakeley Court. The concerns are as follows:

1. The potential number of commercial vehicles in association with the home office that may park outside the house may result on detriment to highway safety
2. Fear of fumes entering the property from the new flue.

Councillor Povall has requested that the application be taken out of delegated powers on the grounds that the development is contrary to Policy HS11 - criteria 1: The scale of the extension being appropriate to the size of the plot ,not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

CONSULTATIONS

Director of Technical Services (Traffic & Transportation Division) - No objections

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

The application has been taken out of delegation by Councillor Povall stating the development is contrary to Policy HS11 - criteria 1: The scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

INTRODUCTION

The proposed development is a retrospective planning application for the demolition of a carport, proposed single storey extension, proposed 2-storey garage with home office with the insertion of 4 velux roof lights and a flue to the rear elevation of the garage. (Amendment to APP/2010/00606). The previous scheme was approved with conditions on 13/07/2010 under delegated powers, however as the scheme was not built in accordance with the approved plans planning permission is now sought for an amended development which now includes the insertion of 4 velux roof lights and a flue to the rear elevation of the garage.

PRINCIPLE OF DEVELOPMENT

As with the previous scheme, the property lies within an area designated as primarily residential within Wirral's Unitary Development Plan and as such the erection of extensions to dwellings is acceptable in principle subject to policy HS11 of Wirral's Unitary Development Plan.

The overall principle of the extensions to the dwelling has been established under the previous approval, however as the scheme was not built in accordance with the approved plans, the principle of the new development which now includes 4 velux roof lights and a flue to the rear elevation of the garage must now be assessed against Policy HS11.

Objections and representations from neighbouring properties have been received in relation to the new scheme which must also be taken into consideration when assessing the amended scheme.

SITE AND SURROUNDINGS

The property is an attractive detached house set in approximately half an acre of garden. The car port has now been demolished and the single storey extension and two storey garage with home office have both been erected. The site is screened from the road by a number of mature trees within the front garden.

There are four roof lights in the rear south facing roof slope of the garage extension offering views from the home office towards the rear garden of Linrie, 2,4 and 6 Blakeley Court. The aluminium flue is centrally located within the same roof slope in between the roof lights.

The rear boundary of the property is made up of an approximately 2m high close board fence and hedge row, there are also a number of sporadic trees, some 3-4m in height running along the boundary between Honister and Linrie.

Adjoining properties to the south and east are a mix of modern detached houses and bungalows with well maintained gardens.

POLICY CONTEXT

Unitary Development Plan Policy HS11 and Supplementary Planning Guidelines: House Extensions have been considered in the determination of this application. Policy HS11 states that proposals should be appropriate to the plot, be not so extensive as to be unneighbourly and not arranged as to result in significant overlooking of neighbouring residential properties.

The overall design of the scheme, scale of the extension in terms of the plot size and its relationship to the dwelling as well as the surrounding properties has been assessed under the previous approval and has been deemed acceptable.

However due to the location of the roof lights in the rear south facing elevation of the home office, it is deemed necessary, should members be minded to approve the application to impose a condition for those windows to be non opening and obscurely glazed in order to prevent any overlooking into the neighbouring properties.

APPEARANCE AND AMENITY ISSUES

As the only variation to the original approval is for the addition of roof lights and a flue to the rear elevation it is considered that the proposed development is of a scale that is appropriate to the size of the plot and in terms of design, original features on the front elevation of the house have been replicated to ensure the proposal compliments the original building.

The extension has been set in from the boundary and the roof has been hipped to reduce the impact of the extension on the adjacent properties. 67 Raby Drive which is situated to the east has an existing single storey rear extension with a balcony above. This is sited close to the boundary with Honister and as such to ensure there would be no loss of privacy between the properties the window in the front elevation of the extension is conditioned to be to be obscurely glazed and non-opening should members be minded to approve the scheme

At the time of writing this report two letters of objection have been received from the occupiers of 4 & 6 Blakeley Court, concerned that the installation of 4 velux window and flue are a breach of the original planning approval, they also states that the new windows allow overlooking to occur into both gardens, bedrooms, lounge areas and conservatories taking away their privacy and the new flue will allow smoke to blow into their gardens.

The Local Planning Authority considers that the introduction of a condition to ensure the roof light

windows are obscurely glazed and non opening will mitigate against any potential overlooking into neighbouring gardens and will still allow light into the home office. There is a large window in the west facing elevation of the building that will allow the occupier a sufficient outlook and will still maintain surrounding residential privacy.

Two further letters of concern have also been raised by the occupiers of the Anchorage and 2 Blakeley Court with regard to the potential number of commercial vehicles in association with the home office that may park outside the house may result on detriment to highway safety and further fear of fumes entering the property from the new flue.

The concern raised over smoke from the flue blowing into neighbouring gardens is not a material planning consideration or an issue that can be controlled within the remit of the Local Planning Authority and therefore cannot be considered in the determination of this application.

The Local Planning Authority must can only consider the application that is before them. The proposal has been assessed by the Director of Technical Services - Traffic and Transportation Division who have confirmed that the proposals are unlikely to result in any increase in traffic and are satisfied that highway safety will not be affected. As such, it is not considered that the proposals represent any adverse impact on highway safety that would warrant a refusal of planning permission.

SEPARATION DISTANCES

As with the original approval the side (south-east) elevation of the 2-storey extension would be sited 16 metres from the rear elevation of 2 Blakeley Court and the front elevation would be some 11 metres behind the rear elevation of the adjacent property, 67 Raby Drive.

5 levels of privacy can be secured by using obscure glazing with Level 1 providing the least obscurity and Level 5 offering the greatest obscurity. Since the windows proposed are roof lights and already off-set at an angle to prevent direct overlooking, it is considered that the conditioning of level 3 obscurity to the roof lights and that the roof lights be fixed & non-opening, that the development would not result in any additional loss of privacy to the surrounding residential properties as this would prevent any overlooking into those properties to the south of the site, Linrie and 2, 4 and 6 Blakeley Close.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services - Traffic and Transportation Division have been consulted as part of the notification process and have confirmed that the proposals are unlikely to result in any increase in traffic and are satisfied that highway safety will not be affected. As such, it is not considered that the proposals represent any adverse impact on highway safety that would warrant a refusal of planning permission.

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

It is considered that subject to conditions the proposed development would not result in any significant harm to adjoining properties. The proposal satisfies the criteria set out in Policy HS11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines: House Extensions. The proposal 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, subject to conditions, is considered to satisfy the criteria set out in Policy

HS11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines: House Extensions. The proposal 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. The proposed north east facing first floor window shall be obscurely glazed (not less than Level 3) and non-opening and shall be permanently retained as such thereafter.

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

3. Within 1 month of the date of this permission, the 4 roof lights on the south west facing roof slope of the extension as indicated on Drawing No's. DW6 REV E Proposed garage 1st floor, DWG 9 REV C Proposed rear & side elevations and DWG 40 - Roof Plan shall be obscurely glazed (not less than Level 3) and non opening and shall be permanently retained as such thereafter.

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

Further Notes for Committee:

Last Comments By: 17/01/2012 10:13:09

Expiry Date: 13/02/2012

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Planning Committee

16 February 2012

Reference:
APP/11/01520

Area Team:
South Team

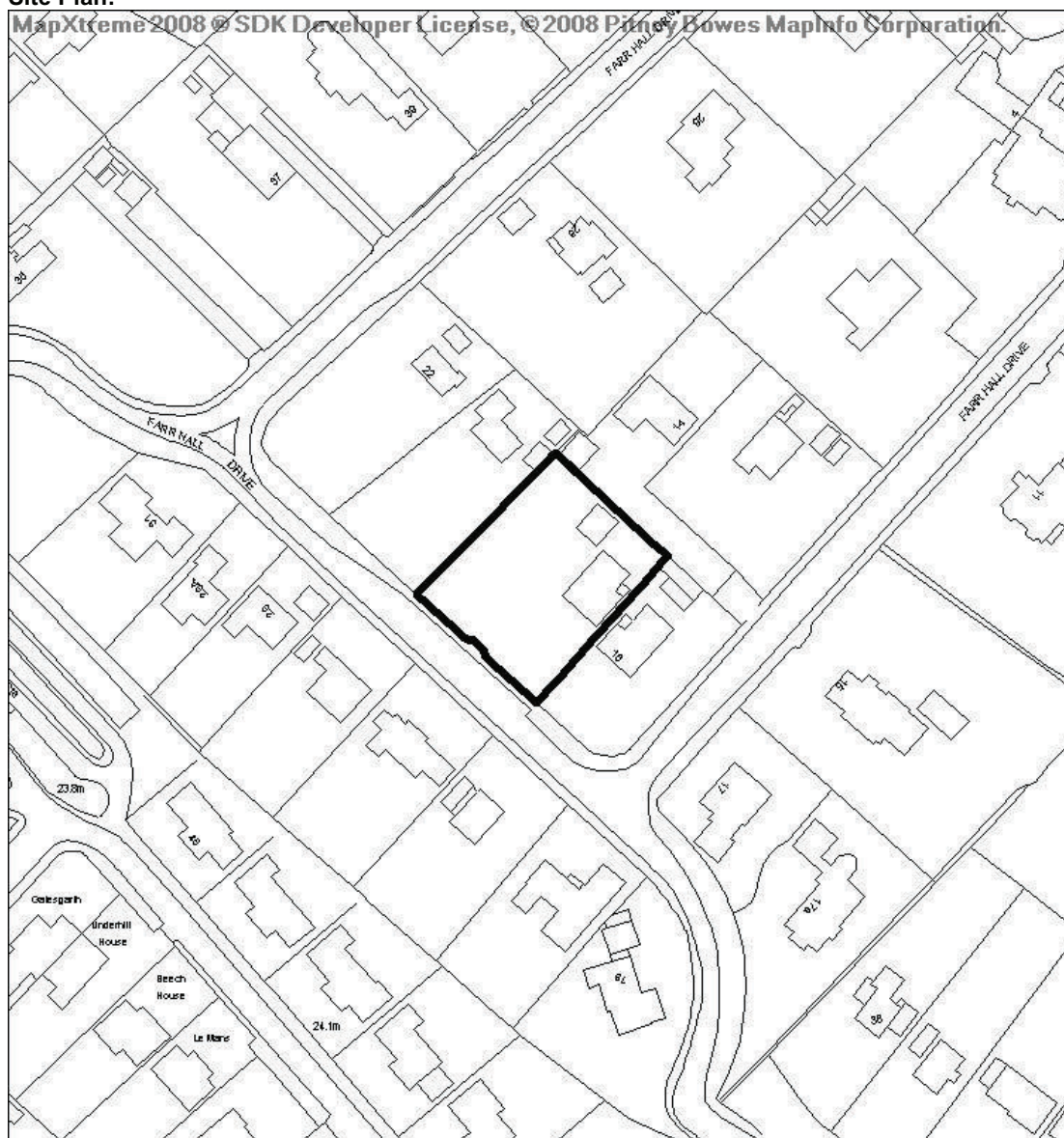
Case Officer:
Mr K Spilsbury

Ward:
Heswall

Location: Redwood, 18 FARR HALL DRIVE, HESWALL, CH60 4SH
Proposal: Demolition of existing bungalow and garage and replacement with a new 2 storey house with a flat roof, basement and double garage (detached), new driveway and amended front entrance from Farr Hall Drive. (Amended Description)

Applicant: Mr and Mrs Collins
Agent : N/A

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/11/00337 - Demolition of existing bungalow and replacement with new three storey house with basement, single garage, driveway and amended entrance from Farr Hall Drive - Approved 13/05/2011

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

Having regard to the Council Guidance on Publicity for Applications, 13 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 3 letters of objection have been received from 2, 14 and 22 Farr Hall Drive, listing the following grounds:

1. Not to scale with surrounding properties
2. Will result in a detrimental change in the character of the area
3. Does not blend in with residential area
4. Contrary to policy HS4
5. Unsuitable Design for the size of the plot
6. Invasion of privacy
7. Distance between the proposed building and the thatched cottage roof is by law incorrect and could be queried
8. Length out of keeping with surrounding character
9. Rear window will impinge upon privacy of No.12 and No.14
10. Unappealing appearance
11. Potential structural damage to the environment as development could cause subsidence up the hill
12. Concern over presence of springs when level of land altered
13. Concern over removal of trees and impact upon properties to the rear of the site including; 12, 14 and 16 Farr Hall Drive
14. Concern over fuel used in occupier's fire and impact upon adjacent thatched roof.

