



Planning Committee

Date:	Tuesday, 6 March 2012
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Pat Phillips
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1. MINUTES

To be circulated separately.

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/11/00715 - LAND AT THE JUNCTION OF LAIRD STREET, BRAY STREET & PARK ROAD NORTH, INCLUDING NO'S 2-4 LAIRD STREET, 212-214 PARK ROAD NORTH AND 38, 39 AND 40 BRAY STREET, BIRKENHEAD, WIRRAL CH41 8BY - THE DEMOLITION OF 2 NO. VACANT COMMUNITY BUILDINGS AND THE CREATION OF 8 NO. RESIDENTIAL UNITS AND ASSOCIATED CAR PARKING (AMENDED PLANS RECEIVED 14/02/12). (Pages 1 - 8)

5. APP/11/01410 - UNUSED LAND, CHAPELHILL ROAD, MORETON, CH46 9RP - NEW BUILD DEVELOPMENT OF 10 NO. 2-BED 4-PERSON TWO-STOREY HOUSES, 18 NO. 2-BED 4-PERSON THREE-STOREY FLATS AND 2 NO. 2-BED 4-PERSON TWO-STOREY FLATS (AMENDED PLANS RECEIVED 13/02/12). (Pages 9 - 16)

6. **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 17 - 22)**
7. **APP/11/01497- CORNER OF BEECHWOOD DRIVE AND FARMFIELD DRIVE, BEECHWOOD, WIRRAL, CH43 7QU - CONSTRUCTION OF 18NO. NEW FAMILY HOUSES AND NEW ACCESS ROAD ON FORMER FELTREE NURSING HOME SITE. (Pages 23 - 26)**
8. **APP/11/01514 - UNUSED LAND, FERNY BROW ROAD, WOODCHURCH, CH49 8EH - ERECTION OF 16NO. FLATS (1,2,& 3 BEDROOMS) INCLUDING PARKING AND ASSOCIATED LANDSCAPING. (Pages 27 - 32)**
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 33 - 40)**
10. **APP/11/01525 - BEACON COTTAGE, 4 MOORLAND CLOSE, GAYTON, CH60 0EL - TWO STOREY REAR EXTENSION. FIRST FLOOR SIDE EXTENSION OVER GARAGE. (Pages 41 - 44)**
11. **APP/12/00003 - SELWYN CONSTRUCTION, TARRAN ROAD, MORETON, CH46 4TU - PROPOSED 3 STOREY COMMERCIAL OFFICE FACILITY (USE CLASS B1) WITH GROUND FLOOR PARKING. (Pages 45 - 50)**
12. **APP/11/01501 - 22 BROUGHTON AVENUE, WEST KIRBY, CH48 5ER - ERECTION OF A TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION WITH INTERNAL ALTERATIONS. (Pages 51 - 56)**
13. **APP/12/00040 - 12 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ - ERECTION OF A TWO-STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND REAR DECKED AREA (AMENDED DESCRIPTION). (Pages 57 - 60)**
14. **APP/12/00114 - 26 CROFT LANE, BROMBOROUGH, CH62 2DD - RETROSPECTIVE PLANNING PERMISSION FOR EXTENSION TO FRONT OF GARAGE. (Pages 61 - 64)**
15. **PLANNING APPEALS DECIDED BETWEEN 06/02/2012 AND 23/02/2012. (Pages 65 - 66)**

- 16. PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 06/02/2012 AND 23/02/2012. (Pages 67 - 78)**
- 17. ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

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Agenda Item 4

Planning Committee

06 March 2012

Reference:
APP/11/00715

Area Team:
South Team

Case Officer:
Mr M Rushton

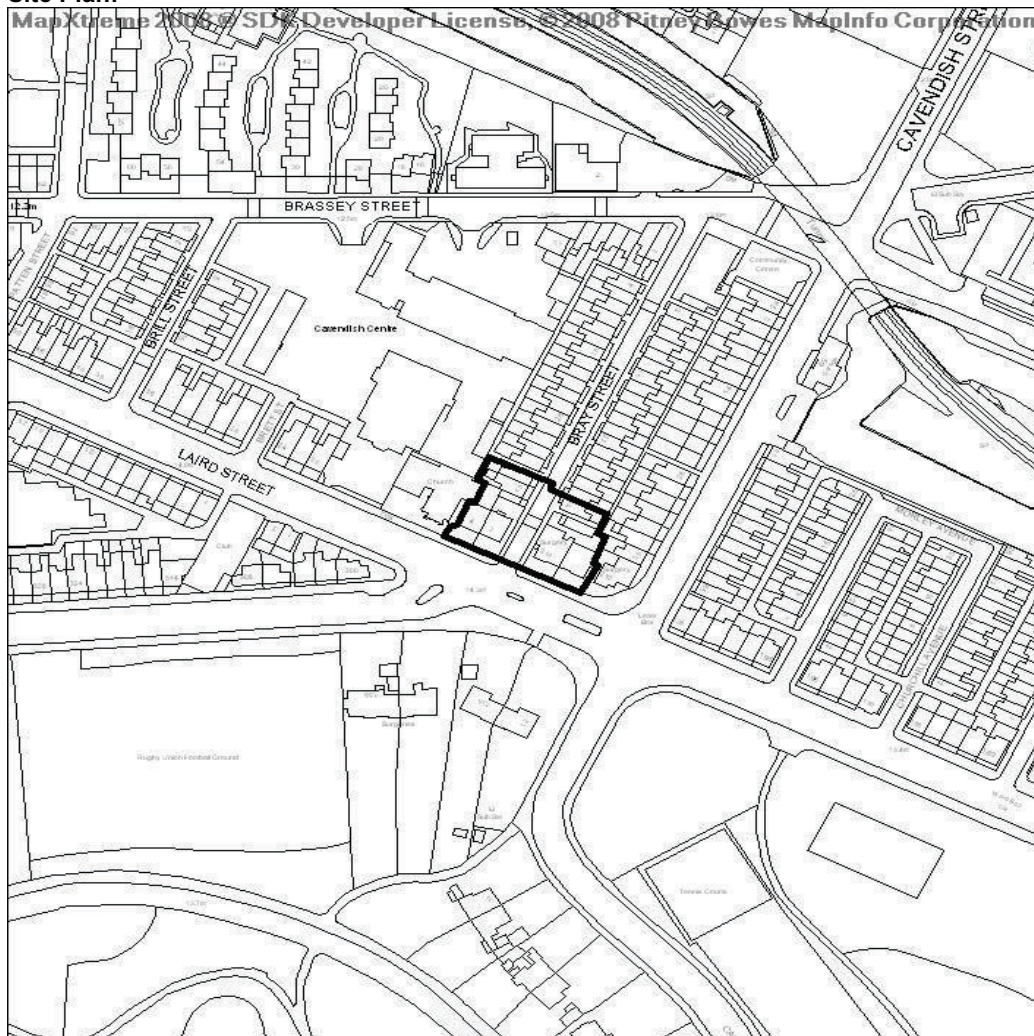
Ward:
Bidston and St James

Location: Land at the junction of Laird Street, Bray Street & Park Road North, including no's 2-4 Laird Street, 212-214 Park Road North and 38, 39 and 40 Bray Street, Birkenhead, Wirral CH41 8BY

Proposal: The demolition of 2 no. vacant community buildings and the creation of 8 no. residential units and associated car parking (AMENDED PLANS RECEIVED 14/02/12)

Applicant: Keepmoat Homes (NW)
Agent : MPSL

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

APP/94/05452 - Erection of a single storey rear extension (2 Laird Street) - Approved 20/05/1994
APP/07/05281 - Change of use from residential use to offices and public display areas and erection of an access ramp (2-4 Laird Street) - Approved 18/05/2007
APP/91/07265 - Single storey extension at front to form new entrance and extended office area and new disabled toilets to the rear (212-214 Park Road North) - Approved 13/01/1992
APP/06/06539 - Change of use to temporary project office for regeneration of the area (2-4 Laird Street) - Approved 106/11/2006
APP/76/05739 - Erection of a garage (2 Laird Street) - Refused 07/10/1976

Adjoining site: APP/2011/00714 - The creation of 62 no. residential units and associated works (amended description) – approved conditionally 26th October 2012.

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

Having regard to the Council's Guidance on Publicity for Applications, neighbour notification letters were issued to 14 adjoining properties, and a site notice erected at the site.

At the time of writing, a representation has been received on behalf of the Friends of Birkenhead Park on the following grounds (summarised):

1. The two semi-detached properties to be demolished were constructed in the late 1880's/1890's and are an integral part of the historic building environment;
2. There are no grounds for progressing demolition in terms of their current state, they have not been poorly maintained;
3. Although not located in the Birkenhead Park Conservation Area, they serve as an important historical setting for Birkenhead Park. No other Victorian/Edwardian properties in Park Road have been demolished, and the area retains an important cohesion in terms of building styles;
4. The current application is flawed – no drawings have been produced for the existing properties.
5. The properties are of sufficient quality to warrant refurbishment.

A qualifying petition of opposition has also been received, listing signatures from 73 separate households, opposing the planning application on the grounds that they would lead to the demolition of two fine Victorian houses directly adjacent to Birkenhead Park which provide an appropriate setting to the Park Conservation Area and have been well maintained in recent years. From an environmental and heritage perspective there is considered a strong argument in favour of their retention and re-use rather than replacement with modern housing of an inferior design quality.

CONSULTATIONS

Director of Technical Services (Traffic and Transportation Division) – no objection subject to the imposition of a planning condition to require the submission and approval of full details of: a traffic calming scheme and the means of implementation of a 20mph speed limit including all appropriate signing and traffic regulation. The development shall not be occupied until these works have been completed in accordance with the approved details. A condition to secure cycle parking within the development was also requested, and an informative to clarify that the works would be subject to a s38 Highways Agreement.

Director of Law, Human Resources and Asset Management (Environmental Health Division) – no objection.

Director of Regeneration, Housing and Planning (Housing Strategy Division) – no objection, refer to Director's Comments.

Merseyside Police Crime Reduction (Architectural Liaison Officer) – the development will be consistent with the current principles and standards of Secured By Design (SBD). Consideration should, however, be given to rear perimeter walls/fencing boundaries, which should be a minimum of 2.1m height, fencing between properties should be to a height 2.1m and located as near as possible flush with the front of the building line to prevent unlawful access to the rear; dwarf walling should be fitted at the front boundaries/driveways to create a symbolic barrier and establish defensible space, and foliage should be maintained at a height of 1m or less to maximise natural surveillance.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of opposition has been received listing signatures from 73 separate households.