CONSULTATIONS

Director of Technical Services (Traffic & Transportation Division) - No Objections

United Utilities: No Objections

Directors Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application was taken out of delegation by Councillor Hodson stating "Unneighbourly development, alteration to the street scene and invasion of privacy".

INTRODUCTION

The proposed development is a resubmission of a previously approved scheme for the demolition of the existing bungalow and replacement with a new 2 storey house with a flat roof, basement and double garage. The development also involves the construction of a new vehicular access front entrance from Farr Hall Drive.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to policy HS4 & GR7 of Wirral's Unitary Development Plan.

The site is for a replacement dwelling and is therefore acceptable in terms of the Interim planning policy.

SITE AND SURROUNDINGS

The site is located within a primarily residential area characterised by a variety of dwelling designs set within their own grounds. The land drops away relatively steeply to the south west towards the River

Dee.

The site of the development currently contains a single storey bungalow, located on the south eastern boundary and a detached double garage towards the rear of the site. There are a number of mature trees and shrubs surrounding the site, screening the property from the road as well as an approximately 2m high close boarded fence running along the side boundaries with 16 and 20 Farr Hall Drive.

There is a two storey modern dwelling located to the east of the site (16 Farr Hall Drive) and to the west is a two storey thatched dwelling (20 Farr Hall Drive). Directly to the rear of the site set further up the hill is a single storey bungalow (14 Farr Hall Drive). This is set slightly higher than the dwelling site, due to the increase in the gradient of the land. There is some large trees and shrubs running along the rear boundary as well as an approximately 2m high hedgerow that creates some partial screening.

POLICY CONTEXT

The proposed development is for a replacement dwelling on a site with a number of mature trees as such policy HS4 and GR7 of Wirrals Unitary Development Plan are relevant in this instance:

HS4 Criteria for New Housing Development states:

Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;
- (ii) the proposal not resulting in a detrimental change in the character of the area;
- (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;
- (v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;
- (vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and
- (vii) the provision of adequate individual private or communal garden space to each dwelling.

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

GR7 Trees and New Development states:

In assessing the protection to be given to trees on development sites the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surface areas are sited in order to:

- (i) substantially preserve the wooded character of the site or of the surrounding area;
- (ii) provide for the protection of trees of greatest visual or wildlife value and other vigorous healthy trees;

(iii) ensure that trees to be retained have adequate space in order to prevent damage to their canopy or root structures during construction and to allow for the future growth of canopy and roots to normal mature sizes;

(iv) prevent the removal of trees by occupiers of the development to obtain reasonable sunlight to habitable rooms, secure an open unshaded garden area, or to remove perceived dangers to life and property; and

(v) protect trees on adjacent land which may be affected by the development proposed;

Applications should include detailed plans showing the location of individual trees to be affected by the development proposed, together with information related to trunk girth, species mix, height, canopy spread and general health and condition. Trees to be felled should be clearly indicated.

Where development involving the loss of trees is to be permitted, the Local Planning Authority will, as a condition of planning consent, require replacement trees to be planted elsewhere on the site where this is required in order to protect or preserve local amenity.

Planning conditions will include provision for the future maintenance of newly planted stock, including the replacement of failures, until the newly planted stock is established and capable of normal unaided growth; and during the construction period, measures related to the protection of trees to be retained.

Work to trees, including felling, removal, thinning and crown lifting should be completed prior to construction commencing in accordance with a scheme of work agreed in advance with the Local Planning Authority.

As stated above the overall principle of a replacement dwelling is deemed acceptable subject to the above policies and as such will be assessed within the next sections.

APPEARANCE AND AMENITY ISSUES

The proposed development is for the demolition of the existing dwelling and the erection of a two storey dwelling, with an excavated basement level and associated garage.

The design of the dwelling has been amended from that previously approved. The dwelling has a flat roof and is now substantially lower than the previous scheme. It is the developers intention that the dwelling has the appearance of an imitation Georgian Villa with a large entrance doors onto the garden located to the south east elevation, orangery on the North West elevation and an enclosed spiral staircase on the north east elevation.

The newly proposed dwelling will be located centrally within the site and will follow a similar building line to that of the neighbouring property 16 Farr Hall Drive. 20 Farr Hall Drive is set back behind the proposed dwelling and is at a slight angle to the proposed new dwelling.

A number of the larger conifer trees have now been removed from the site sine the previous scheme was approved. It is considered that they had little visual value and generally dominated the site. The larger trees towards the front of the site have been retained to preserve the woodland appearance of the area.

The new scheme has been amended at the request of the Local Planning Authority so that the first floor bedroom above the orangery has now been removed. It was considered that a visual break between properties was important to maintain the character of large properties set within large plots of land.

A number of local resident have expressed concern over the appearance of the dwelling and it suitability within the street scene.

Whilst the proposed dwelling is unique in design and according to a number of the representations, not to everyone's taste, when viewed within the context with the surrounding area, it is considered that the proposal will not result in a detrimental change of the character of the area as all surrounding dwellings vary in size, style and appearance.

It is considered that the amendment to the design of the dwelling ensures that the general street pattern is adhered to and the size, scale and massing is wholly appropriate to the size of the plot and when viewed within the context of the street scene. Visually the dwelling house will only be in partial view from Farr Hall Drive as the existing trees along the front of the site create a visual buffer.

As local residents have expressed concern over the potential loss of trees on site, a landscaping condition can be imposed should members be minded to approve the proposed scheme to ensure that the proposed development will remain in keeping with the character of the area.

As with the previous scheme the private amenity space is located to the front of the dwelling in the form of a large garden which follows the general street pattern of the Drive.

Further objections have also been received in relation to the windows in the rear windows facing 12 and 14 Farr Hall Drive. These issues will be addressed within the section below.

Structural damage to the environment through the construction of the project, subsidence, flooding of land caused by damaging springs and the potential of fire damage to the adjacent thatched roof are not material planning considerations and cannot be considered in the determination of this application.

SEPARATION DISTANCES

The dwelling will be located to the rear of the site with the main amenity space to the front of the property. There are a number of trees located along the rear boundary of the site as well as an approximately 2m high hedge row that offers screening of the site from 12 and 14 Farr Hall Drive which will help to ensure privacy.

It is considered that as 12 and 14 Farr Hall Drive are located on higher ground than that of the proposed dwelling, the proposal will not have any adverse impact upon amenity of the adjacent properties in terms of overlooking as the rear windows of the proposed house are located in excess of the 21m recommended separation distance employed by the local planning authority. There are also a number of mature trees running along the boundary that will screen it from the bungalow.

The height of the building has been reduced from that of the previously approved scheme and due to the increasing land levels from the site towards the north east, it is considered that there will be no loss of amenity to any of the surrounding dwellings as sufficient separations distances have been provided.

HIGHWAY/TRAFFIC IMPLICATIONS

It is considered that there is sufficient off street parking within the site and following consultation, the Director of Technical Services - Traffic Management Division has no objection to the scheme.

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 HS4 and GR7 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 HS4 and GR7 of

Wirral's unitary Development Plan and 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. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

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 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.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

Reason: In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

Reason: In order to protect the residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

6. Details of a scheme of planting to provide a screen for the site/along the North East and South West boundaries, consisting predominantly of trees or other suitable plants shall be submitted to and approved in writing by the Local Planning Authority unless otherwise agreed in writing with the Local Planning Authority.

The agreed planting shall be carried out in accordance with the details so approved within the first planting season immediately following the carrying out of the development. Any trees which within a period of 5 years from the completion of the development die, are removed 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 written consent to any variation.

Reason: To safeguard the amenities of neighbouring occupiers and to ensure that the proposed development does not prejudice the appearance of the locality and to accord

with Policy HS4 of the Wirral Unitary Development Plan.

7. Within three months of the date of this permission details of the scheme demolition of the existing dwelling shall be submitted to and approved in writing with the local planning authority.

Reason: In the interest of the Interim Planning Policy

8. Prior to the first occupation of the development the existing dwelling shall be demolished in accordance with the approved scheme of demolition as outlined in condition 7 of this approval.

Reason: In the interest of the Interim Planning Policy

9. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

Reason:

To ensure that the development is satisfactorily sited and designed in relation to adjacent development and the highway and that satisfactory gradients are achieved. In accordance with policy HS4 of Wirral's Unitary Development Plan.

10. The development hereby approved shall be carried out in accordance with the details shown on the plan(s) received by the Local Planning Authority on 25 January 2012

Reason: In the interest of amenity having regard to policy HS4.

Last Comments By: 18/01/2012 14:05:13

Expiry Date: 14/02/2012

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Planning Committee

16 February 2012

Reference:
APP/11/01525

Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Heswall

Location: Beacon Cottage, 4 MOORLAND CLOSE, GAYTON, CH60 0EL
Proposal: Two storey rear extension. First floor side extension over garage.
Applicant: Dr M Lockyer
Agent : C W Jones

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

No planning history

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 4 notifications were sent to adjoining properties and a site notice was displayed near the site. Representations have been received from 8 Anthony's Way around possible intrusion on privacy and an objection has been received from 2 Moorland Close on the following grounds:

1. loss of natural light and sunlight
2. adversely affect outlook from kitchen window
3. pollution from proposed chimney

Tree Preservation Officer - no objection

CONSULTATIONS

No consultations necessary

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

This application has been referred to Planning Committee by Councillor Johnson following representations to him from a neighbour expressing concerns that the proposals appear unneighbourly and would impinge on their amenities.

INTRODUCTION

The application is for the erection of extensions to the existing garage by adding a first floor and wrapping the extended building around the rear elevation and towards the rear boundary.

PRINCIPLE OF DEVELOPMENT

The site lies within an area designated as primarily residential where the erection of extensions to dwellings is acceptable subject to the limitations set out in Policy HS.11 and SPG.11.

SITE AND SURROUNDINGS

The site is occupied by a modern detached house located in a corner position at the head of the cul-de-sac. There are two identical houses to either side, 6 Moorland Close is on the south side and sits at right angles to no.4, and no.2 Moorland Close, which adjoins to the east in an elevated position. The property backs on to Urban Greenspace (The Beacons) which is designated as a site of Local Biological Importance.