INTRODUCTION

The proposal is for the demolition of no.s 2-4 Laird Street and 212-214 Park Road North, and the construction of 8 residential dwellings. Two distinct house-types are proposed. Within Bray Street, three two-storey properties to match those recently granted permission under application reference APP/2011/00714 (currently under construction) are proposed, whilst to the Laird Street frontage either side of the entrance to Bray Street, properties of 2.5 and 3 storeys in height have been proposed in amended plans received.

PRINCIPLE OF DEVELOPMENT

The application site is allocated as a Primarily Residential Area, is located within the Liverpool City Region Inner Areas (the former New Heartlands Housing Market Renewal area) identified by North West of England Plan Regional Spatial Strategy 2021 ('RSS'), and is within a regeneration priority area identified by the Council for new housing development in the Interim Planning Policy for New Housing Development. As such the principle of the development proposed is acceptable.

RSS Policy LCR2 requires plans to focus residential development in the Inner Areas adjacent to the Liverpool City Region Regional Centre in order to secure a significant increase in population and to support major regeneration activity. Plans should support significant intervention where housing market restructuring is required. This is supported by the Council's 'Interim Planning Policy for New Housing Development' which sets out support for residential schemes within the regeneration priority areas. As such the proposal is acceptable in principle, subject to UDP Policies HSG2 'Affordable Housing' and HS4 'Criteria for New Housing Development'.

SITE AND SURROUNDINGS

The site itself is a brownfield site, currently occupied by no.s 2-4 Laird Street and 212-214 Park Road North, Victorian properties of significant scale, visual prominence, and grander in design than the majority of properties within the surrounding streetscene. To the rear of these buildings, a large site has been previously cleared and is being redeveloped with family housing (having supported a number of residential properties set along Brett Street, Brassey Street, and fronting Laird Street, and the Cavendish Centre). The surroundings are predominantly residential in character, consisting two storey properties on Brill Street and Cavendish Street, and single storey bungalows to the north. There are some community uses – a church is located to the west of the application site, fronting Laird Street, whilst a community centre is on the corner of Cavendish Street and Brassey Street.

POLICY CONTEXT

National Planning Policy Statements PPS1, PPS3 and PPS5 are relevant, establishing the approach to be taken towards housing developments and assets of heritage value, whilst the Interim Planning Policy and UDP policies HS4, HSG2, GR5, GR6, GR7, TR9 and TR12 establish the policy context at the local level, with regards the design layout and density of housing developments, the provision of affordable housing, landscaping and the approach to be taken to off road parking provision and highway safety.

AFFORDABLE HOUSING

UDP Policy HS2, and the Council's Strategic Housing Market Assessment (SHMA, as updated), normally require that an element of affordable housing is provided to a Registered Social Landlord (RSL). In this instance, an assessment of the finances of the site (in conjunction with the adjoining development site) has been undertaken on the Council's behalf by Tweeds. The assessment concludes that there is very limited profitability in the development and that the provision of affordable

housing is not viable. Given this, it is not considered reasonable to impose conditions or a s106 agreement requiring the delivery of affordable units.

Affordable housing will, however, be secured on this site in another way. The application site (together with the adjoining land) is the first of a number of sites identified and assembled by the Council through the former Housing Market Renewal programme within the Birkenhead area with potential for redevelopment, to act as a catalyst to regeneration and to assist in the restructure of the local housing market. The Council took the decision at a Cabinet meeting of 2nd June 2011 to appoint Keepmoat Limited (Keepmoat Homes) as the Council's preferred private developer partner for delivering new homes in line with existing market renewal plans for Birkenhead, and a separate development agreement is proposed to secure proposals for delivering affordable housing through the Bray Street development. The agreement would secure the disposal of 30% of the new homes on the development to Wirral Partnership Homes for Affordable Rent.

Given this, whilst it has been demonstrated to the Council's satisfaction that it is not viable to provide affordable housing, in line with the requirements of UDP Policy HSG2 and the SHMA, there are control measures which will ensure affordable units are brought forward at the site - through the developers agreement and the fact that the Council is not likely to sign the Building Lease for the site to allow Keepmoat permission to build until Keepmoat provides the evidence that it has entered into a contract with Wirral Partnership Homes to receive the specified number of affordable units.

APPEARANCE AND AMENITY ISSUES

The proposal is for residential development that is traditional in its approach to design. Each of the 8 dwellings is provided with front and rear garden space, and an off-road car parking space. A variety of house types are proposed, which whilst simple in appearance, utilise design features such as projecting porch roofs, gables, soldier courses, and a mixed palette of materials to add some interest to the proposed streetscene. The amended house types proposed for the Laird Street frontage of the site offer a larger scale and better proportional relationship, considered commensurate with this streetscene and the adjoining properties which would be retained.

Concern has been raised at the heritage and design value of the properties that would be demolished, particularly given their context and history. Certainly, the properties are of historic interest, and of 'group value', being part of the first phase of residential development that was undertaken in the area, and forming part of the gateway to Laird Street and the approach to Birkenhead Park, reinforcing local distinctiveness. PPS5 outlines the approach that should be taken to such assets, and establishes a presumption in favour of retaining heritage assets in the absence of clear justification for demolition.

The buildings are, however, non-designated, and are not particularly rare in design when considered in isolation. It must be weighed against the value of the properties that planning permission would not be required for their demolition. The applicant has submitted structural assessments and a development appraisal for the properties, which conclude that the capital expenditure required to revert the premises to current standards in structural terms would be disproportionate to the serviceable lifespan of the buildings as modern homes. The summary of the development appraisal is that gap funding would be required to support any scheme for refurbishment, and that such funding is no longer available. It is indicated that the option of retaining the properties was considered as part of the North Birkenhead Masterplan and Neighbourhood Options Appraisal processes, being discounted as it did not represent a viable option.

The amended house-types chosen for the frontage to the site facing onto Laird Street do now respond to the context, proposing buildings of appropriate scale, with design interest. The quality of materials and boundary treatment can be controlled through a suitably worded planning condition should Members be minded to approve the application.

Given the above, whilst acknowledging the heritage value of the properties that would be demolished, it is considered that there is justification for the demolition of the properties, and that the amended proposals for replacement dwellings can retain the character of the streetscene in this location, being appropriate in scale and design.

SEPARATION DISTANCES

The proposed development would achieve the Council's separation distance guidelines, required by

UDP Policy HS4 and set out in Supplementary Planning Guidance to existing properties. Separation distances of 14m between a habitable window and a blank gable, and 21m between the habitable windows two properties whose principle elevations face are comfortably met to existing properties facing the site across Laird Street, whilst

The required separation distances are not achieved between the proposed dwellings – in particular, a separation distance of 18m is achieved between habitable windows in plots 68 and 73 development and existing properties in surrounding streets, whilst the houses on plots 70, 71 and 72 facing across Bray Street would be particularly close to each other, at 12m separation between the front elevations, which do include windows to habitable uses. Similarly, the 14m distance normally required between habitable windows and blank gables would not be achieved for plots 68 and 70.

Planning Policy Statement 3 on Housing states that new housing development of whatever scale should not be viewed in isolation. Consideration of design and layout must be informed by the wider context, having regard not just to immediate neighbouring properties but the townscape and landscape of the wider locality. Advice in the Planning Policy Statement post-dates widely accepted guidance on separation distances and advises that the use of inflexible planning standards should be avoided. In this instance, the shortfalls are not considered to be substantial. Furthermore, the proposals are considered to replicate layouts and patterns of build in the surrounding area. Whilst wider plot frontages would ensure good provision of amenity space and private parking not common to the surrounding streets, the shortened separation distances ensure that the close knit feel of the area will be retained, the development both respecting the character of the area and raising standards, beginning the regeneration of this part of the Borough.

Given the above, the separation distances achieved are considered sufficient and will not harm the amenities of future occupiers.

HIGHWAY/TRAFFIC IMPLICATIONS

As noted above, the application forms part of a larger regeneration proposal, and proposes to utilise the existing road layout, with road extensions towards the centre of the redevelopment site. Whilst there are considered no significant traffic or highway issues, it is considered that a condition is necessary to secure a full scheme of works for the provision of traffic calming and to ensure the implementation of a 20mph limit (including signage and traffic regulation order) prior to the occupation of the development.

Subject to these conditions, the Director of Technical Services (Traffic Management) has raised no objection to the proposed development. Each property is provided with an off-road parking space, in line with UDP Policy TR9 and Supplementary Planning Document SPD4. Given this, it is unlikely that adjoining streets would be impacted by the proposed, and it is not considered that the applicant presents significant highway safety or traffic congestion concerns. The nature of the development does not trigger the requirement for cycle parking, under UDP Policy TR12.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposal is part of a wider scheme to introduce housing market renewal in one of the most deprived parts of the Borough. The applicant has indicated that the development would achieve the requirements of Code for Sustainable Homes level 3 in addition to the requirements of Building Regulations Approved Document Part L.

CONCLUSION

The proposed development considers the general design and layout of the surrounding area and this is reflected in the materials, design and layout proposed for the dwellings. The proposal accords with relevant national, regional and local policies, including Policies HS2, HS4, GR5 and GR7 of the Wirral Unitary Development Plan, and would assist in the regeneration of an important brownfield site within the urban area, contributing to restructuring the housing market. Whilst properties of some heritage value would be demolished, it is considered that there is justification for that demolition having regard to PPS5, and that the amended proposals for replacement dwellings can retain the character of the streetscene in this location, being appropriate in scale and design.

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 considers the general design and layout of the surrounding area and this is reflected in the materials, design and layout proposed for the dwellings. The proposal accords with relevant national, regional and local policies, including Policies HS2, HS4, GR5 and GR7 of the Wirral Unitary Development Plan, and would assist in the regeneration of an important brownfield site within the urban area, contributing to restructuring the housing market. Whilst properties of some heritage value would be demolished, it is considered that there is justification for that demolition in line with the requirements of PPS5, and that the amended proposals for replacement dwellings can retain the character of the streetscene in this location, being appropriate in scale and design.

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, full details and samples of the all the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

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

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

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

4. The remainder of the undeveloped land within the curtilage of the site shall be suitably hard and soft landscaped with in accordance with a scheme to be submitted to and approved by the Local Planning Authority prior to commencement of any construction work on the site. Such landscaping work to be shall be carried out prior to the occupation of any part of the development or in accordance with an alternative 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.

Reason: In the interests of visual amenity and to ensure a satisfactory standard of appearance having regard to Policies HS4 and GR5 of the Wirral Unitary Development Plan.

5. No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the buildings are occupied and the development shall be carried out in accordance with the approved details.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to design out crime, in compliance with UDP Policy HS4.

6. The development hereby granted permission shall not be commenced until a full scheme of works for provision within the development of a traffic calming scheme, and the implementation of a 20mph speed limit including all appropriate signage and traffic regulation orders, has been submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to the first occupation of any part of the development.

Reason: In the interests of highway safety.

7. The development shall be implemented in accordance with the plans received by the Local Planning Authority 14th February 2012.

Reason: For the avoidance of doubt.

Last Comments By: 06/03/2012 15:06:19
Expiry Date: 27/09/2011

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Planning Committee

06 March 2012

Reference:
APP/11/01410

Area Team:
North Team

Case Officer:
Mr M Rushton

Ward:
**Leasowe and
Moreton East**

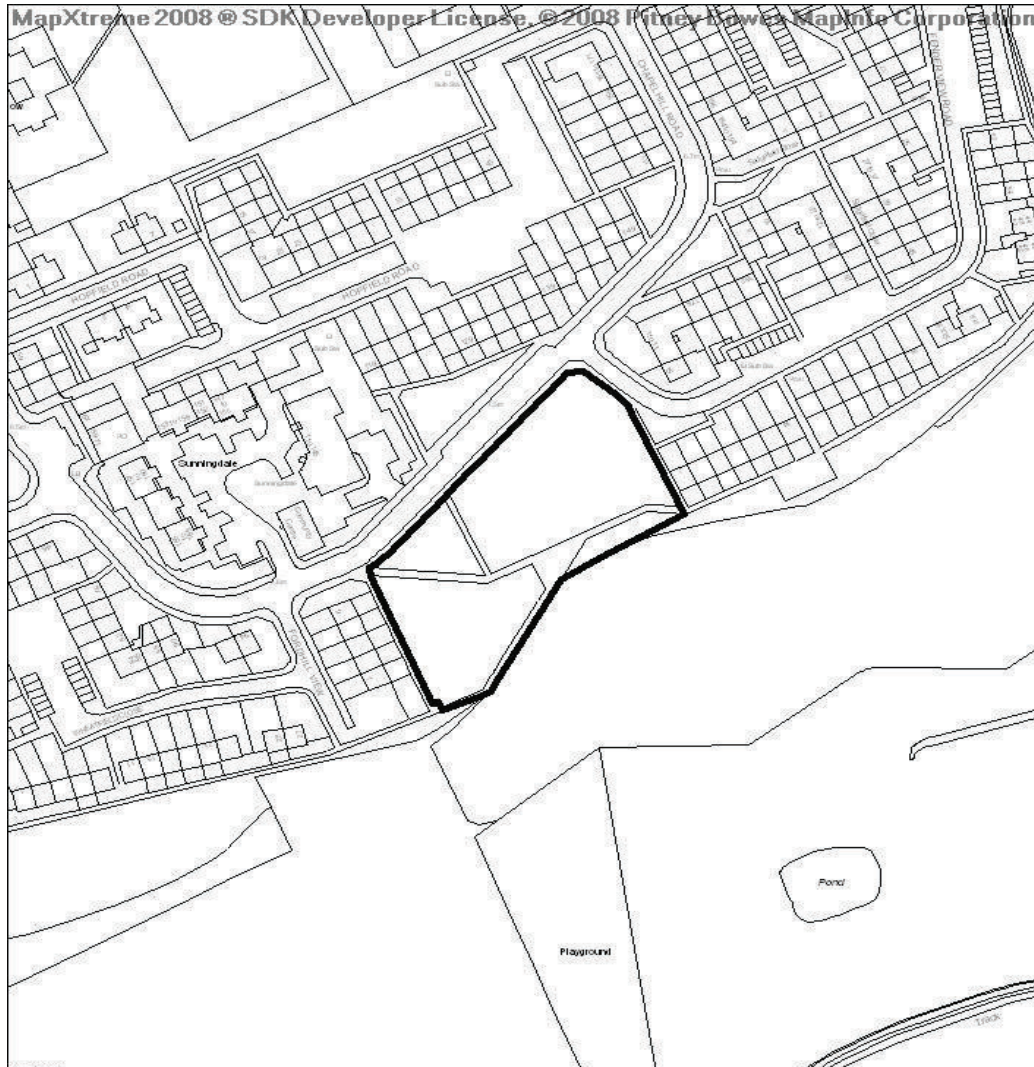
Location:
Proposal:

Unused Land, CHAPELHILL ROAD, MORETON, CH46 9RP
New build development of 10 no. 2-bed 4-person two-storey houses,
18 no. 2-bed 4-person three-storey flats and 2 no. 2-bed 4-person two-
storey flats (AMENDED PLANS RECEIVED 13/02/12)

Applicant:
Agent :

Wirral Partnership Homes
Ainsley Gommon Architects

Site Plan:



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Development Plan Designation and Policies:

Road Corridor subject to Environmental Improvement

Primarily Residential Area

Planning History:

APP/1984/025188 - Re-roofing of flat blocks - Approved 31/07/1984

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications 31 neighbour notifications were sent out to nearby properties and a Site Notice displayed on site. A Press Notice was also displayed in the Wirral Globe. At the time of writing, 3 representations have been received, making the following comments:

1. It was understood that the land would stay as an open area of land.
2. Why does the site have to be built on when so much was spent to create the area as it is?
3. The site presents a nice approach and route to the park beyond.
4. Loss of views.
5. Parkland should not be built on.

CONSULTATIONS

Director of Regeneration, Housing and Planning (Housing Strategy Division) - the proposals would re-provide affordable housing on a site that previously supported 49 social housing flats, achieving Code for Sustainable Homes Level 3 and Lifetime Homes where possible. There is a need identified in the Strategic Housing Market Assessment (SHMA) for an additional 740 units of affordable housing in the RSS Rural Area (to 2029), of which 184 would need to be two-bedroom. There is a need to improve the housing offer in the area. It has been confirmed that the homes would be Affordable Rent, rather than socially rented, as indicated in the planning application made, still falling within the PPS3 definition.

Merseyside Police Architectural Liaison Unit – a Design Out Crime Assessment (DOCA) was undertaken by Merseyside Police's Architectural Liaison Officer (ALO) on the applicant's behalf, which set out recommendations that would ensure the development could meet the principles of Secure By Design (SBD). The recommendations include, in particular, the need for secure boundary treatment to appropriate heights, hard and soft landscaping and lighting. In particular, the well used footpath to the Southern boundary of the site was highlighted as a potential crime generator, given its location adjacent to wooded areas. There is concern that this footpath may, should the development go ahead, present fear of crime issues for users. It was recommended that the woods should be fenced off using Weldmesh or similar material to provide maximum visibility and reduce opportunities for hiding and overall permeability through the new development.

Director of Law, HR and Asset Management (Pollution Control Division) – no objection.

Director of Technical Services (Traffic and Transportation Division) – no objection, subject to the imposition of a Section 106 Legal Agreement to secure a contribution of £1,250 to be paid as a contribution of £250 per-year over a five year period to part-fund the provision of a school crossing patrol on Chapelhill Road (given the proximity of the development to a primary school). A condition should also be imposed to secure the provision of pedestrian dropped kerbs at Chapelhill junctions with Fordhill View, Fender View Road and both proposed new roads prior to first occupancy. Lastly implementation of parking provision for cycles should be conditioned.

Wirral Wildlife – the site is near to Sandbrook Lane Pond Site of Biological Importance, designated for flora, dragonflies and amphibians. It retains much biological interest, in particular being a breeding bond for toads, a UK Biodiversity Action Plan species. Measures should be taken to protect them, since it is likely they feed on the application site. Amphibian fencing should be installed to prevent access to the site, as recommended in the TEP Report submitted. It is most unlikely that Great Crested Newts are present – there are no records of them. It is important that the development does not affect the hydrology around the pond. SUDs may present an opportunity to feed clean rainwater to the pond. The woodland should be protected during construction. The TEP report makes sensible recommendations which should be implemented – the development site does not present opportunity for species-rich grassland and therefore the developer should find creation in the park, adjacent to the

ponds.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application seeks permission for the erection of 30 residential dwellings which is defined as Major Development 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 proposal seeks planning permission for 10 two-storey houses, 18 two-bedroom flats (in three-storey blocks), and 2 two-bedroom flats (in a two-storey block). The site is currently set out as community open space, the application outlines that it was established as such on a temporary basis in 2008 following demolition of low demand poor quality housing stock which currently occupied the land.

PRINCIPLE OF DEVELOPMENT

RSS Policy LCR4 requires plans for the area where the site is located to ensure provision for housing development addresses barriers to affordability and to meet identified local need. This is supported by the Interim Planning Policy 'New Housing Development', sets out criteria which enables local need to be considered for residential schemes outside the regeneration priority areas. The proposal is acceptable in principle subject to UDP Policies HS4 'Criteria for New Housing Development', HSG2 'Affordable Housing'.

SITE AND SURROUNDINGS

As noted above, the application site is generally level and currently set out as community open space, including mown grassed areas, footpaths, tree planting, rough grassland and a fenced (unequipped) children's play area adjacent to Fender View Road. Signage at the site confirms the area as 'Chapel Hill Community Open Space'. The applicant has submitted a statement outlines that it was established as such on a temporary basis in 2008 following demolition of low demand poor quality housing stock which currently occupied the land. Surrounding the site on three sides are residential uses – to the north, east and west are two-storey properties in short terraces, whilst to the north west a multi-storey residential block, Sandbourne is located adjacent to a Community Centre use. To the southern boundary runs a public footpath which continues through adjoining residential areas, and beyond that is a public park, wooded sections of which abut the development site.

POLICY CONTEXT

The Regional Spatial Strategy under Policy LCR 4 seeks to ensure that housing provision in rural parts of the city region such as Moreton meets identified local need and addresses barriers to affordability. The Interim Planning Policy 'New Housing Development' supports this approach by making provision for proposals that meet a local need, provided regeneration objectives are not undermined and there would be no harm to the character of the adjoining area. The proposed scheme for 30 units of residential accommodation would take place on a site that contained 49 dwellings that were demolished some 10 years ago. The development takes place in the context of a number of similar proposals in the immediate vicinity, with redevelopment of the site of the Sandbourne tower block granted in 2011 and currently underway, and applications anticipated for the site of the Melrose and Thornridge sites.

The application, made by a Registered Social Landlord, is to provide 100% affordable accommodation. The Director of Regeneration, Housing and Planning (Housing Strategy Division) has confirmed that the proposal would meet an identified need in the Strategic Housing Market Assessment (SHMA) analysis of data in the Leasowe and Moreton East Ward in terms of the provision of affordable housing and the nature of accommodation proposed. In addition the development will produce a type & form of accommodation which relates well to existing adjacent houses. It is therefore considered that the proposal assists the regeneration of the site as well as providing affordable accommodation to meet an identified local need.