POLICY CONTEXT

UDP Policy HS.11 and Supplementary Planning Guidelines: House Extensions have been taken into consideration in the determination of this application. Policy suggests that in primarily residential areas house extensions will generally be acceptable provided there would be no significant loss of amenity to neighbouring properties and that there would be detrimental impact on the character of the original property or the street scene.

APPEARANCE AND AMENITY ISSUES

The proposed additions would raise the height of the garage from a flat roofed structure some 2.3 metres high to a full height building that would be approximately 0.2 metres lower than the existing house and would be set back 5.2 metres from the main front elevation. The development would complement the shape, scale and window proportions of the original dwelling and is acceptable in design terms.

The adjoining property, 2 Moorland Close, has an identical garage sited adjacent to no.4's, however, the house is at a much higher level. This property was built with a kitchen window that faces south-west towards the application site, the window is not the only source of light to this room as there is a secondary opening in the rear elevation. The distance between the extension and the side elevation of no.2 is some 9.6 metres, bearing in mind there is a difference of around 2 metres in ground levels it

is considered that the development would not affect the residential amenity of the adjoining property to an unacceptable degree.

The neighbours' objection raises the issue of possible pollution from a new chimney, however, this matter is not within the remit of the Local planning Authority.

The occupier of 8 Anthony's Way raises concern over possible loss of privacy. The south-west elevation of the extension has a full height window at first floor level, there is at least 13 metres between the window and the boundary with 8 Anthony's Way and does not directly face the elevation of this house. The distance of the proposed window to the boundary is sufficient and given it does not directly face any part of the house, there will be no overlooking. The separation distances are acceptable and are in accordance with the usual guidance.

SEPARATION DISTANCES

The distance between the extension and the south-west and south-eastern boundaries is 13 metres and 21 metres respectively.

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 considered to have no serious detrimental impact on neighbouring properties and is acceptable in terms of its design. The proposal 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 development is considered to have no serious detrimental impact on neighbouring properties and is acceptable in terms of its design. The proposal 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.

Further Notes for Committee:

Last Comments By: 27/01/2012 09:42:02

Expiry Date: 17/02/2012

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Planning Committee

16 February 2012

Reference:
APP/12/00012

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Heswall

Location: Melrose, 90 OLDFIELD ROAD, HESWALL, CH60 6SG
Proposal: Proposed replacement dwelling and associated landscape works.
Applicant: Mrs Alison Al-Kadhimi
Agent : Roger Stephenson Architects

Site Plan:



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Development Plan allocation and policies:

Green Belt
GB4 (Replacement of Existing Dwellings in the Green Belt)

HS4 (Criteria for New Housing Development)

Planning History:

APP/96/06011 - Erection of a side porch and dormer extensions to front and rear - Approved 06/09/96

APP/10/00999 Proposed extension and remodelling of the existing house and associated landscape works - Approved 26/01/11

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 5 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 2 objections have been received from Councillor Johnson and 52 Oldfield Drive, listing the following grounds:

1. Not in keeping with Green Belt boundaries
2. Unneighbourly development

CONSULTATIONS

The Director of Technical Services (Traffic & Transportation Division) - Unadopted section of road, no objections.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Johnson has requested the application be taken out of delegated powers as the application is not in keeping with the Green Belt policies.

INTRODUCTION

The proposal is for the erection of a replacement dwelling. The application follows a previous application for the remodelling of the original dwelling, the appearance and scale of the house remains the same but the process of development differs as the original house will now be demolished.

PRINCIPLE OF DEVELOPMENT

The plot is located within the Green Belt, it is acceptable in principle to replace existing dwellings within the Green Belt under UDP Policy GB4 - Replacement of existing dwellings in the Green Belt.

SITE AND SURROUNDINGS

The existing dwelling is a low level dormer bungalow set within a row of three dwellings, number 90 being the central building. The house is flanked by 2 dwellings, number 52 Oldfield Drive which is a two storey dwelling with a habitable third floor, number 92 Oldfield Road has recently been constructed, the house is two connecting units and is a modern design twist on a traditional barn design.

The plot is in a highly attractive location that looks out onto fields to the west which are designated "Special Landscape" and the Dee Estuary.

POLICY CONTEXT

The proposal is for a replacement dwelling in the Green Belt, the scheme will be assessed against the following policies;

Policy GB4 (Replacement of existing dwellings in the Green Belt)

The replacement of existing dwellings in the Green Belt will be permitted subject to the following criteria:

- (i) the dwelling is not in an isolated or visually prominent location in the countryside;

(ii) there is direct vehicular access to the dwelling;

(iii) the replacement dwelling is not more than 15% larger than the dwelling it replaces or larger than the existing dwelling plus any remaining permitted development allowance for extension;

(iv) the curtilage of the replacement dwelling should be the same as or wholly contained within the curtilage of the existing dwelling.

The Local Planning Authority will remove permitted development rights for further extensions when granting permission for a replacement dwelling which is materially larger than the existing dwelling.

Where the replacement dwelling's location in the curtilage would result in a lesser impact in the Green Belt than that of the existing dwelling, the Local Planning Authority will require the replacement dwelling to be positioned accordingly. In other cases the Local Planning Authority will require the replacement dwelling to be located in the same place as the existing dwelling.

Policy HS4 (Criteria for new housing development)

Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

(i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;

(ii) the proposal not resulting in a detrimental change in the character of the area;

(iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;

(iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;

(v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;

(vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and

(vii) the provision of adequate individual private or communal garden space to each dwelling.

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

A previous application 10/00999 for the remodelling of the dwelling was assessed under UDP Policy GB5 - Extension of existing dwellings in the Green Belt, this application and the resultant development is a material consideration in determining the current planning application. Policy GB5 states; 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.

APPEARANCE AND AMENITY ISSUES

The original dwelling is a dormer bungalow set in a row of three properties both of which are substantially larger than number 90. The footprint of the house is square with a garage to the side, the house has a volume of 807.7m³ the total including the 15% allowance under UDP Policy GB4 would equate to 928.8m³. The proposed replacement house is 1128.9m³ not taking into account allowance of Permitted Development. The proposed replacement dwelling does exceed the permitted replacement volume including 15% as set out in Policy GB4. However the footprint and appearance

of the dwelling reflects the resultant dwelling under planning approval 10/00999, which was assessed under Policy GB5 where it was considered that the impact of the replacement dwelling was acceptable. This previous approval and the fact that this proposal will result in exactly the same development is a material planning consideration.

The proposed replacement dwelling exceeds the 15% increase by approximately 200m³, the proposed lower ground garage and store equates to 188m³, this element of the design does not detrimentally impact the Green Belt in terms scale or openness. The replacement dwelling is also lower in height than the two adjoining houses and is located centrally in an existing built row.

The appearance of the dwelling is modern and differs to the two adjoining houses both of which are different in style to each other. As there are only 3 properties within the immediate street scene the difference in appearance works well and allows each house to demonstrate its own character and design without being overbearing to the neighbouring property.

The appearance, scale and siting of the dwelling has been approved as part of the remodelling approval 10/00999. The applicant has submitted a structural survey stating that the extensions cannot be built hence the need for the application for a replacement dwelling. The resultant dwelling would be the same design, scale and appearance as the previously approved scheme. The proposal does not harm the objectives of the Green Belt and taking into account the previous approval as a material consideration, the proposal is acceptable having regard to Wirral's UDP Policy GB4 and HS4.

SEPARATION DISTANCES

The proposal for the remodelling of the house increases the height of the building however the outlook remains the same to the front and rear. To the front there are no dwellings and therefore no overlooking, the building line of the proposed house is in line with the front of number 52 Oldfield Drive so will not impact the front windows of this property.

There is a detached dwelling to the rear number 50 Oldfield Drive which is 27m from the proposed dwelling side to rear facing, this therefore meets the separation distance of 14m window to blank wall.

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.

CONCLUSION

The replacement dwelling is acceptable in terms of siting and appearance, the scheme repeats the previously approved extensions application.

Summary of Decision:

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

The resultant dwelling would be the same design, scale and appearance as the previously approved scheme. The proposal does not harm the objectives of the Green Belt and taking into account the previous approval as a material consideration, the proposal is acceptable having regard to Wirral's UDP Policy GB4 and HS4.

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 GB4 and HS4 of the Wirral Unitary Development Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorized in writing by the Local Planning Authority.

Reason: In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy GB4 of the Wirral Unitary Development Plan.

4. The windows to the south side facing elevation shall be obscurely glazed prior to first occupation and shall be retained as such thereafter.

Reason: Having regard to residential amenity and the neighbouring property number 52 Oldfield Drive.

Further Notes for Committee:

1. The applicant should contact United Utilities Service Enquires on 0845 746 2200 regarding connection to the water mains/public sewers.