The layout and design of the development must satisfy the criteria of HS4 in that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area. The surrounding uses are primarily two storey dwellings with gardens and some off street

parking. The proposed development is of a comparable density and scale, with 3-storey elements limited to the frontage facing Chapelhill Road, where there are existing buildings of higher scale and density (Sandbourne and the community centre). Given this, the development is considered sympathetic in character, and not to have potential to detrimentally impact on the surrounding properties or land uses. The proposed development includes gardens and off street parking which would address the criteria of HS4, within the limits established in Supplementary Planning Document 4 (SPD4).

The proposal has been designed with the principles of Secure by Design in mind, and Merseyside Police's Architectural Liaison Officer has raised no objections to the proposal subject to the inclusion of measures to reduce the potential for crime – in particular, those associated with the woodland areas and public footpath to the south. It is considered that appropriate measures – landscaping, boundary treatment (including a weld-mesh fence to the boundary of the site shared with the park), and lighting – can be secured through appropriately worded planning conditions.

APPEARANCE AND AMENITY ISSUES

The design of the dwellings and flat blocks is simple and reflects the style of surrounding properties. The use of brick and render will link the new properties with the surrounding area, and with parallel development by the applicant that is underway in Stavordale Road. All houses have space for front and rear gardens and off-street parking, whilst the flats have parking areas and appropriate amounts of communal amenity space.

Amended plans have been received which respond to issues raised following the submission of the application. In particular, Blocks A, D and E have been re-oriented to provide a frontage onto the public footpath and the properties adjacent to the path have been set back to reduce the amount of hard boundary lining this route. The effect of this is to provide natural surveillance and openness to this important pedestrian and cycling route through the local area, but also to replicate the approach taken in other dwellings adjacent to the site.

The amended plans also re-site Blocks C and G to promote an open landscaped corner, again a feature of the local area. Block G has been redesigned as an L-shape to provide a better frontage onto 'New Road' than was initially proposed.

The amount of frontage car parking on Chapelhill has been greatly reduced, with visual amenity benefits and highway safety benefits (reducing the need for elongated drop-kerbs).

Whilst the site is currently laid out as open space, it is accepted that this represents a temporary use of the land, following the demolition of older housing stock taken on by the applicant. The site does not feature in the Council's open space assessments on this basis, and given the proximity of parkland and other open space uses, it is not considered that the loss of the open use of the site presents a reason for refusal of the application. No conflict is found with Planning Policy Guidance PPG17. Open views currently enjoyed by residents cannot be protected by the planning process, though it is considered that residential amenity would be preserved.

SEPARATION DISTANCES

The proposed dwellings are adjacent to existing houses on three boundaries. The required interface distances of 21m (between habitable windows in principle elevations facing) and 14m (between a habitable windows in principle elevations and a blank gable), and achieved between the existing and proposed dwellings.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal involves the provision of two new access roads to provide access to blocks A and D of the development. The layout is considered appropriate, and subject to a s106 Agreement for a school crossing patrol, and the imposition of conditions to secure pedestrian dropped-kerbs and cycle parking, there are no highway safety implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The development is in a sustainable location with access to public transport and local facilities. The dwellings will be built to code for sustainable homes level 3, using energy efficient materials and building techniques. Whilst provision is not made for Sustainable Drainage System (SuDS), as it is

claimed that the clay soil conditions are not suitable, attenuation tanks are provided to ensure that the development does not increase flood risk potential.

Whilst a number of young trees planted within the community open space would be lost as a result of the development, these have been assessed as of low value by an arboricultural assessment undertaken for the applicant, the conclusions of which are not disputed. A significant level of tree planting is proposed within the development scheme, which should retain a green 'feel' to the site, with corners retained for significant landscaping.

The site is in close proximity to the Sandbrook Lane Pond SBI (within Upton Park). It is considered necessary to ensure that the development does not affect amphibians which may currently use the site for feeding. A suitably worded condition would secure amphibian fencing provision. Given the temporary nature of the open space provided, and the small extent of species-rich grassland, it is not considered that a legal agreement seeking replacement grassland within Upton Park would meet the tests required for such agreements.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal would provide high quality affordable housing appropriately designed to complement the surrounding residential properties and land uses. Whilst leading to the loss of a community open space, it is accepted that this use was a temporary one pending the redevelopment of the site.

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 provides two and three storey residential dwellings and flats which will meet an identified housing need. It is not considered that the proposed layout will result in a loss of amenity to adjacent properties or be detrimental to the general character of the area. The proposals meet the requirements of UDP Policy HS4.

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 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.

Reason: In the interests of visual amenity and to comply with Policies GR5 and GR7 of the Wirral Unitary Development Plan.

3. The development shall be carried out in accordance with the details contained in drawings received by the Local Planning Authority on 13th February 2012.

Reason: For the avoidance of doubt and in accordance with policy HS4 of the Wirral Unitary Development Plan.

4. Prior to the occupation of the development, hereby approved, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the LPA. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and maintained in perpetuity unless otherwise agreed in writing with the LPA.

Reason: For the avoidance of doubt and to comply with the Interim Planning Policy for New Housing Development.

5. The development shall be implemented utilising the facing and roofing materials submitted to the Local Planning Authority on 13th February 2012, unless an alternative material is submitted to and agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and ensure an acceptable form of development having regard to UDP Policy HS4 and SPD2.

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.

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

7. Prior to the commencement of development a scheme of works detailing the provision of pedestrian dropped kerbs at the junctions of Chapelhill Road with Fordhill View and Fender View Road shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in full prior to the first occupation of any of the dwellings hereby permitted.

Reason: In the interests of highway and pedestrian safety, having regard to UDP Policy TR9.

8. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved in writing by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to first occupation of any dwelling, in accordance with the details so approved.

Reason: To ensure a proper standard of separation between the dwellings hereby approved, and in the interests of amenity with respect to neighbouring property, adjoining land and the need to Design Out Crime.

9. Prior to the commencement of development, a scheme for the protection of toads shall be submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt the details shall include a specification for an amphibian barrier, and timetabled monitoring arrangements for the proposed scheme. survey methodology statement, . The

scheme shall be implemented in accordance with the approved details and timetable.

Reason: To ensure that amphibians which may forage on the development site are protected, having regard to UDP Policy NC1 and the submitted ecological assessment.

10. Prior to the commencement of demolition/construction the trees to be retained on the site shall be protected by chestnut paling fences 1.5 metres high erected to the full extent of their canopies or such lesser extent as may be approved by the Local Planning Authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed; the enclosed areas shall at all times be kept clear of excavated soil, materials, contractors' plant and machinery. The existing soil levels under tree canopies shall not be altered at any time.

Reason: To ensure that the trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition, having regard to UDP Policy GR5.

11. Before any construction commences, samples of the materials to be used in the surfacing of the pedestrian and highway routes 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 Policies HS4 and TR9 of the Wirral Unitary Development Plan.

12. No development shall commence until details of the proposed measures to be incorporated within the buildings to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority, unless it has previously been demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The development shall be implemented in accordance with the approved details and operated as such thereafter.

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

Last Comments By: 06/03/2012 14:45:48
Expiry Date: 05/03/2012

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Planning Committee

6 March 2012

Reference:
APP/11/01441

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Clatterbridge

Location:
Proposal:

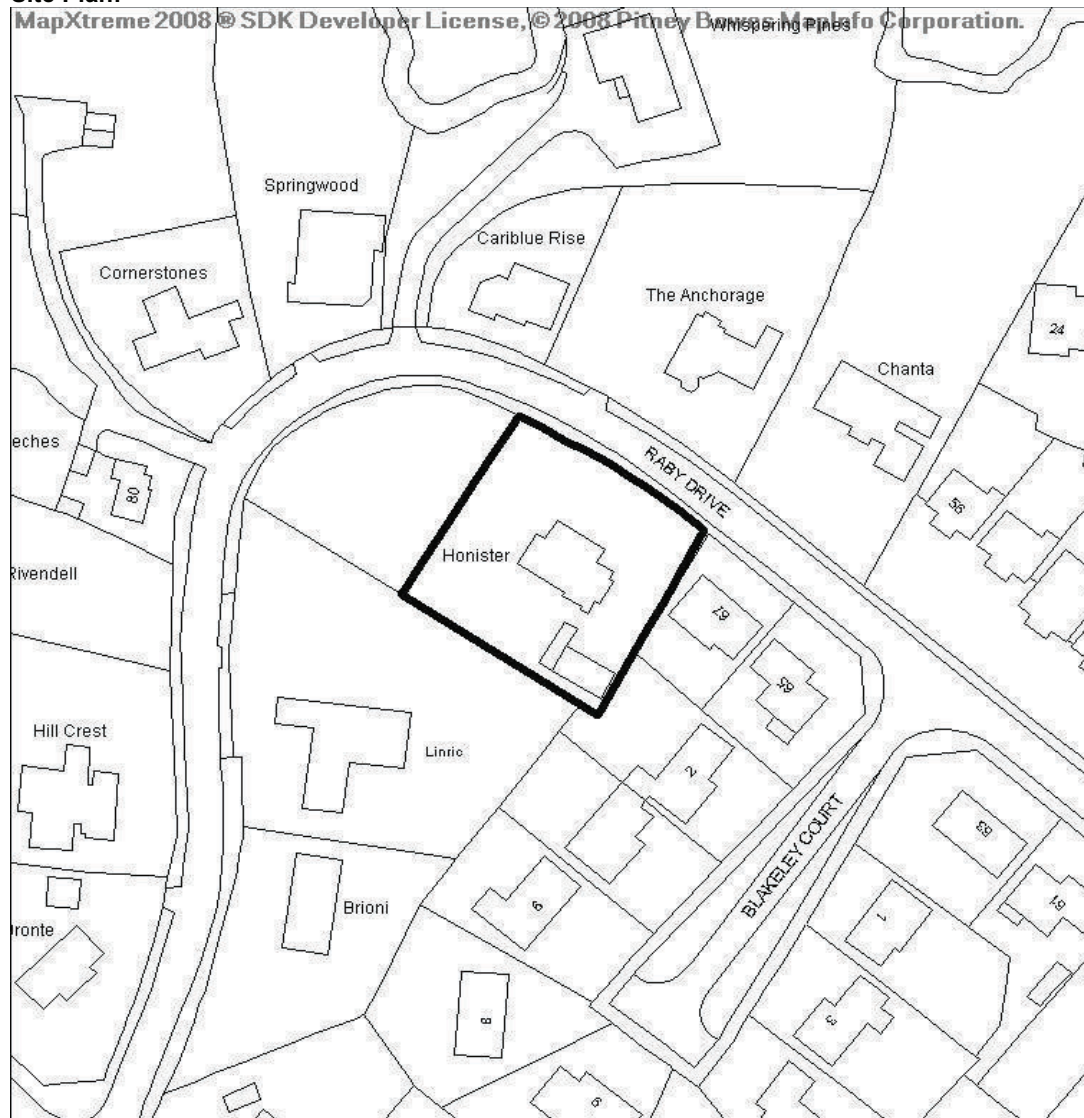
Honister, RABY DRIVE, RABY MERE, CH63 0NQ

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:

4. 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
5. 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 subject to conditions

Director's Comments:

Consideration of this application was deferred from Planning Committee on 16 February 2012 for a formal site visit to take place.