Last Comments By: 08/02/2012

Expiry Date: 05/03/2012

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Planning Committee

16 February 2012

Reference:
12/00039

Area Team:
South Team

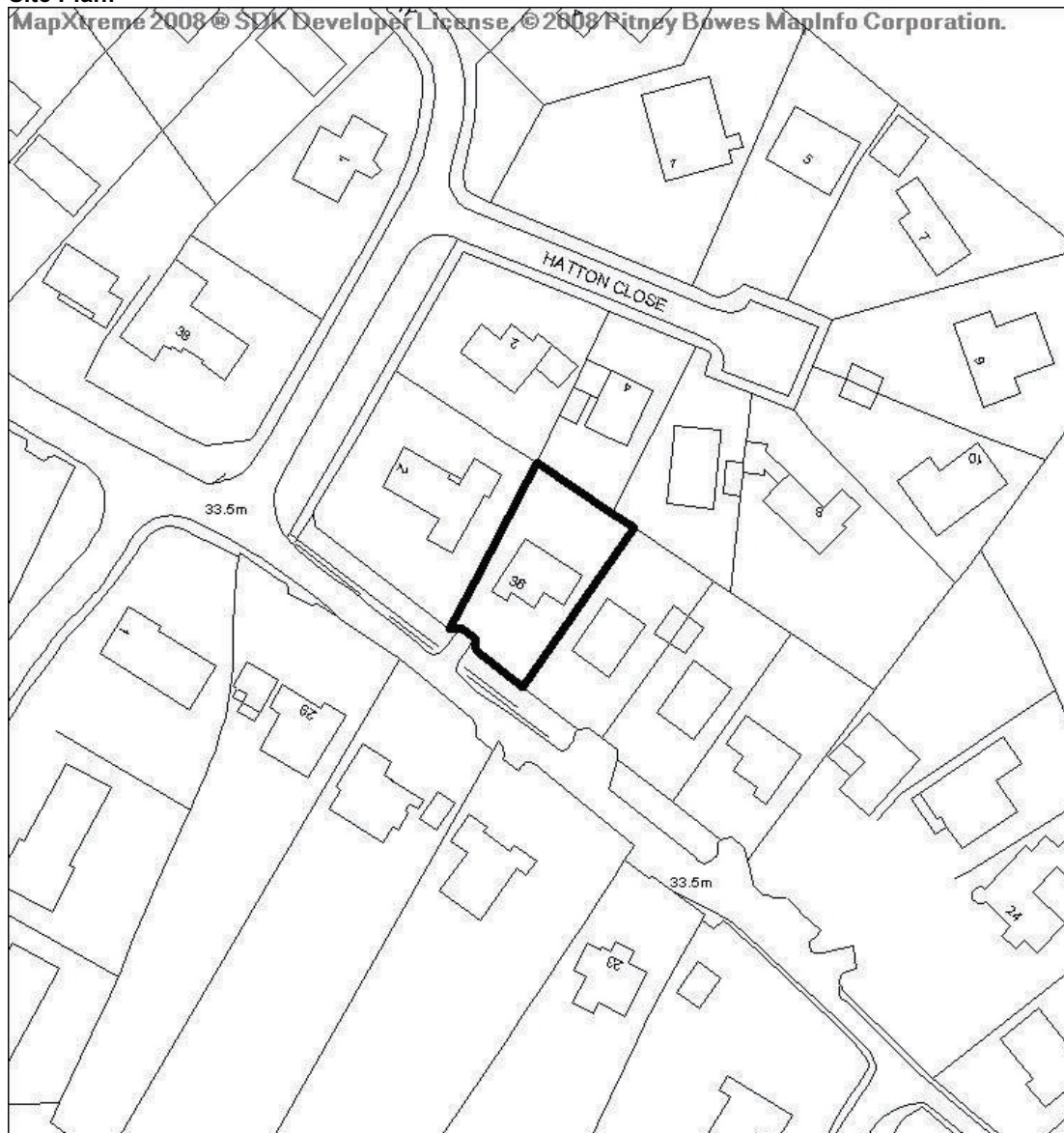
Case Officer:
Mrs J McMahon

Ward:
Heswall

Location: 36 PIPERS LANE, HESWALL, CH60 9HW
Proposal: Alterations to existing conservatory including formation of balcony above.

Applicant: Mr Hodson
Agent : The Kenefick Jones Partnership Ltd

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

APP/80/16261 car-port Approved 2/10/80
APP/89/05125 extensions Approved 7/4/89
APP/98/05123 front and rear extensions Approved 26/3/98
APP/02/06687 side and rear extensions Approved 4/10/02

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 6 notifications were sent to neighbouring properties and a site notice was displayed near the site - at the time this report was written, no representations had been received

CONSULTATIONS

No consultations necessary

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

This application has been referred to the Planning Committee as the applicant is an elected Member of the Council.

INTRODUCTION

This application is for the replacement of an existing UPVC conservatory extension with a solid structure occupying the same footprint. A first floor balcony would be created on part of the new flat 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 subject to the proposal satisfying UDP Policy HS11 and SPG11.

SITE AND SURROUNDINGS

The site is located on the north-eastern side of Pipers Lane in an elevated position due to the fall of the land, the street scene comprises of a mix of house types that vary in design and materials.

POLICY CONTEXT

UDP Policy HS11 and Supplementary Planning Guidelines: House Extensions have been taken into consideration in the determination of this application. Planning applications for extensions to dwellings in primarily residential areas will generally be acceptable where it can be demonstrated that there would be no loss of amenity to neighbouring properties and where the additions respect the character and appearance of the dwelling and the street scene.

APPEARANCE AND AMENITY ISSUES

The application is for the rebuilding of an existing extension on the front/side elevation of the property, the existing structure is single storey and is mostly glazed with a dwarf wall. The new building would be a solid construction, part of the roof would be flat where a balcony would be created, the front section of the roof would continue the existing lean-to tiled roof that currently extends across part of the front elevation. In design terms, the development complements the shape, scale and proportions of the existing dwelling.

The proposed balcony would have an obscurely glazed screen that would prevent any loss of privacy at the adjoining property, 34 Pipers Lane. This property has a dormer window in the roof slope facing the application site, the window is obscurely glazed, is sited approximately 5 metres away from the development and will not be affected.

Overall the development is acceptable and satisfies current policy and guidelines.

SEPARATION DISTANCES

The houses on the opposite side of Pipers Lane are at a lower level and are sited a minimum of distance of 37 metres away.

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 is acceptable in terms of its design. The proposal 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 is acceptable in terms of its design. The proposal satisfies the criteria set out in Policy HS11 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.

Further Notes for Committee:

Last Comments By: 16/02/2012 14:15:39

Expiry Date: 09/03/2012

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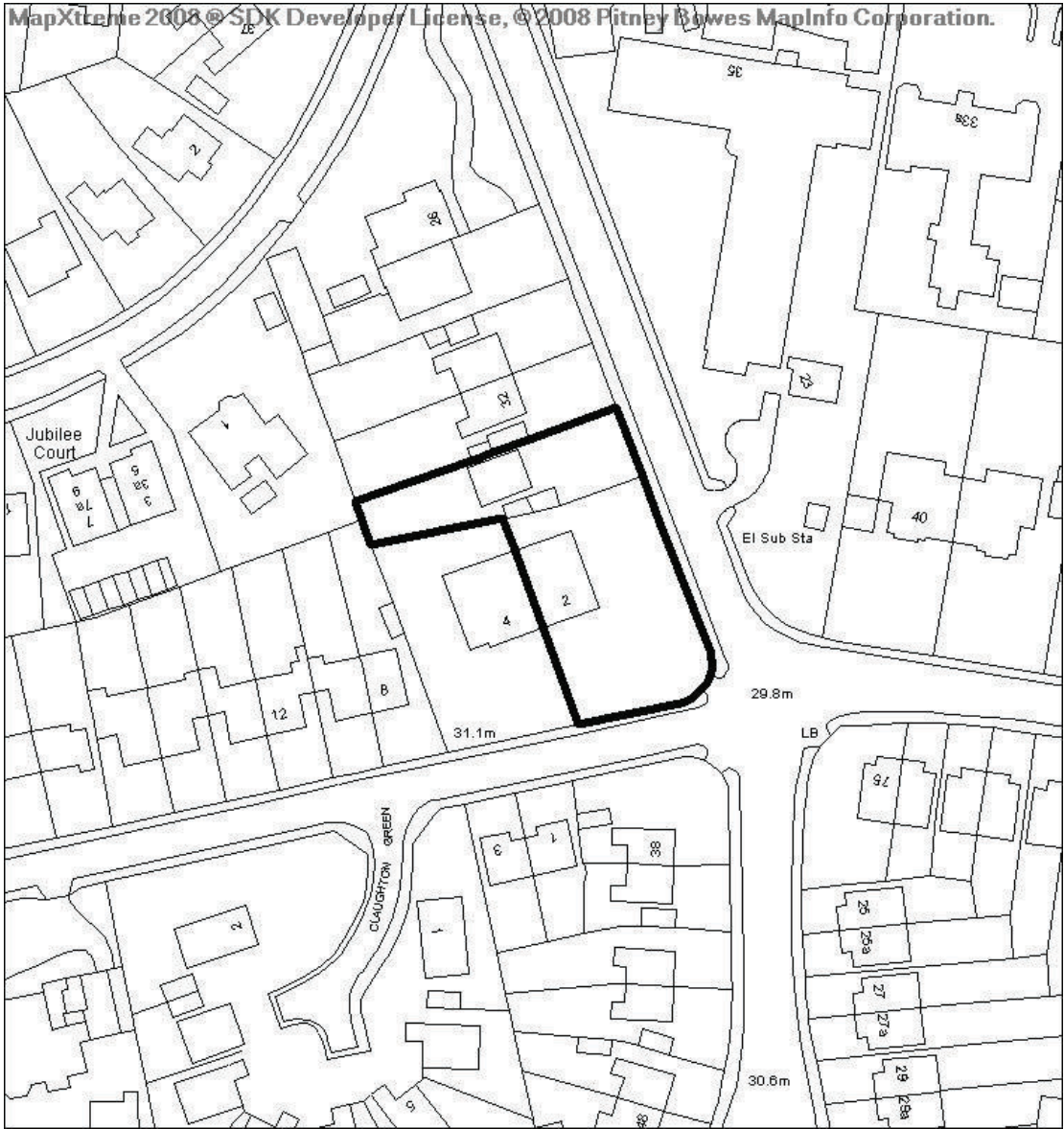
Planning Committee

16 February 2012

Reference: APP/11/01431	Area Team: North Team	Case Officer: Miss K Elliot	Ward: Oxton
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Location: 34 PALM GROVE, CLAUGHTON, CH43 1TF
Proposal: Two storey side and rear extension, single storey front extension, porch and detached garage
Applicant: Mr A Georgiou
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
Density and Design Guidelines Area

Planning History:

APP/06/6776 - Erection of a two-storey front, rear and side extensions and double detached garage at front - Approved 02/11/2006

APP/06/7352 - Demolition of existing dwelling and erection of new dwelling and detached double garage - Approved 30/01/2007

APP/08/5550 - Demolition of existing dwelling and erection of a new dwelling and detached garage - Approved 15/05/2008

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

Having regard to the Council's Guidance on Publicity for Applications, 13 letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, no representations had been received.

CONSULTATIONS

None to report

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

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal is for the erection of a two storey side and rear extension, single storey front extension, porch and detached garage.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy HS11 (House Extensions) of Wirral's Unitary Development (UDP) and SPG11.

SITE AND SURROUNDINGS

The site comprises a detached brick property in an area of mixed design. The application property is one of a row of more modern infill housing, similar to the flat development opposite, and adjoins a pair of grander, three storey properties to the south which are currently used as flats. The front of the site is screened by an existing brick wall of approximately 2 metres, with fencing behind up to a height of around 3 metres, making the existing dwelling partially concealed from the general street scene. The property has an existing flat roof garage at the side and there is a variety of mature trees both within the application site and on the adjoining plot at No.2 Devonshire Place which is also slightly higher.

POLICY CONTEXT

Policy HS11 of Wirral's UDP and SPG11 are directly relevant in this instance and state that extensions will be acceptable provided there would be no loss of amenity to neighbouring properties and no detrimental impact on the character of the original property or the street scene.

Policy HS11 states to avoid the effect of 'terracing', where two storey side extensions are added to the sides of semi-detached houses of similar style with a consistent building line and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1.0 metre from the front elevation and 1.0 metre from the common boundary; or at least 2.0 metres from the front elevation. Where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses.

APPEARANCE AND AMENITY ISSUES

The proposed two storey side and rear extension will occupy the gap between the existing property and the side boundary of No.2 Devonshire Place and projects beyond the existing rear wall of the house by 2.7 metres. Due to the existing house being set back approximately 3 metres behind the front wall of the adjoining pair at No.30 and No.32, the proposed projection of the single storey front extension is considered acceptable and will be in line with the remainder of the row. In addition to this, the dimensions of the proposed porch and remodelling of the front elevation is considered acceptable in design terms and will add some visual interest to the property.

Although the two storey side extension has only a lower ridge height and no first floor set back as required by Policy HS11, it is considered that due to the mix of property designs in the area, and no immediate risk of terracing to the south, it is acceptable in its current form and appears subordinate to the original property. The proposal is similar in scale and design to the previously approved applications on the site as detailed in the planning history. Both the approvals for a replacement dwelling, and the two storey extensions approved under APP/2006/6776, proposed a two storey element which projected to the boundary with No.2 Devonshire Place. The neighbouring property is in flats and has windows along its north facing elevation which are the sole outlook to the bedrooms they serve. However, No.2 Devonshire Place is a three storey building and the flats which have windows along the side facing the proposal have other front facing habitable rooms with a far better outlook.