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.

It is considered that with the introduction of a condition to fix and obscurely glaze the roof lights 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 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 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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Development Plan Designation:

Primarily Residential Area

Planning History:

DEM/10/00797 - Demolition of Feltree House - Prior notification not required 23/07/2010

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

Having regard for the Councils Guidance on Publicity for Applications, 27 letters of notification were sent to neighbouring properties. A site notice was displayed on the highway. At the time of writing this report no objections have been received.

CONSULTATIONS:

The Director of Technical Services (Traffic and Transportation Division) - no comments received at the time of writing.

The Director of Law, HR and Asset Management (Pollution Control Division) - no comments received at the time of writing.

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

The application seeks permission for the erection of 15 dwellings which is defined as Major Development 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 application proposes 18no. two-storey, 2/4 bedroom, affordable residential dwellings.

PRINCIPLE OF DEVELOPMENT

The site is designated as Primarily Residential Area under the Wirral Unitary Development Plan and within the regeneration priority areas as identified by the Interim Planning Policy for New Residential Development (IPP).

SITE AND SURROUNDINGS

The site comprises a vacant piece of grassed and hard-surfaced land which is relatively flat. The bungalows to the east are set approximately 1.5 metres higher than the application site, and there is 2.5 metre high leylandi screening to the rear of these properties. The property to the south (no.11 Beechwood Drive) is a two-storey brick dwelling with a gable wall facing the proposal with no habitable windows to this elevation.

POLICY CONTEXT

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

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

APPEARANCE AND AMENITY ISSUES

The design of the proposal is considered in keeping with the surrounding housing design, and represents an improvement on the existing site. The porch provides a focal point and the mix of materials breaks up the bulk of the buildings. Whilst plot 11 is within 1 metre of the highway, it is considered the estate maintains an open appearance and the corner property has been designed to turn the corner, and does not present a blank elevation facing Farmfield Drive.

The internal layout is considered acceptable in terms of outlook and levels of daylight. The scale of the buildings will sit comfortably within the surrounding development and will not overdominate the adjacent properties. Each property has a 11-14 metre long garden. The proposal complies with policy HS4 of the UDP.

SEPARATION DISTANCES

SPG11 states there should be a 14m separation distance between a habitable window and a blank elevation, and a 21m separation distance when two habitable windows face.

The properties to the rear on Ladyfield have a separation distance of 21m between habitable windows. There is a 21m separation distance between the proposed habitable windows and the school opposite. The properties have been designed so that there is no direct overlooking between plot 10 and plots 11-18. The required separation distances are achieved and the proposal is considered not to result in overlooking or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

The site is served by bus routes along Fender Way. There is provision for one off-street car parking space per dwelling, which complies with SPD4 and does not exceed this limit.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The properties are to be built to Code for Sustainable Homes Level 3.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on its surroundings or the character of the residential area. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with policy HS4 New Housing Development of the Wirral Unitary Development Plan (adopted February 2000), SPG11 House Extensions, and the Interim Planning Policy – New Housing Development (adopted for development control purposes on 30th October 2005).

Summary of Decision:

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

The proposal is not considered to have a harmful visual impact on its surroundings or the character of the residential area. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with policy HS4 New Housing Development of the Wirral Unitary Development Plan (adopted February 2000), SPG11 House Extensions, and the Interim Planning Policy – New Housing Development (adopted for development control purposes on 30th October 2005).

Recommended Decision: **Approve**

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 materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the proposed colour of the render. The approved materials shall then be used in the construction of the development.

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

3. No development shall commence until details of the proposed measures to be incorporated within the buildings to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority, unless it has previously been demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The development shall be implemented in accordance with the approved details and operated as such thereafter.

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

4. The development shall not be occupied until full details including scaled elevational drawings of the proposed boundary treatment are received and approved in writing by the Local Planning Authority. The approved boundary shall be installed by any part of the development is occupied and shall be retained thereafter.

Reason: In the interest of policy HS4 of the Wirral Unitary Development Plan

5. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and maintained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and to comply with the Interim Planning Policy for New Housing Development.

Last Comments By: 02/03/2012 12:13:54

Expiry Date: 11/04/2012

Planning Committee

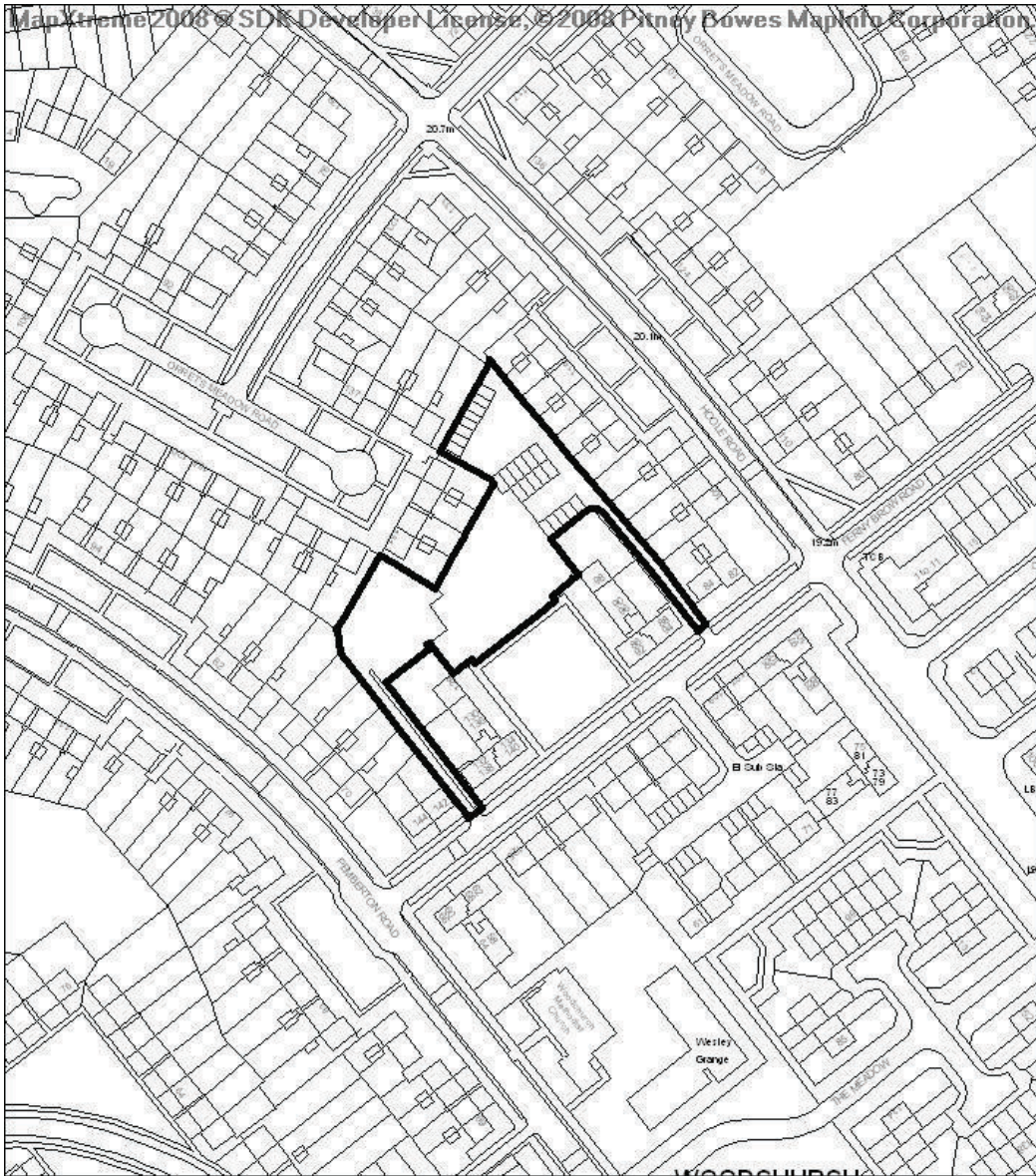
6th March 2012

Reference: APP/11/01514	Area Team: North Team	Case Officer: Mrs S Day	Ward: Upton
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Location: Unused Land, FERNY BROW ROAD, WOODCHURCH, CH49 8EH
Proposal: Erection of 16no. flats (1,2,& 3 bedrooms) including parking and associated landscaping

Applicant: Wirral Partnership Homes
Agent : Michael Dyson Associates

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

There is no planning history relating to this site.

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

Having regard to the Council's Guidance on Publicity for Applications, 22 notifications were sent to adjoining properties. A site notice was also displayed. Representations have been received in one e-mail on behalf of 117, 19 and 1212 Hoole Road and 145 Orrets Meadow Road on the following grounds:

1. Demolition of rented garaging facilities is proposed, which will result in parking difficulties, particularly on Hoole Road, which is a congested and dangerous road.
2. Loss of access and the blocking off of rear access gates - established easement rights would be lost.

Merseyside Campaign for Cycling - Object to lack of secure cycle parking.

CONSULTATIONS

The Director of Technical Services (Traffic Management Division) - no objections

The Director of Law, HR & Asset Management (Pollution Control Division) - no objection

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

This application seeks permission for the erection of 16 flats which is defined as Major Development and is therefore required to be considered by Planning Committee.

INTRODUCTION

The proposal relates to the erection of a two and three storey building containing 16 flats. An existing garage court will be demolished to provide parking and landscaped areas. The site has been cleared for some time but was previously occupied by a 14 bed care home for the elderly.

PRINCIPLE OF DEVELOPMENT

The application site lies within an area designated for primarily residential uses in the Unitary Development Plan, but is outside of the identified Housing regeneration priority areas. RSS Policy LCR4 requires plans and strategies for this area to ensure provision for housing development addresses barriers to affordability and to meet identified local need. This is supported by the Interim Planning Policy 'New Housing Development' that sets out criteria which enables local need to be considered for residential schemes outside the regeneration priority areas. If these criteria are satisfied, the proposal would be acceptable in principle subject to UDP Policies HS4 'Criteria for New Housing Development', HSG2 'Affordable Housing' and Supplementary Planning Document SPD2 'Designing for Self Contained Flat Development and Conversions'.