The previous approvals on the site are a material consideration to the determination of the current proposal. As there has been no change in circumstance or policy since them gaining consent, it would be unreasonable to refuse the application on this basis. The north facing windows facing the proposed extension already have a constrained outlook and are not considered to be within a principle elevation as defined in SPG11, therefore the proposal is not considered to result in a significant loss of outlook to No.2 Devonshire Place. The projection of the two storey rear extension is 2 metres less than the previously approved application (APP/2006/6776) and is capable of retaining a 45 degree outlook to No.32.

The principle of the detached garage has already been approved under the previous approvals and has a fully hipped roof to prevent it creating a visually obtrusive feature in the street scene. In order to accord with the previously approved applications, the plans have been amended to show the detached garage set 0.6 metres away from the front boundary in order to allow for additional planting. The height and footprint of the garage is the same as previous and the majority of it will be screened by the existing front boundary treatment. The Council's Tree Preservation Officer has no objection to the proposal and a scheme of planting will be a conditional part of the approval. The terrace within the rear garden will be less than 300 mm in height and therefore does not require planning permission. The house is to be rendered as part of the proposals and this is keeping with the more modernised design. Overall, the proposals are considered acceptable in terms of scale and design, comply with Policy HS11, SPG11 and are 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 side gable of the proposed two storey side extension will reduce the distance between windows at No.2 Devonshire Place from 9 metres to 5 metres. The ground and first floors of the neighbouring building already have a constrained outlook and the second floor windows will look over the roof scape of the proposal. As the windows are in a side, rather than a principal elevation as defined in SPG11, and other living areas of the flats they serve enjoy a forward facing outlook, it is not considered to have a significantly adverse impact on the amenities which the occupiers of the neighbouring flats can reasonably expect to enjoy. The proposed side facing windows will be secured as obscurely glazed and top opening by condition to prevent overlooking. Overall the proposals are not considered to result in a significant loss of outlook or create 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 significantly detrimental impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

Summary of Decision:

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

The proposal is not considered to have a significantly detrimental impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

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 25th January 2012.

Reason: For the avoidance of doubt.

3. Before the development hereby permitted is begun, full details of a planting scheme, to be placed between the front boundary and the detached garage hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is brought in to use and shall be retained as such thereafter.

Reason: In the interests of amenity.

4. Prior to the extension being brought in to use, the windows in the south facing elevation of the two storey side extension hereby permitted shall be obscurely glazed and non-opening to a minimum height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS11 of Wirral's Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 16/01/2012 08:00:36

Expiry Date: 06/02/2012

Agenda Item 14

Planning Committee

16 February 2012

Reference:
APP/11/01492

Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
Hoylake and Meols

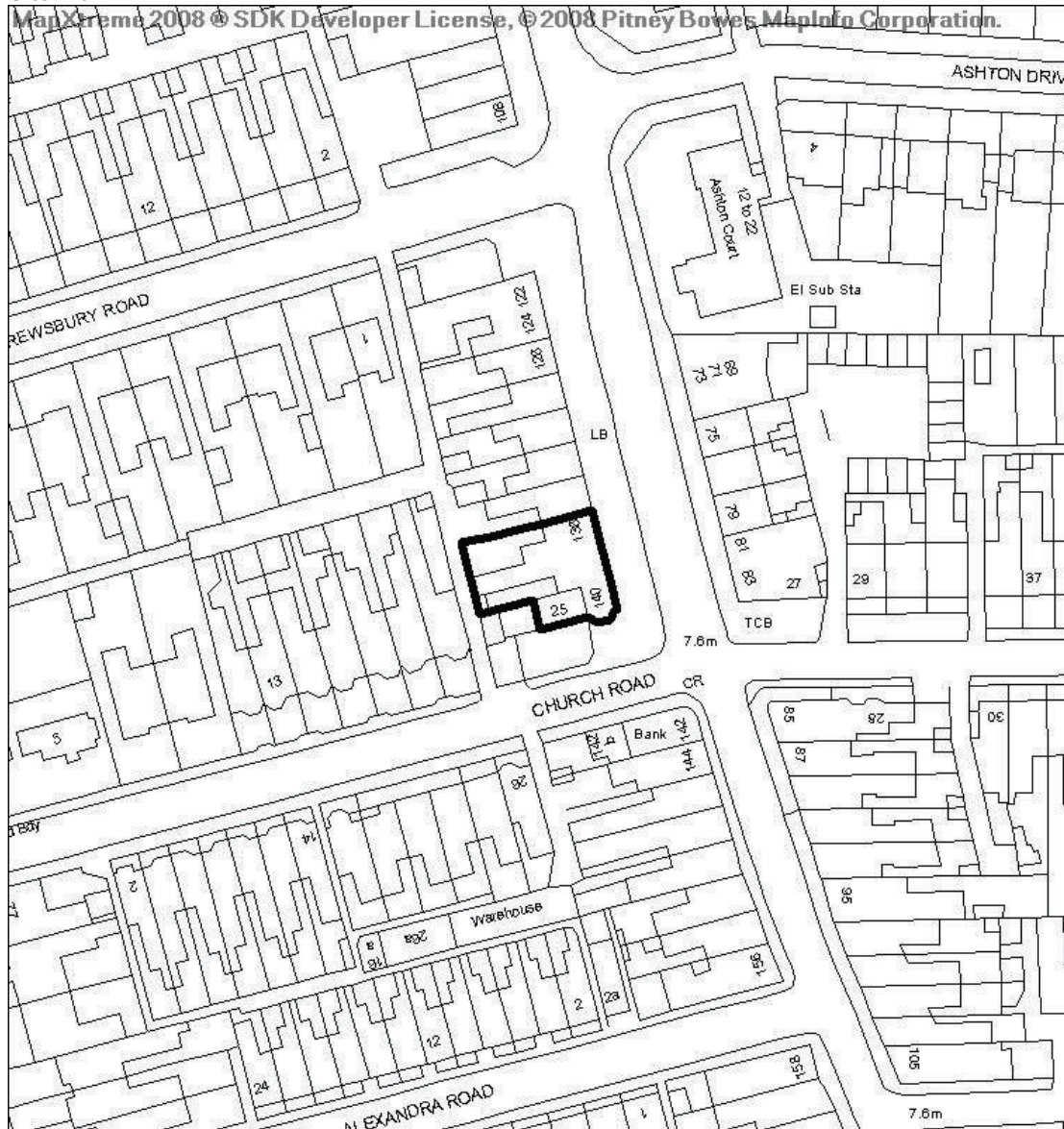
Location: Surfers Restaurant, 136-140 BANKS ROAD, WEST KIRBY, CH48
ORF

Proposal: Erection of a single-storey front extension

Applicant: Mr James Demetrios

Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Tourism Development Site
Primarily Residential Area
Key Town Centre

Planning History:

APP/06/05730 Change of use of pavement to outdoor seating A/C 02/06/2006
APP/09/05794 Alterations to street café A/C 11/09/2009
APP/09/06186 Alterations to café front to move existing doors A/C 19/11/2009

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

Having regard to the Council Guidance on Publicity for Applications, 16 letters of notification were sent to neighbouring properties and a site notice was displayed on the highway. At the time of writing this report two objections had been received from No.25 Church Road and No.27a Church Road, citing the following concerns:

1. Light pollution from the roof;
2. The extension will heat up during the day and require additional ventilation as opening windows will result in noise pollution to the flats above;
3. It will add to the car parking problems;
4. A car already parks on the pavement, and this may be emulated;
5. Staff of the restaurant are parking, maybe with the consent of the shops leaseholders, in private spaces;
6. It is not considered Mr Demetrois has "lifted up" the area;
7. Publicly available figures show the restaurant is making a relatively large financial loss in the past financial year;
8. Conditions were placed on the previous permission to close internal windows which are to be removed, thus any sound will come out of the single entry doors as they are opened;
9. The glazing is not specified, vibrations will result in noise disturbance;
10. The corner bedroom over Banks Road/Church Road belongs to the house on Church Road - this is a rented house and the tenants may not pass notification across to the owners
11. The visual impact on the street scene introduces an alien design to the Edwardian Verandah aspect purveyed and beloved of the tourist brochure. A clock tower, filigree fillings or elevating the model penguin outside the building would benefit the visual impact;
12. The owner should display a sign asking his customers to leave quietly in respect of occupiers in the surrounding residential properties;
13. If the restaurant failed residents would be threatened by the introduction of the late night culture of bistro drinking etc;
14. No site notice has been displayed;
15. There are no details of drainage, noise or light pollution, how the windows will be cleaned or maintained would funds be made available for future costs;
16. No.25 is a Flying Freehold with Surfers;
17. There has previously been damage to No.25 when a TV dish was erected and therefore have concerns of future developments.

CONSULTATIONS

The Director of Technical Services (Traffic & Transportation Division): No objection. External doors must not open onto the highway.

The Director of Technical Services (Highway Maintenance Division): No objection. The stopping up of the adopted footway is required as the development exceeds the area previously stopped up.

The Director of Law, HR and Asset Management (Pollution Control Division): No objection.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council

INTRODUCTION

The application proposes a front extension to the existing restaurant. A previous permission granted an outside seating area and enclosed seating area (see history). The extension projects 3m from the front elevation of the building and measures the length of the building. It is predominantly glazed with opening windows and a glass roof. The doors are centrally positioned and recessed.

PRINCIPLE OF DEVELOPMENT

The proposal is considered acceptable in principle under Policy SH1 Criteria for Development in Key Town Centres and SPD3 Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments which encourages A3 uses to be directed towards Key Town Centres.

SITE AND SURROUNDINGS

Surfers Restaurant is located within a row of commercial and retail properties in West Kirby, which is designated as a Key Town Centre and Tourism Development Site in the adopted Wirral Unitary Development Plan. There is an existing outdoor decked seating area. Banks Road is a busy shopping parade that includes a variety of retail uses, including late night uses such as a hot food takeaway and video rental shop. There are no other outdoor seating areas in the vicinity (No.122 – No.140 Banks Road). There are residential dwellings along Church Road, which is an area designated as Primarily Residential Area. There are also first floor flats along Banks Road within the Key Town Centre. The nearest residential house (no. 25 Church Road) adjoins Surfers, and the living room is directly adjacent to the site and the first floor bedroom is above Surfers. There is a 6.7m wide pavement outside Surfers along Banks Road and two litter bins on the pavement which reduces the width of the pavement.

POLICY CONTEXT

The Government's key objectives set out in Planning Policy Statement 4 - Planning for sustainable Economic Development (PPS4) is to promote the vitality and viability of existing centres by encouraging a wide range of services in a good environment which meets the needs of the entire community and is accessible to all.

The proposal is assessed against the Unitary Development Plan Policy SH1 Criteria for Development in Key Town Centres where it states:

- (i) the proposal, together with other recent or proposed development does not undermine the vitality and viability of any Key Town Centre or Traditional Suburban Centre as a whole or other town centre outside the Borough boundary;
- (ii) the proposal does not generate traffic in excess of that which can be accommodated by the existing or proposed highway network;
- (iii) the proposal meets highway access and servicing requirements and includes off-street car parking in line with Policy TR9 and cycle parking in line with Policy TR12;
- (iv) the siting, scale, design, choice of materials and landscaping is not detrimental to the character of the area;
- (v) the proposal does not cause nuisance to neighbouring uses, or lead to loss of amenity, as a result of noise and disturbance, on-street parking or delivery vehicles - where necessary, a suitable condition will be imposed on hours of opening/ operation

Supplementary Planning Document 3 - Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments (SPD3) states that A3 (Restaurant and Cafe) uses should be directed towards town centres and should have minimal impact on local amenity and the character of the area and not cause nuisance to neighbouring uses.

APPEARANCE AND AMENITY ISSUES

West Kirby is an established location for day or half-day trips to the coast by car, bus or rail. The site is located in a Key Town Centre which encourages the development of restaurants and cafes, subject to no adverse impact on the surrounding area. The upgraded frontage is considered to add to the vitality of the recognised town centre location. The principle of use has also been established by the previous grant of permission (2006/5730). The proposal is an addition to an existing business, and it is the natural progression that successful businesses expand and develop. It is not considered the cumulative impact of the proposal will have a negative impact on the character of the area, as the restaurant and outside seating area is already established.

The extension measures approximately 17m in width along Banks Road and projects 3m. The scale and design of the extension is deemed acceptable. The proposed elevation is contemporary in design and appropriate to the surrounding streetscene. The scale and design is considered not to harm the character of the original building or surrounding buildings, and introduces a new feature to the parade of commercial buildings.

Whilst the proposal is within 40m of residential properties, the application is for the development of an existing A3 use within a Key Town Centre. It is considered reasonable that residents of the flats in the Key Town Centre should expect higher levels of noise and disturbance than those in Primarily Residential Areas. The amenities of neighbouring residents would be protected by a limiting hours condition.

NEIGHBOUR OBJECTIONS

Two objections had been received from No.25 Church Road and No.27a Church Road, citing the following concerns:

"Light pollution from the roof". It is not considered the proposal will result in lights shining directly into neighbouring 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. The levels of illumination can be controlled and the potential of lights shining directly into bedroom windows can be controlled by Environmental Health legislation.

"The extension will heat up during the day and require additional ventilation as opening windows will result in noise pollution to the flats above". Internal ventilation systems do not require planning consent. Any issues with noise pollution can be controlled under Environmental Health legislation.

"The proposal will add to the car parking problems. A car already parks on the pavement, and this may be emulated. Staff of the restaurant are parking, maybe with the consent of the shops leaseholders, in private spaces". Policy SPD4 Parking Standards sets out maximum levels of parking provision for development. Its objective is to reduce the need to travel by private car and promote the use of public and other means of transport. SPD4 states there is no minimum allowance of car parking for restaurants, and as such the proposal complies with these standards. The proposal is in a Key Town Centre with existing parking facilities and good transport link, the proposal is deemed acceptable. This application does not seek permission to change the pavement to a car park, and illegal parking is controlled by the police. Staff parking in private parking spaces is civil matter between the owner of the land.

"It is not considered Mr Demetrois has "lifted up" the area. Publicly available figures show the restaurant is making a relatively large financial loss in the past financial year". It is considered the restaurant is well established and the proposal may contribute to the future financial stability of the business.

"Conditions were placed on the previous permission to close internal windows which are to be removed, thus any sound will come out of the single entry doors as they are opened. The glazing is not specified, vibrations will result in noise disturbance". The previous application proposed bi-fold doors and as the application proposed a more open eating arrangement it was considered necessary to condition that the doors were closed late in the evening. The resubmitted application proposes a solid more enclosed extension as opposed to the previous folding doors and a condition is therefore not considered necessary..

"The corner bedroom over Banks Road/Church Road belongs to the house on Church Road - this is a rented house and the tenants may not pass notification across to the owners". Sixteen neighbours were notified in accordance with the Council Guidance on Publicity for Applications and a site notice was displayed on the highway. The owners of No.25 are aware of the application and have written in with their objections.

"The visual impact on the street scene introduces an alien design to the Edwardian Verandah aspect purveyed and beloved of the tourist brochure. A clock tower, filigree fillings or elevating the model penguin outside the building would benefit the visual impact". Whilst date the existing building cannot be confirmed, it appears to be post war with a bland facade. The proposed extension is considered to improve the appearance of the building by adding a simple but contemporary extension. The materials are proposed to be timber not UPVC which will result in a crisp finish. The flat roof reduces the bulk of the proposal. The photographs supplied in the Design and Access Statement indicate the extension will be painted white, with green and blue details which compliment the seaside resort without being pastiche. Materials and paint colours can be conditioned to ensure a high quality finish.

"The owner should display a sign asking his customers to leave quietly in respect of occupiers in the surrounding residential properties". This cannot be conditioned as it would not meet the tests of a necessary and enforceable condition.

"If the restaurant failed residents would be threatened by the introduction of the late night culture of bistro drinking etc". A spate planning application would be required for a change of use from A3 Restaurant and Cafe to A4 Drinking Establishment. Neighbours would be given the opportunity to raise concerns under the Council Guidance on Publicity for Applications.

"No site notice has been displayed". A site notice was displayed on the highway on 13 January 2012.

"There are no details of drainage, noise or light pollution, how the windows will be cleaned or maintained, would funds be made available for future costs." This information is not required with the submission or determination of a planning application.

"No.25 is a Flying Freehold with Surfers". The ownership of a property does not affect the determination of the application. The LPA is aware there is a residential property above Surfers, and this has been taken into consideration during the assessment of the proposal.

"There has previously been damage to No.25 when a TV dish was erected and therefore have concerns of future developments". This does not have a bearing on how a planning application is determined.

SEPARATION DISTANCES

The proposed ground floor windows are not considered to result in overlooking.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Traffic Engineers) had no objection to the proposal as the pavement is very wide in this section and the remaining 3.6m width will allow for pedestrian movement for all users.

Policy SPD4 Parking Standards sets out maximum levels of parking provision for development. Its objective is to reduce the need to travel by private car and promote the use of public and other means of transport. SPD4 states there is no minimum allowance of car parking for restaurants, and as such the proposal complies with these standards. The proposal is in a Key Town Centre with existing parking facilities and good transport link, the proposal is deemed acceptable. There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental/sustainability issues relating to the proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal complies with Policy SH1 of the adopted Wirral Unitary Development Plan and is deemed not to have an adverse impact on the character of the area, the amenity of nearby residential properties, or the vitality and viability of the Key Town Centre.

Summary of Decision:

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

The proposal complies with Policy SH1 of the adopted Wirral Unitary Development Plan and is deemed not to have an adverse impact on the character of the area, the amenity of nearby residential properties, or the vitality and viability of the Key Town Centre.

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. The premises shall be closed between the hours of 2300 hours and 1200 hours

Reason: In the interests of residential amenity and to comply with Policy SH1 of the Wirral Unitary Development Plan.

3. Before any construction commences, details of the materials and colour coatings 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 and retained thereafter.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy SH1 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Informatives to the Applicant:

1. The applicant is requested to inform patrons of the need for quietness when leaving the premises late at night. Should a nuisance arise action may become necessary under Section 58 of the Control of Pollution Act 1974.

2. A stopping up order is required. Please contact StreetScene on 0151 606 2004

Last Comments By: 27/01/2012 16:15:31
Expiry Date: 07/02/2012

Planning Committee

16 February 2012

Reference:
APP/11/01500

Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Heswall

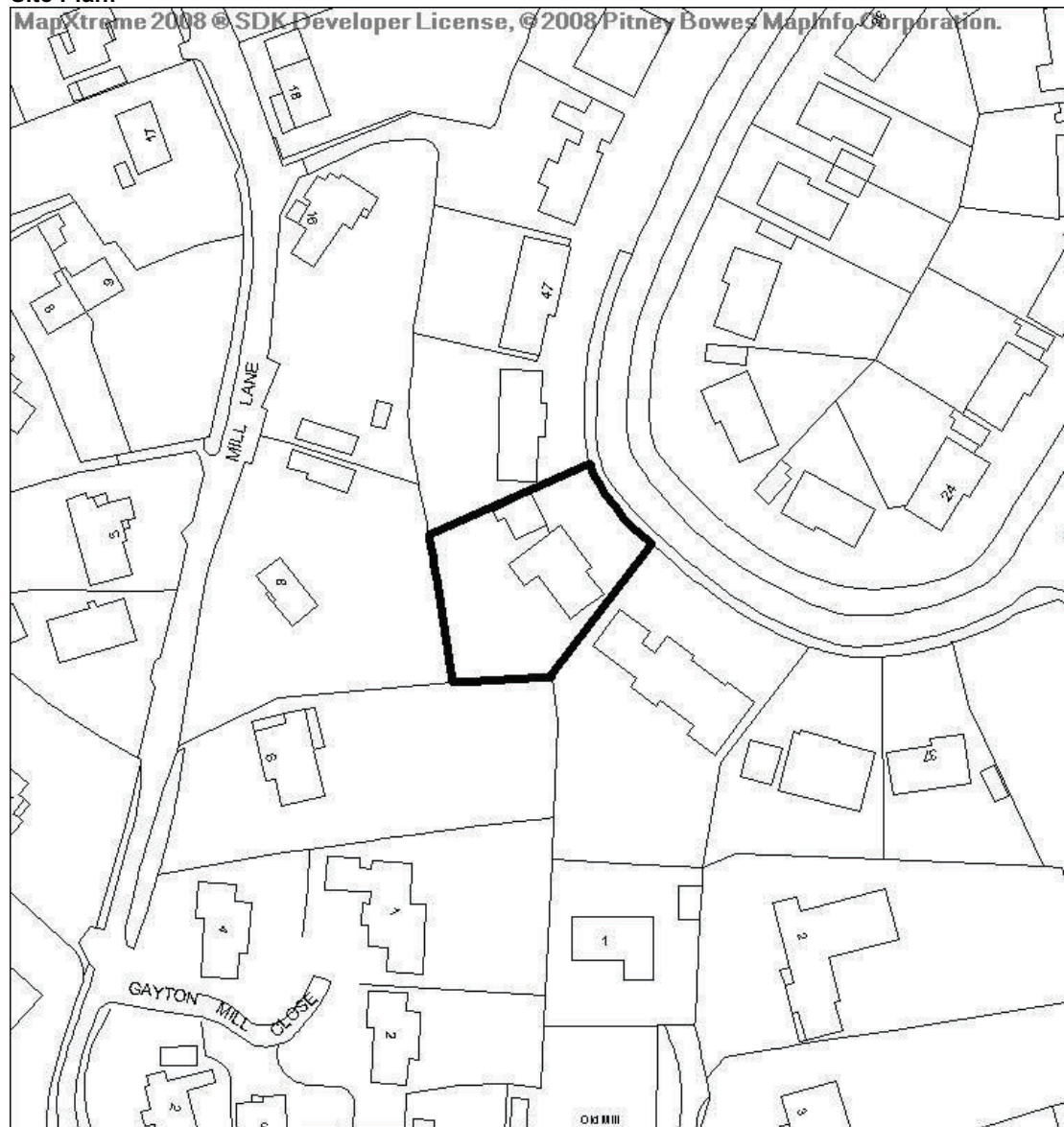
Location: 43 RHODESWAY, GAYTON, CH60 2UA

Proposal: Single storey rear and side extensions, extension to front porch and alterations/additions to the roof at front and rear.