SITE AND SURROUNDINGS

The application site consists of a brownfield site to the northern side of Ferny Brow Road. The site is set back from the road by some distance with a grassed open space to the south of the site. To the east and west of this open space are terraces of two storey dwellings which front the open space. Vehicular access is existing and currently serves two garage courts to the east and western boundaries of the site. The majority of these garages are no longer in use. There is little landscaping in the area with the exception of a couple trees and grass.

POLICY CONTEXT

The proposal is for the erection of flats and is assessed primarily against the following policies:

Wirral Unitary Development Plan

Policy HS4 - Criteria for new housing development. This requires that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area or to the amenity of neighbouring properties.

Policy TR9 - Sets out the requirement for off street parking provision within new development and road safety and traffic management considerations.

Policy GR5 - This policy establishes the requirement for new developments to make a positive visual statement through new landscaping and the protection of existing landscape features.

Supplementary Planning Document 2: Designing for Self-Contained Flat Developments and Conversions. This establishes more specifically the considerations that should be applied to new build flats in terms of design, amenity space and parking.

Interim Planning Policy for New Housing development - directs new residential development to the Regeneration Priority Areas. Residential development would only be acceptable if it satisfies the following criteria:-

- i) The proposal will not harm regeneration in adjoining areas
- ii) The proposal will not harm the character of the adjoining area
- iii) That the proposal will assist the regeneration of the site
- iv) The proposal will meet an identified local housing need

Regional Policy

RSS policies set out the housing supply requirements for Wirral, whilst addressing the need for affordable housing provision and the re-use of brownfield sites. Specifically Policy DP4 suggests a sequential approach to site selection, with existing buildings and previously used land being chosen before Greenfield sites.

Policy LCR4 addresses the need for affordable housing across the Borough

National Policy

PPS3 - Housing. Sets out the requirement at a national level for high quality well designed housing that provides a mix of housing type and tenure in a sustainable form.

The proposals use a sequentially preferable site to provide 100% affordable housing. Although outside the Regeneration Priority areas the site lies within a ward where the need for affordable housing has been identified through Wirral's SHMA. The design of the building addresses the criteria of Policy HS4 and SPG2 and results in the positive regeneration of this vacant site.

APPEARANCE AND AMENITY ISSUES

The proposed development takes the form of a two and three storey building which contains 16 affordable flats. The building will be sited to the north of the open space on Ferny Brow Road forming a three sided u-shaped development with the existing properties. The site was previously occupied by a care home in a similar position.

The surrounding properties are predominantly two storey brick and render although the wider area has a mix of heights including tower blocks. The proposed building has two-storey wings on either side of a central three-storey element. This provides a transition from the adjacent two storey dwellings with a central focal point. The buildings front elevation faces the open space to the south in common with the adjacent buildings. The rear of the building is accessed from the parking area and more private amenity space.

The proposed materials are mainly brick and cladding to fit in with the surrounding area. In addition timber cladding is proposed for parts of the upper elevations to add a more distinctive and contemporary detail to the building.

The proposed parking areas are to the north of the building where the existing garages are currently located. The demolition of the garages will enable a more open and safer landscaped parking area which will be adjacent to the amenity area for the flats. Access to the parking area will use the existing gated access roads from Ferny Brow Road but will become safer by the use of a one way access and egress system.

Four residents have expressed concern that they will lose their garages. The applicant has advised that these tenants are already under notice to leave and alternative provision will be made.

SEPARATION DISTANCES

The proposed building is in excess of 35 metres from the buildings to the east and west, which is well in excess of the 14 metre requirement. The closest buildings at the head of Orrets Meadow Road will have their rear elevations facing the rear elevation of the development. The buildings are set at an angle and the distance between elevations ranges from 21 metres up to 29 metres. As such there is no significant loss of amenity or privacy anticipated. It is considered that the required separation distances, set out in Supplementary Planning Document 2 are achieved.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposed changes to the access road and parking areas do not raise any highway safety concerns. In order to ensure a satisfactory development, conditions are suggested which require the submission of signage details for the one way system and for the provision of dropped kerbs.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The building is of a modern construction and will be built to achieve a Sustainable Homes rating.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development represents the re-use of a brownfield site to provide 16 affordable homes which accords with the advice in PPS3. The design and siting of the building is of a scale which fits in with the surrounding uses without resulting in a loss of amenity for existing properties. The development includes parking, landscaping and amenity space to a standard which satisfies the relevant UDP policies.

Whilst the development is not in a regeneration priority area identified for new residential development, the re-use of a previously developed site and the need for affordable housing in this area weigh in favour of the development.

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 would address the need for affordable housing in this location with a building which has been designed to integrate into the surrounding area. The proposals represent a positive improvement to the appearance of the area which complies with local and national planning policies.

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 roof materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

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

3. The proposed landscaping shall be completed before the accommodation hereby approved is occupied. Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced by trees and shrubs of similar species and size to those originally planted in the first available planting season.

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

4. 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.

Reason: To prevent damage to the trees/ hedges in the interests of visual amenity and to comply with Policy GR5 of the Wirral Unitary Development Plan.

5. Prior to the occupation of the development hereby approved, details of the signage relating to the one way vehicular access shall be submitted to and agreed in writing with the Local Planning Authority. The signs shall be erected before the flats are occupied in accordance with the agreed details and retained as such thereafter.

Reason: In the interests of highway safety.

6. Prior to the occupation of the development hereby approved, details of the dropped kerbs at both vehicle entrance and exit shall be submitted to and agreed in writing with the Local Planning Authority. The kerbs shall be installed before the flats are occupied in accordance with the agreed details and retained as such thereafter.

Reason: In the interests of highway safety.

7. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and maintained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and to comply with the Interim Planning Policy for New Housing Development.

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

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

9. No development shall commence until details of the proposed measures to be incorporated within the buildings to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority, unless it has previously been demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The development shall be implemented in accordance with the approved details and operated as such thereafter.

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

Last Comments By: 10/02/2012 10:15:24
Expiry Date: 20/03/2012

Planning Committee

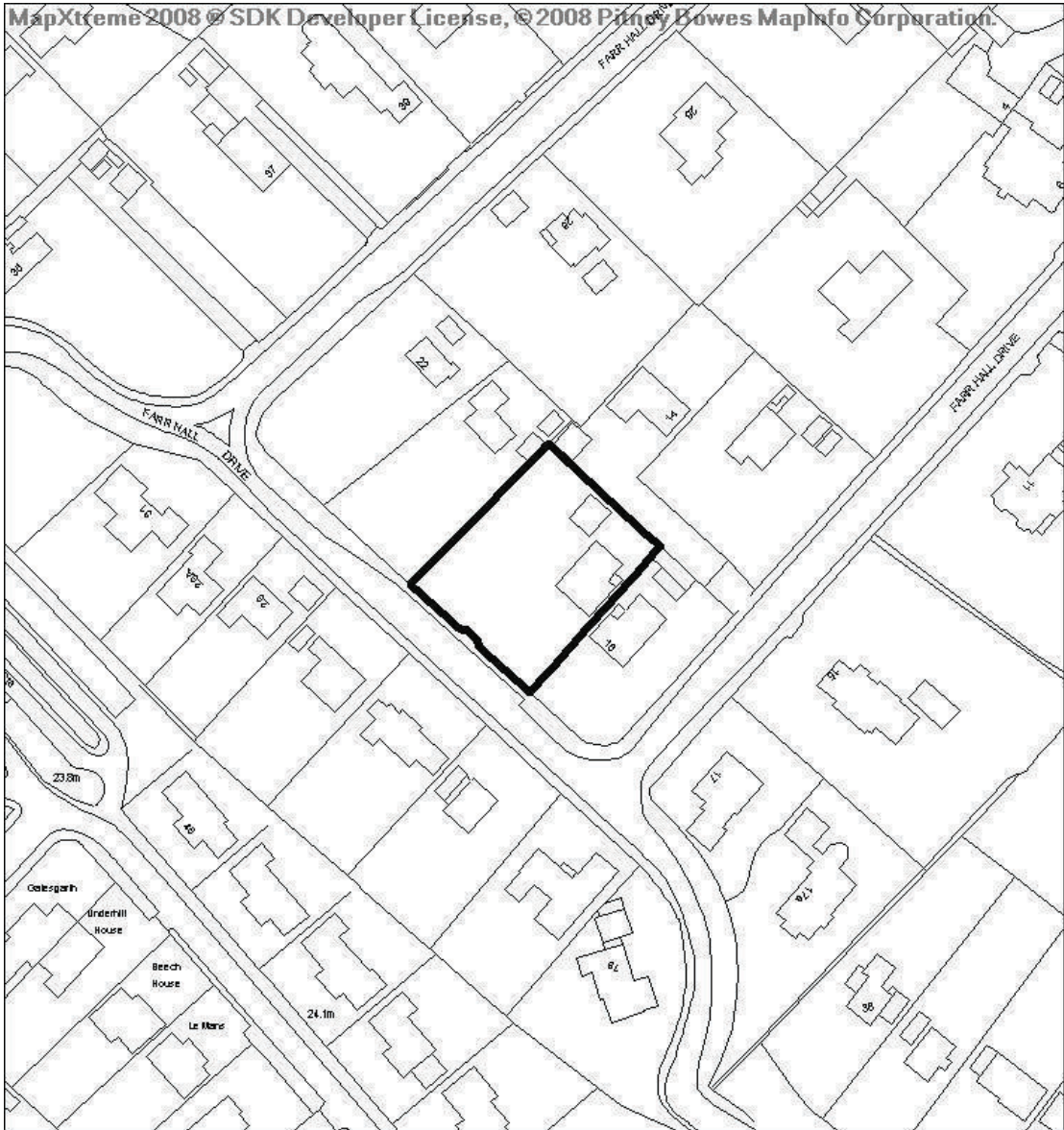
6 March 2012

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:



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Development Plan Designation:

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 & 26 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 occupiers fire and impact upon adjacent thatched roof.
15. Over development & out of character
16. The proposed height is contrary to a covenant on the land
17. Loss of views
18. Inappropriate design.
19. Noise pollution as a result of possible air conditioning units and contrary to HS4
20. The application has been taken out of delegation by Councillor Hodson for the following reasons:
21. Unneighbourly Development
22. Alteration to the street scene
23. Invasion of privacy

The Heswall Society have expressed their concern with regards to the buildings mass, its location within the plot, the location of the windows and potential overlooking of 14 Farr Hall Drive. They analyse the development against Liverpool's SPG 10 with regards to private amenity space and Wirral's SPG – House Extensions with regards to the buildings proximity to the boundary. They conclude that the replacement dwelling has a harmful impact upon 14 Farr Hall Drive as a result of visual intrusion and would be unneighbourly as a result as height and mass.

A Qualifying petition of objection containing signatures from 30 separate addresses has been received objecting to the scheme on that grounds that it is not in harmony with the neighbouring properties and has no architectural merit.

CONSULTATIONS

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

United Utilities: No Objections

Directors Comments:

Consideration of this application was deferred from Planning Committee on 16 February 2012 for a formal Committee Site visit to take place.

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 'New Housing Development'.

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 Wirral's 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 since 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 its 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. This 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 in writing 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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Agenda Item 10

Planning Committee

6 March 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:



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Development Plan Designation:

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

Department of Law, HR and Asset Management (Pollution Control Division) - Although not within the planning remit the applicant should be made aware that the property is within a smoke control area and only approved fuels may be burnt (coal and wood are not authorised fuels).

Wirral Wildlife - Recommend conditions for the protection of badgers within the vicinity of the site.

Director's Comments:

Consideration of this application was deferred from Planning Committee on 16th February 2012 for a formal Committee Site Visit to take place.

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 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. Works on the site shall only take place between 08.00 hours and 18.00 hours.

Reason: For the protection of badgers having regard to Policy NC7 of the Wirral Unitary Development Plan

3. Any holes or trenches left open overnight shall have a means of escape provided for badgers, for example in the form of a scaffolding plank.

Reason: For the protection of badgers having regard to Policy NC7 of the Wirral Unitary Development Plan

4. All materials, especially those containing lime, shall be stored securely within the site.

Reason: For the protection of badgers having regard to Policy NC7 of the Wirral Unitary Development Plan

Further Notes for Committee:

Informatives for the Applicant

1. The applicant should be aware that the property is within a smoke control area and as such only approved fuels maybe burnt (coal & wood are not authorised fuels)
2. There are exemptions to the above, where what is termed an '**exempted appliance**' is installed and would allow for certain types of wood to be burnt. A list of exempted appliances is available via the Council's website or directly at <http://smokecontrol.defra.gov.uk>. This lists the appliances and the types & condition of timber that can be burnt. These fires are designed to burn smokelessly.
3. It is an offence within a smoke control area for your fire to give off smoke, however it is a defence to show that the are using an exempted appliance, with the correct wood and in the correct manner i.e well maintained etc.
4. Whilst not necessarily an issue for yourselves, I am aware that Building Regulations have some specific standards that must be adhered to in relation to the end of any chimney or flue from a solid fuel appliance and any opening windows. The plans do seem to show windows in the roof space of the property close to the proposed chimney.

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

Expiry Date: 17/02/2012

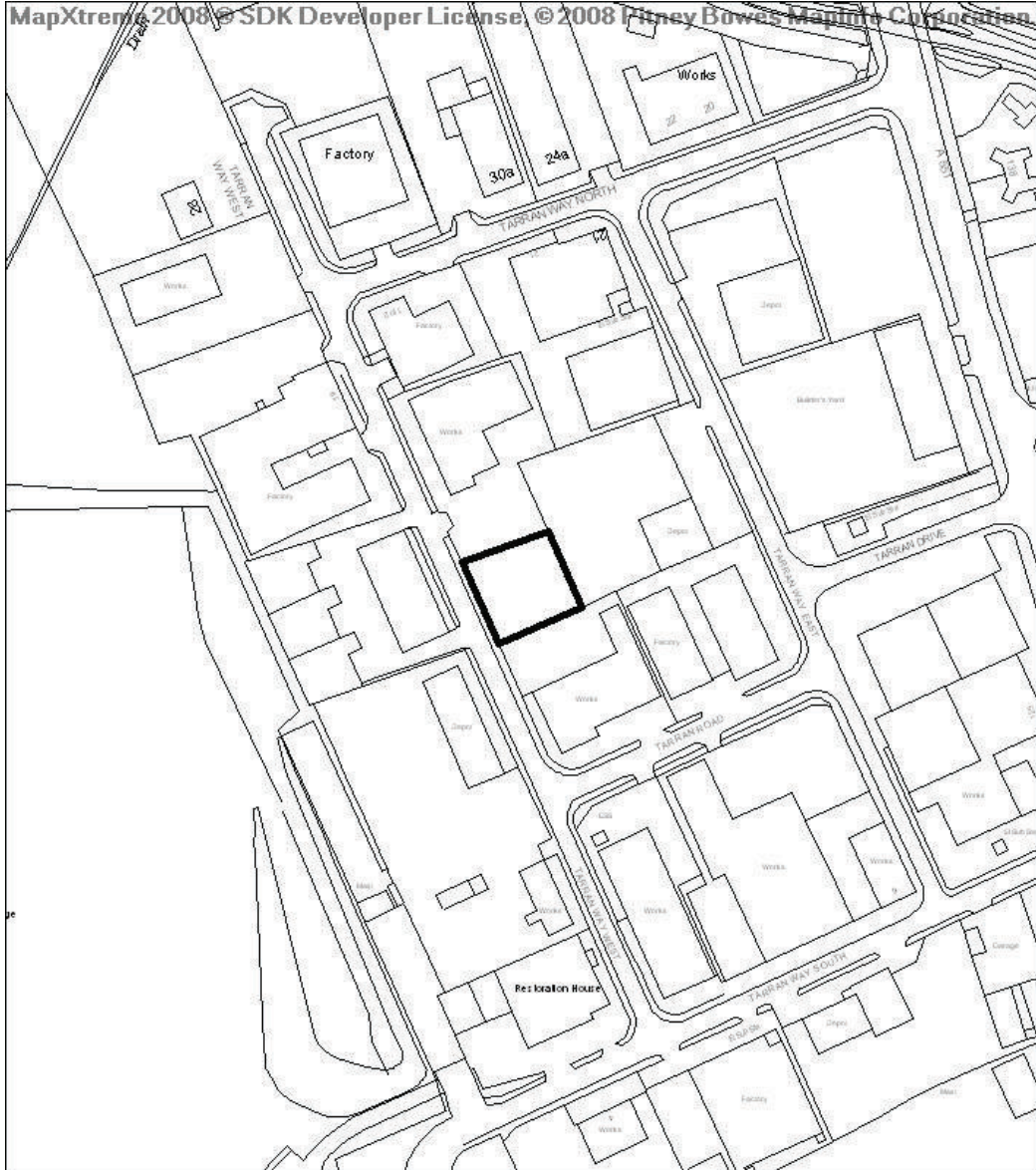
Planning Committee

06 March 2012

Reference: APP/12/00003	Area Team: North Team	Case Officer: Mrs S Lacey	Ward: Moreton West and Saghall Massie
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Location: Selwyn Construction, TARRAN ROAD, MORETON, CH46 4TU
Proposal: Proposed 3 storey commercial office facility (Use Class B1) with ground floor parking.
Applicant: Leverage Solutions Limited
Agent :

Site Plan:



Development Plan Designation:

Primarily Industrial Area

Planning History:

APP/76/04707 - Residential development 400 dwellings - Refused 23/09/1976
APP/77/06966 - Light industrial estate extension - A/C 14/06/1977
APP/79/11834 - Erection of building for light engineering - A/C 22/05/1979
APP/83/23155 - Single storey industrial unit - A/C 25/08/1983
APP/87/06027 - Erection of a first floor extension - Approve 06/08/1987
APP/10/00466 - The proposed development entails the construction of a new raised 3 storey commercial office facility with ground floor parking. The land was originally purchased by Selwyn Construction Engineering Ltd 30 years ago with the view of expansion of their existing business. The business is now in a position where it requires additional office facilities to enable this growth. This development will provide extra employment opportunities for office and construction staff – Approved 05/01/2011

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

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

One letter of comment has been received regarding parking provision as there is already limited parking in the vicinity.

CONSULTATIONS

The Director of Technical Services, Traffic and Transportation Division had no objection to the proposal.
The Director of Law, HR and Asset Management, Pollution Control Division had no objection to the proposal.

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

The application is defined as Major Development 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 application proposes a 3 storey commercial office facility incorporating ground floor parking. The land was originally purchased by Selwyn Construction Engineering Ltd 30 years ago with the view of expansion of their existing business, which is located on the adjoining site. The business is now in a position where it requires additional office facilities to enable this growth. This development will provide extra employment opportunities for office and construction staff.

The application is a resubmission of a previously approved application (reference APP/10/00466). The amendments include an increase in height from 9.5 metres to 11 metres, and elevational alterations including additional windows and plastic coated sheeting to the facade.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle. UDP policy EM8 outlines offices (other than those within Use Class A2) will be permitted within Primarily Industrial Areas, subject to consideration of Policies EM6 and EM7.

SITE AND SURROUNDINGS

The site is situated within the centre of an industrial estate, designated as a Primarily Industrial Area, which comprises of two-storey and single-storey industrial units with 2m high palisade fencing to the

boundaries.

POLICY CONTEXT

The application shall be assessed against policies EM8 Development within Primarily Industrial Areas and EM6 and EM7 of the adopted Wirral Unitary Development Plan, and Planning Policy Statement 4: Planning for Economic Development. PPS4 identifies such office development as a main town centre use. The applicant has submitted a statement identifying that the need for the development arises from the consolidation and expansion of the existing business - the building would provide space for the existing administrative and professional services departments of Selwyn Construction Limited (SCE). Policy EC14 of PPS4 makes it clear that town centre policies of the PPS do not apply to planning applications for main town centre uses where they are ancillary to other uses. In this instance the proposal is linked to an established use at the site and would secure employment in a part of the Borough with high unemployment rates. The applicant has indicated 24 new full time jobs would be provided through the proposed development. Consideration must also be given to whether the proposal secures a high quality and inclusive design which takes the opportunities available for improving the character and quality of the area and the way it functions including the impact on economic and physical regeneration. In this instance the land is vacant, and the proposal is for the expansion of the adjoining business, Selwyn Construction Limited. It is considered that the design proposed would present an improvement to the character and quality of the Primarily Industrial Area. The physical regeneration, economic and employment benefits that can be accrued from the proposed development weigh significantly in favour of granting planning permission in this particular case.

APPEARANCE AND AMENITY ISSUES

Industrial units for B1 Business Use are generally an acceptable use on land designated Primarily Industrial Area. It is considered the proposal represents an improvement to the site, by encouraging economic growth. A business plan was submitted with the application regarding the expansion of the business and the relocation of the offices from Solihull to the Wirral. It is considered necessary to condition the use be limited to Use Class B1 Business (offices not within Class A2), in accordance with the application made, to ensure the continued designation of the site as Primarily Industrial Area. Whilst the scale of the building is taller than the surrounding developments, its scale is not considered to be detrimental to the character of the area, having regard to Policy EM8. As the proposal is within the centre of the site, it will have little impact on the surrounding area. It is not considered necessary to place limitations on the hours of use.