Applicant: Mr Peter Smears

Agent : SDA

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No planning history

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

Having regard to the Council Guidance on Publicity for Planning Applications, 4 notifications were sent to adjoining properties and a site notice was displayed near the site - no representations have been received

CONSULTATIONS

No consultations necessary

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

The application is submitted by SDA Architects and Surveyors, a partner and architect of which, is an elected Member of the Council.

INTRODUCTION

The application is for the erection of extensions and alterations to the property. The changes include a front porch and bay window at the front, single storey rear extension to the property and to the garage, a flat roofed link between the garage and the dwelling, dormer extension at the rear and alterations to the roof at the front to create a front facing gable.

PRINCIPLE OF DEVELOPMENT

The site lies within an area designated as primarily residential where the erection of extensions to dwellings is acceptable in principle subject to limitations set out in UDP Policy HS.11 and SPG: House Extensions.

SITE AND SURROUNDINGS

The site lies on the south western side of Rhodesway, which is a circular road comprising of a mix of 2-storey houses and dormer bungalows.

POLICY CONTEXT

UDP Policy HS.11 and Supplementary Planning Guidelines: House Extensions have been taken into consideration in the determination of this application. Policy suggests that house extensions in primarily residential areas will be acceptable provided there would be no loss of amenity to neighbouring properties and no detrimental impact on the character of the original property or the street scene.

APPEARANCE AND AMENITY ISSUES

The alterations would change the external appearance of the dwelling with the creation of the gable feature on the front elevation, however, a dwelling on the opposite side of the road has already been extended in a similar manner and therefore the changes would not appear out of place here. The dwellings are well spaced and therefore the rear extension would have no significant impact at either of the adjoining properties.

Overall the development is considered to be in keeping with the original design and respects the character of the street scene.

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 proposed alterations and extensions complement the design of the original dwelling and would have no detrimental impact on neighbouring properties. The development 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 alterations and extensions complement the design of the original dwelling and would have no detrimental impact on neighbouring properties. The development satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines: House Extensions.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

Further Notes for Committee:

Last Comments By: 06/02/2012 17:25:39

Expiry Date: 02/03/2012

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**Planning Applications Decided Under
Delegated Powers Between
13/01/2012 and 05/02/2012**

Application No.: APP/11/00898 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 13/01/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mrs Claire Lingle **Agent:** Case
Location: 260 RAEBURN AVENUE, EASTHAM, CH62 8BB
Proposal: Side extension at first floor and rear dormer

Application No.: ADV/11/00907 **Application Type:** Advertisement Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 18/01/2012 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Signworld Group
Location: Unit 10 &11, Gateway Business Park, OLD HALL ROAD, BROMBOROUGH, CH62 3NX
Proposal: Retention of an externally illuminated advertisement sign.

Application No.: APP/11/01011 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 26/01/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mrs Michele Hayes **Agent:**
Location: 9 STONEHILL AVENUE, BEBINGTON, CH63 7LY
Proposal: Retention of decking for wheelchair access to garden

Application No.: APP/11/01043 **Application Type:** Listed Building Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 18/01/2012 **Decision:** Approve
Case Officer: Miss K Ellison
Applicant: **Agent:** Ainsley Gommon Architects
Location: 31 CLIFTON ROAD, TRANMERE, CH41 2SF
Proposal: Repainting of front elevation and replacement of all uPVC windows, doors, rainwater goods and SVPs with Timber windows, doors and cast iron/aluminium downpipes.

Application No.: ADV/11/01127 **Application Type:** Advertisement Consent
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 27/01/2012 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: **Agent:**
Location: Miriam Medical Centre, LAIRD STREET, BIRKENHEAD, CH41 8ER
Proposal: Illuminated signage - 4 no. fascia signs and 2 no. free standing signs.

Application No.: APP/11/01137 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 13/01/2012 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Grosvenor Arhitectural Design
Location: Plot 9 Mount Road, Bebington, Wirral, CH63 4JZ
Proposal: Amendment to Plot 9 to include extension to garage.

Application No.: APP/11/01161 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 24/01/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Yiming Wu **Agent:**
Location: 108 LAIRD STREET, BIRKENHEAD, CH41 8EN
Proposal: Change of use to hot food takeaway

Application No.: APP/11/01191 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 17/01/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Eric Johnson **Agent:**
Location: Bonaventure, 11 STANLEY AVENUE, HIGHER BEBINGTON, CH63 5QE
Proposal: New pitched roof and bay window over exisitng garage

Application No.: APP/11/01204 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 31/01/2012 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr & Mrs Shaw **Agent:** Malcolm lewis Architect Ltd
Location: 8 CONSTANTINE AVENUE, HESWALL, CH60 5SU
Proposal: Proposed two storey side extension and porch to front entrance door

Application No.: APP/11/01215 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 27/01/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Ms Sandra Stuart **Agent:**
Location: Mingladoon, 66 BIRKENHEAD ROAD, MEOLS, CH47 0LA
Proposal: Construction of vehicular access in pavement for existing gate

Application No.:	APP/11/01236	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	13/01/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Ainsley Gommon Architects
Location:	146-156, 170-180, 204-214, 134-144, 158-168 and 192-202 CURLEW WAY, MORETON, CH46 7ST		
Proposal:	Entrance upgrade scheme including; a new canopy; new door set and entrance system, cladding to highlight the entrance, lighting and aluminum curtain walling.		

Application No.:	APP/11/01237	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	13/01/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Ainsley Gommon Architects
Location:	1-12 HOUGHTON ROAD, WOODCHURCH, CH49 8JD		
Proposal:	Entrance upgrade scheme including; replacement balustrades, new door set and entrance system, cladding to highlight the entrance, and lighting.		

Application No.:	APP/11/01241	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	31/01/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Owen Ellis Architects
Location:	Caldy Golf Course, Caldy Golf Club, LINKS HEY ROAD, CALDY, CH48 1NB		
Proposal:	Construction of new infill garage in between two existing shed buildings in existing golf club compound area to provide storage for golf club equipment and access into existing shed buildings.		

Application No.:	APP/11/01258	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	17/01/2012	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr Ian Griffiths	Agent:	
Location:	The Wirral Clinic, 45 THE WIEND, TRANMERE, CH42 6RY		
Proposal:	Change of use from acupuncture clinic back to residential dwelling.		

Application No.:	APP/11/01292	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	17/01/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr M Ebbrell	Agent:	
Location:	244 IRBY ROAD, IRBY, CH61 2XG		
Proposal:	Demolition of existing bungalow and replace with a dormer bungalow.		

Application No.: APP/11/01313 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 17/01/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr J Simms **Agent:** Design Planning Developments
Location: Rosslyn Nursing Home, 2-4 HOSCOTE PARK, WEST KIRBY, CH48 0QW
Proposal: Change of use from former nursing home/hotel into two domestic houses.

Application No.: ADV/11/01320 **Application Type:** Advertisement Consent
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 23/01/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Neptune Wirral LTD
Location: Unit 2 Kings Parade, MARINE PROMENADE, NEW BRIGHTON, CH45 2JU
Proposal: Two LED and neon illuminated elliptical fascia signs to both elevations of building and window graphics

Application No.: APP/11/01327 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 17/01/2012 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: **Agent:** Ainsley Gommon Architects
Location: Vacant Shop, 80 TOWN MEADOW LANE, MORETON, CH46 7TB
Proposal: Variation of condition 2 of planning reference APP/ 11/00727 to amend the opening hours of units use class A1 - 07:00 - 21:00 7 days per week class use A5 - 11:30 - 23:00 Monday to Saturday

Application No.: APP/11/01333 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 18/01/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Neil Stanier **Agent:**
Location: Cultra, 22 THURSTASTON ROAD, HESWALL, CH60 6RZ
Proposal: Proposed pitched roofs to rear - to replace existing flat roofs

Application No.: APP/11/01336 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 19/01/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: **Agent:** Mr Chris Davies
Location: Caldy Golf Course, Caldy Golf Club, LINKS HEY ROAD, CALDY, CH48 1NB
Proposal: Erection of steel fence on coastal slope and handrail adjacent to Caldy steps beach access

Application No.:	APP/11/01342	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	27/01/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Tamsee Haque	Agent:	beecon designs limited
Location:	41 CALDY ROAD, WEST KIRBY, CH48 2HF		
Proposal:	First floor extension, two storey and single storey rear extensions and attic rooms		
Application No.:	APP/11/01343	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	24/01/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Hulme Upright
Location:	Co Op Late Shop, 194 SAUGHALL MASSIE ROAD, UPTON, CH49 4LD		
Proposal:	Proposed single-storey flat roof extension to rear of existing store		
Application No.:	APP/11/01347	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	19/01/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr & Mrs Horgan	Agent:	
Location:	Flat 1, 12 CALDY ROAD, WEST KIRBY, CH48 2HG		
Proposal:	Demolition of existing extension and erection of enlarged extension.		
Application No.:	APP/11/01352	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	17/01/2012	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Ms J Palova	Agent:	Mr Q Keohane
Location:	26 BERWYN AVENUE, THINGWALL, CH61 7UN		
Proposal:	Demolition of existing garage and erection of new detached garage to side of existing dwelling.		
Application No.:	APP/11/01355	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	03/02/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Pharos Field Engineering Services Limited
Location:	Telephone Exchange, WHALEY LANE, IRBY, CH61 3UW		
Proposal:	Installation of external generator and fuel tank		

Application No.:	APP/11/01362	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	24/01/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr S McCann	Agent:	JPM Associates
Location:	46 COOMBE ROAD, IRBY, CH61 4US		
Proposal:	Two storey side extension and single storey rear extension		
Application No.:	ADV/11/01363	Application Type:	Advertisement Consent
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	19/01/2012	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	
Location:	Lidl Supermarket, 2A ST PAULS ROAD, ROCK FERRY, CH42 3UZ		
Proposal:	Installation of non-illuminated advert.		
Application No.:	APP/11/01369	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	13/01/2012	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mrs T Wylde	Agent:	Building Design Solutions Ltd
Location:	20 MEADOWBROOK ROAD, MORETON, CH46 0RS		
Proposal:	Single storey extension to gable		
Application No.:	APP/11/01405	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	17/01/2012	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:	Mr Jeffrey Skitt	Agent:	Mr Ian Glen
Location:	93 GIRTRELL ROAD, UPTON, CH49 4LG		
Proposal:	Conversion of existing garage to kitchen, new conservatory to rear.		
Application No.:	APP/11/01409	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	16/01/2012	Decision:	Approve
Case Officer:	Mrs J McMahan		
Applicant:	Mr Allan Jones	Agent:	Paterson Macaulay & Owens
Location:	3 PORLOCK CLOSE, GAYTON, CH60 3RT		
Proposal:	Proposed rear extensions and new front gable.		

Application No.:	APP/11/01412	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	26/01/2012	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:	Mr Adam Bale	Agent:	Irvin Consultants
Location:	Vacant Shop, 582 OLD CHESTER ROAD, ROCK FERRY, CH42 4NW		
Proposal:	Proposed demolition and re-build of four apartments and ground floor commercial unit		
Application No.:	APP/11/01414	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	17/01/2012	Decision:	Approve
Case Officer:	Mr M Rushton		
Applicant:	Mr Ian Russell	Agent:	C W Jones
Location:	Ground floor flat ,30 QUEENS ROAD, HOYLAKE		
Proposal:	Erection of a conservatory		
Application No.:	APP/11/01415	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	17/01/2012	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr Gary Furlong	Agent:	C W Jones
Location:	15 LYN DHURST ROAD, IRBY, CH61 0HB		
Proposal:	Alterations to roof to include front and rear dormers and erection of a side garage and porch		
Application No.:	APP/11/01420	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	19/01/2012	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Steve Moss	Agent:	Bryson McHugh Architects
Location:	Birchwood House, 3 HOLLAND GROVE, HESWALL, CH60 7SR		
Proposal:	Single Storey Rear Extension With External Terrace At First Floor Level, Remodelling Internally & Externally		
Application No.:	LBC/11/01421	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	31/01/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	Omega Signs Limited
Location:	The Bridge Inn, 59 BOLTON ROAD, PORT SUNLIGHT, CH62 4UQ		
Proposal:	New external signage & lighting		

Application No.:	ADV/11/01422	Application Type:	Advertisement Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	31/01/2012	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	Omega Signs Limited
Location:	The Bridge Inn, 59 BOLTON ROAD, PORT SUNLIGHT, CH62 4UQ		
Proposal:	New signage & lighting		
Application No.:	APP/11/01423	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	13/01/2012	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Hoa Hoang	Agent:	Smith & Sons
Location:	49 OXTON ROAD, BIRKENHEAD, CH41 2QQ		
Proposal:	Change of use from A1 (retail) to A3 (restaurants)		
Application No.:	APP/11/01424	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	27/01/2012	Decision:	Refuse
Case Officer:	Mrs J McMahan		
Applicant:	Mr David Alexander	Agent:	Mr Richard Hughes
Location:	Applegarth, 33 RECTORY LANE, HESWALL, CH60 4RZ		
Proposal:	Proposed 2 storey side extension and single storey extension on opposite side		
Application No.:	APP/11/01428	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	20/01/2012	Decision:	Approve
Case Officer:	Mrs J McMahan		
Applicant:	Mr B Humphreys	Agent:	
Location:	2 LAWNS AVENUE, RABY MERE, CH63 0NF		
Proposal:	Extension to existing garage to enlarge kitchen c/w utility room and toilet. Garage roof changed from flat to pitched also extension to bedroom 1 to include dressing room en-suite. Conservatory also added adjacent to bedroom 3.		
Application No.:	APP/11/01430	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	26/01/2012	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr K Rippin	Agent:	Muir Associates UK Ltd
Location:	Summerville, FRANKBY STILES, FRANKBY, CH48 1PL		
Proposal:	Erection of a single storey 2 bedroom bungalow (resubmission of APP/11/00828)		

Application No.: APP/11/01432 **Application Type:** Full Planning Permission
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 17/01/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr B Rimmer **Agent:** Mr N Pickard
Location: 21 CAVENDISH DRIVE, ROCK FERRY, CH42 6RG
Proposal: Single storey rear extension.

Application No.: APP/11/01433 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 24/01/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Robert Carter **Agent:** Mr Alan Stewart
Location: 75 BELVIDERE ROAD, LISCARD, CH45 4RX
Proposal: Removal of existing precast concrete garage and replacement with two storey side extension with rear dormer bedroom to roof space. Construction of rear dormer to existing roof space. Alteration to existing conservatory and construction of new terrace.

Application No.: APP/11/01434 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 20/01/2012 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: **Agent:** Pickard Finlason Partnership
Location: St Pauls Church, CHURCH ROAD, SEACOMBE, CH44 7BA
Proposal: The English Heritage/HLF funded scheme for the church envisages the complete dismantling of the spire down to 'broach' level and re-building complete with the missing top section of masonry with appropriate detailing to reinstate the existing crucifix and installation of a lightning conductor.

Application No.: APP/11/01436 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 31/01/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Marcus McKinley **Agent:** K Tillotson Home
Location: 35 MARKET STREET, HOYLAKE, CH47 2BG
Proposal: Change of use for the outbuildings of No35 from commercial B1 Use to pilates and yoga studio/meeting hall (Use Class D2). Associated alterations to window/door openings (amended description).

Application No.: APP/11/01439 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 27/01/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr D Speechley **Agent:**
Location: Llanarmon, 39 MOUNT ROAD, HIGHER BEBINGTON, CH63 5PQ
Proposal: Extension of existing garage to front of property

Application No.:	APP/11/01445	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	01/02/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mrs Sutcliffe	Agent:	Mr B Wallace
Location:	Flat 35, The Pavilions, TALBOT ROAD, OXTON, CH43 2JH		
Proposal:	Proposed glass enclosure to existing open roof terrace at rear		
Application No.:	ADV/11/01446	Application Type:	Advertisement Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	26/01/2012	Decision:	Approve
Case Officer:	Miss S Mcllroy		
Applicant:		Agent:	Easton Bevins
Location:	Thomas Cook, 30 MILTON PAVEMENT, BIRKENHEAD, CH41 2YA		
Proposal:	Installation of a TV screen to display promotional material without audio inside the premises.		
Application No.:	APP/11/01450	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	01/02/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Flan Mulqueen	Agent:	C W Jones
Location:	7-9 ARROWE AVENUE, MORETON, CH46 0RY		
Proposal:	Demolish existing bungalow and garages and erect new dwelling (resubmission of APP/11/1013)		
Application No.:	APP/11/01451	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	03/02/2012	Decision:	Approve
Case Officer:	Miss S Mcllroy		
Applicant:	Mr & Mrs Whitehead	Agent:	Simon J Cushing Chartered Architect
Location:	38 SANDY LANE, IRBY, CH61 0HD		
Proposal:	Alterations to existing roof and erection of a front dormer		
Application No.:	APP/11/01452	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	31/01/2012	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr W Hariz	Agent:	Azzuri Architects
Location:	4 EGERTON GARDENS, ROCK FERRY, CH42 4SB		
Proposal:	Single storey and two storey rear extension, with conservatory		

Application No.:	ADV/11/01454	Application Type:	Advertisement Consent
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	02/02/2012	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Spencer Signs Ltd
Location:	Associated Tyre Specialists, 419 PENSBY ROAD, PENSBY, CH61 9PF		
Proposal:	1 no. wrap around fascia with part internal illumination 1 no.1600 ats internally illuminated sign		
Application No.:	APP/11/01455	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	01/02/2012	Decision:	Approve
Case Officer:	Ms C Berry		
Applicant:	Mr & Mrs Tunley	Agent:	The Kenefick Jones Partnership Ltd
Location:	28 CARLETT BOULEVARD, EASTHAM, CH62 8BY		
Proposal:	Single storey rear extension		
Application No.:	APP/11/01458	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	31/01/2012	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr R Ross	Agent:	C W Jones
Location:	8 GORSE ROAD, MEOLS, CH47 0NL		
Proposal:	Erection of a single storey rear extension.		
Application No.:	DEM/11/01459	Application Type:	Prior Notification of Demolition
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	27/01/2012	Decision:	Prior approval is not required
Case Officer:	Ms C Berry		
Applicant:	Mr McKinley	Agent:	
Location:	Flat 1, 24 LAUREL ROAD, TRANMERE, CH42 0JA		
Proposal:	To take down and remove 2 storey gable wall assessed as being in poor condition. To rebuild wall with secure footings, insulation and rendering. Rebuild does not alter existing structure of building and is only designed to be replacement of existing wall.		
Application No.:	APP/11/01461	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	03/02/2012	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Ms M Doyle	Agent:	
Location:	128 FERRY ROAD, EASTHAM, CH62 0AR		
Proposal:	Change of use from a carport to a dog grooming salon.		

Application No.:	APP/11/01462	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	31/01/2012	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr D Taylor	Agent:	
Location:	275 POULTON ROAD, POULTON, CH44 4BT		
Proposal:	Change of use of ground floor from residential use to A1 shop.		
Application No.:	APP/11/01465	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	02/02/2012	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr B Cooper	Agent:	R H Hancock Architect
Location:	1 HERBERTS LANE, HESWALL, CH60 4SY		
Proposal:	Extension to existing master bedroom of single storey residence at the front.		
Application No.:	APP/11/01466	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	31/01/2012	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr M Lewis	Agent:	Mr C Elliott
Location:	4 HIGHCROFT GREEN, BEBINGTON, CH63 3JX		
Proposal:	Proposed two storey side extension and a single storey rear and side extension.		
Application No.:	APP/11/01468	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	31/01/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Dr D Downward	Agent:	Neville Pickard
Location:	Pine Lodge, 66 CALDY ROAD, CALDY, CH48 2HW		
Proposal:	Erection of garden wall and extend height of boundary fence.		
Application No.:	APP/11/01469	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	01/02/2012	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr G Malcolm	Agent:	Neville Pickard
Location:	109 HOLMVILLE ROAD, HIGHER BEBINGTON, CH63 2PX		
Proposal:	Single storey side extension.		

Application No.: APP/11/01472 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 01/02/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr Howe **Agent:** M Survey Chartered Surveyors
Location: 54 BAYSWATER ROAD, WALLASEY VILLAGE, CH45 8ND
Proposal: Erection of a rear conservatory

Application No.: LBC/11/01474 **Application Type:** Listed Building Consent
Ward: Claughton **Decision Level:** Delegated
Decision Date: 03/02/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Ainsley Gommon Architects
Location: St Anselms College, MANOR HILL, CLAUGHTON, CH43 1UQ
Proposal: Refurbishment of vacant Grade II Listed building, previously used as a residence, to provide relocated sixth form teaching and library for St Anselms College.

Application No.: APP/11/01478 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 03/02/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Ainsley Gommon Architects
Location: St Anselms College, MANOR HILL, CLAUGHTON, CH43 1UQ
Proposal: Refurbishment of vacant Grade II Listed building, previously used as a residence, to provide relocated sixth form teaching and library for St Anselms College

Application No.: APP/11/01480 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 03/02/2012 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:**
Location: Hamilton Square Park, HAMILTON SQUARE, BIRKENHEAD
Proposal: Erection of black granite regimental plaque

Application No.: APP/11/01486 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 02/02/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Rob Burgess **Agent:** Mr John Theobald
Location: 96 ST DAVID ROAD, EASTHAM, CH62 0BT
Proposal: Proposed single storey utility room extension

Application No.: AGN/12/00016 **Application Type:** Prior Notification of Agricultural Works
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 01/02/2012 **Decision:** Prior approval is not required
Case Officer: Miss A McDougall

Applicant: **Agent:**

Location: Beech Farm Barnston Road Barnston Wirral CH61 1BW

Proposal: To replace existing buildings - beyond economic repair - being demolished to provide cover for fodder, feed and machinery used for agriculture.

Total Number of Applications Decided: 66

Summary of data

	Total Per
Approve	63
Prior approval is not required	2
Refuse	1
Report Total	66