The alterations to the facade are considered an improvement to the previous application. The increase in height of the building of approximately 1.5 metres is not considered to have a detrimental impact. As the building is taller than the previously approved application, and no details have been provided regarding the colour of the facing materials, it is considered reasonable and necessary to condition these.

The proposal complies with the principles of policies EM8, EM7 and EM6 and is recommended for approval.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

A Transport Statement was submitted with the application. The Director of Technical Services (Traffic Management) had no objection to the proposal. The proposed number of parking spaces does not exceed the maximum limits as set out in SPD4. There are parking restrictions protecting the surrounding junctions. It is considered there are no significant highway safety implications arising from the proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The site is designated within Flood Zone 2 and Flood Zone 3. Conditions can be imposed to limit surface water run-off and incorporate flood-proofing measures. The applicant has provided a Flood Risk Assessment highlighting the use of Sustainable Urban Drainage Systems (SUDS). Conditions to secure these measures are considered reasonable and necessary given the designation of the land.

Given this, it is considered that the development would not increase the risk of flooding within the local area. PPS25 requires consideration of the sequential test set out in PPS25, supporting the use of land with less risk of flooding first. In this instance the development is linked to the existing business for economic purposes and thus sites elsewhere in the area are not suitable.

The Director of Law, HR and Asset Management (Housing & Environmental Protection Division) was consulted and had no objection to the proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is acceptable in regards to use and scale, and complies with relevant policies EM6, EM7 and EM8 of the adopted Wirral Unitary Development Plan. The scheme represents an opportunity for the expansion and consolidation of an existing business, and considerable weight has been given to the economic benefits of the scheme. The proposal is considered to comply with PPS4.

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 scheme represents an opportunity for the expansion and consolidation of an existing business, and considerable weight has been given to the economic benefits of the scheme. The proposal is acceptable in regards to use and scale, and complies with relevant policies EM6, EM7 and EM8 of the adopted Wirral Unitary Development Plan and Planning Policy Statement 4.

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 used only for purposes within Use Class B1 as defined in the Town and Country Planning (Use Classes) Order 1987.

Reason: No separate use should commence without the prior approval of the Local Planning Authority in order to ensure that use of the premises does not prejudice the amenity of the area and conforms with Council's policies.

3. Notwithstanding the detail shown in drawing no. 1008-25.0-106 rev B, the development hereby permitted shall not be commenced until such time as a scheme to limit surface water run-off generated by the proposed development, has been submitted to and approved in writing by the local planning authority. The development shall be implemented in accordance with the approved scheme and retained as such thereafter.

Reason: To prevent flooding by ensuring the satisfactory storage of/disposal of surface water at the site.

4. The development shall not be commenced until such time as a scheme to incorporate flood-proofing measures in the proposed development has been submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved scheme and retained as such thereafter.

Reason: To reduce the impact of potential flooding on the proposed development.

5. 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 having regard to UDP Policy TR12.

6. Before any construction commences, samples 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 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.

Last Comments By: 29/02/2012 11:24:17
Expiry Date: 23/03/2012

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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

None.

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

Having regard to the Council's Guidance on Publicity for Applications, eight letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, seven separate letters of objection had been received from No.24, No.20, No.19, No.15, and No.8 Broughton Avenue, No.65 Grange Road and No.25 Jubilee Drive. A qualifying petition of objection containing 28 signatures was also received. These representations can be summarised as follows:

1. The design and size of the extension is out of character with the rest of the road;
2. As the property is situated at the top of the cul-de-sac, by the turning circle, the proposal will result in increased parking congestion in the road as the proposed garage is not big enough to accommodate a car;
3. If other properties in the road were to do the same it would make the locality unattractive and cramped;
4. The site is situated on a main pedestrian route used by school children and cars parked on the pavement/road would be hazardous;
5. Parking between properties is limited and the proposal will prevent neighbours from using their drives;
6. Council policy states that flat roof extensions will not be permitted and a 5 metre gap should be retained to the front boundary;
7. The proposal leaves no space on either side for the extension to be maintained;
8. The extension will set a precedent that goes beyond acceptable levels of development and will affect the character of the street scene;
9. The proposal represents a 'brutal transgression' from the simple character of housing in the area to something alien that should not be allowed;
10. The extension is unneighbourly and overbearing to neighbours and represents an over-development of the site, almost doubling the size of the existing house;
11. Access for emergency vehicles and the refuse wagon will be nearly impossible;
12. There is not enough space to accommodate the applicant's own vehicles;
13. The proposed rear extension will compromise the neighbour's right to light.

CONSULTATIONS

The Director of Technical Services (Traffic and Transportation Division) - no objections.

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. A qualifying petition of objection containing 28 signatures has also been received.

INTRODUCTION

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

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The site comprises a semi-detached property in a road of similar design houses. Broughton Avenue is a narrow cul-de-sac which allows on-street parking on one side as the majority of properties do not have private driveways. Other properties in the road have been extended but mostly at single storey

and to the rear. The application property has a driveway at the side of the property and a hard surfaced area directly in front of the house which is used for off street parking. The adjoining neighbours at No.20 and No.24 have existing single storey rear extensions of some description.

POLICY CONTEXT

The proposal relates to a two storey side extension and single storey rear extension, therefore Policy HS11 and SPG11 are directly relevant in this instance. In its criteria for development of this nature Policy HS11 outlines that 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 at 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 metre from the front elevation and 1 metre from the common boundary; or at least 2 metres from the front elevation. This is supplemented by SPG11 which recommends that they have a lower ridge height and retains 1 metre to the side boundary for maintenance purposes. SPG11 also recommends that garages should retain a driveway of at least 5 metres clear of the highway and if this is not achievable then the extension should be set further back. Policy HS11 also states that flat roofs should be restricted to the rear or side of the property and only on single storey extensions, which is also relevant to the proposal. In relation to the proposed single storey rear extension, SPG11 states that those within 1 metre of the party boundary should not project more than 3 metres from the original rear wall do the property. In more general terms Policy HS11 and SPG11 state that the scale of the extension must be appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly.

APPEARANCE AND AMENITY ISSUES

The proposed two storey side extension will occupy the gap between the existing gable wall of the property and the common boundary with No.24, measuring 2.2 metres in width. The entire extension is set back 1 metre from the front elevation of the property and comprises a garage with utility at ground floor and a bedroom above. The plans originally submitted included a flat roof on the two storey side extension which was considered to detract from the character of the house and the general street scene. This has since been amended to incorporate a more traditional pitched roof which is in keeping with the style of the main roof. It also remains lower than the existing ridge line in accordance with the criteria set out in Policy HS11 and SPG11 and is clearly subordinate to the original property. The proposed single storey rear extension occupies the full width of the property and projects no more than 3 metres in depth which is acceptable in the context of SPG11. Whilst the rear extension has a flat roof, this is acceptable in the context of Policy HS11 as it will not be visible from the general street scene.

A number of objections were raised in relation to the proposal having an adverse visual impact on the street scene of Broughton Avenue and it creating a cramped and unattractive appearance. As outlined above, following the amendments made to the roof design on the two storey side extension, it is considered to meet the criteria set out in Policy HS11 and SPG11 and is appears as a clear, and subordinate addition to the property. The extension is less than half the width of the extension, is set back from the main face of the property and does not over-dominate the site, which retains ample amenity space. The proposal represents an increase in the original floorspace of the dwelling by approximately 69% and does not double its size as suggested in the objections. The proposal does not set a precedent for further development in the road as each proposal is assessed on its own merits. Reference is also made to the erosion of the character of the area by such development. However properties in Broughton Avenue are characteristically close together and the application is one of few sites in the road which benefits from space at the side.

The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy, as suggested in the representations received. The projection of the single storey rear extension is in accordance with SPG11 and ensures that No.20 retains an adequate outlook. The neighbouring property has a single storey rear extension set away from the boundary with a window between this and the party boundary. This window is not considered to suffer a greater loss of outlook of daylight than is already created by the fence and existing extension. In addition to this the only window facing the two storey side extension from No.24 is an obscurely glazed hall window which already faces a gable wall. There is no requirement for either the single storey rear extension or two storey side extension to be set away from the boundary for maintenance purposes as this is not a planning matter. Development abutting the common boundary is commonplace and to reduce the width of the extension any further would make the

proposal unusable in terms of inside floor space. Therefore it would be unreasonable to expect the proposal to be reduced any further than as it is presented.

The other predominant issue raised in the objections received was that of the loss of parking space at the site as a result of the extension and that the garage proposed would not be big enough to accommodate a car. Whilst the proposal does not accord with the recommendations of SPG11 in respect of retaining 5 metres to the highway, there is space immediately in front of the dwelling for one car. The fact that the applicant may have more than one vehicle is not a planning matter and it would be unreasonable to insist that they maintained provision for more than one vehicle. A single storey garage could be built on the same footprint as that proposed, without requiring planning permission, and would have the same effect. Parking space within the road is limited but residents do not have an automatic right to park on the public highway. The Director of Technical Services (Traffic and Transportation Division) has considered the objections raised but concluded that there are insufficient highway safety grounds on which to object to the proposal.

In summary, the proposal is not considered to have an adverse impact on neighbouring properties. The revised proposal is in keeping with the design of the original dwelling and remains subservient. The proposal is not considered to result in an increase in on-street parking. The proposal is acceptable in terms of scale and design, complies with Policy HS11, SPG111 and is recommended for approval.

SEPARATION DISTANCES

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. The proposed rear facing windows retain approximately 25 metres to properties at the rear in Anglesey Road. The front facing bedroom window does not face directly on to properties opposite, but equally is no closer than the existing windows in the front of the house. There are no side windows proposed in any part of the extension. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

Several objections have been received with regards to the increase in on-street parking that will adversely impact on highway safety, with particular reference to access for emergency vehicles, inadequate space for the applicant's cars and the impact on the pedestrian route through Broughton Avenue. The proposals have been assessed by the Director of Technical Services (Traffic and Transportation Division) who has confirmed that the proposals are unlikely to result in any significant increase on-street parking 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

The proposal is not considered to have a significantly detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposed extension is not considered detrimental to the character of the area. 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 which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposed extension is not considered detrimental to the character of the area. 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 6th February 2012.

Reason: For the avoidance of doubt.

Last Comments By: 10/02/2012 13:45:19

Expiry Date: 01/03/2012

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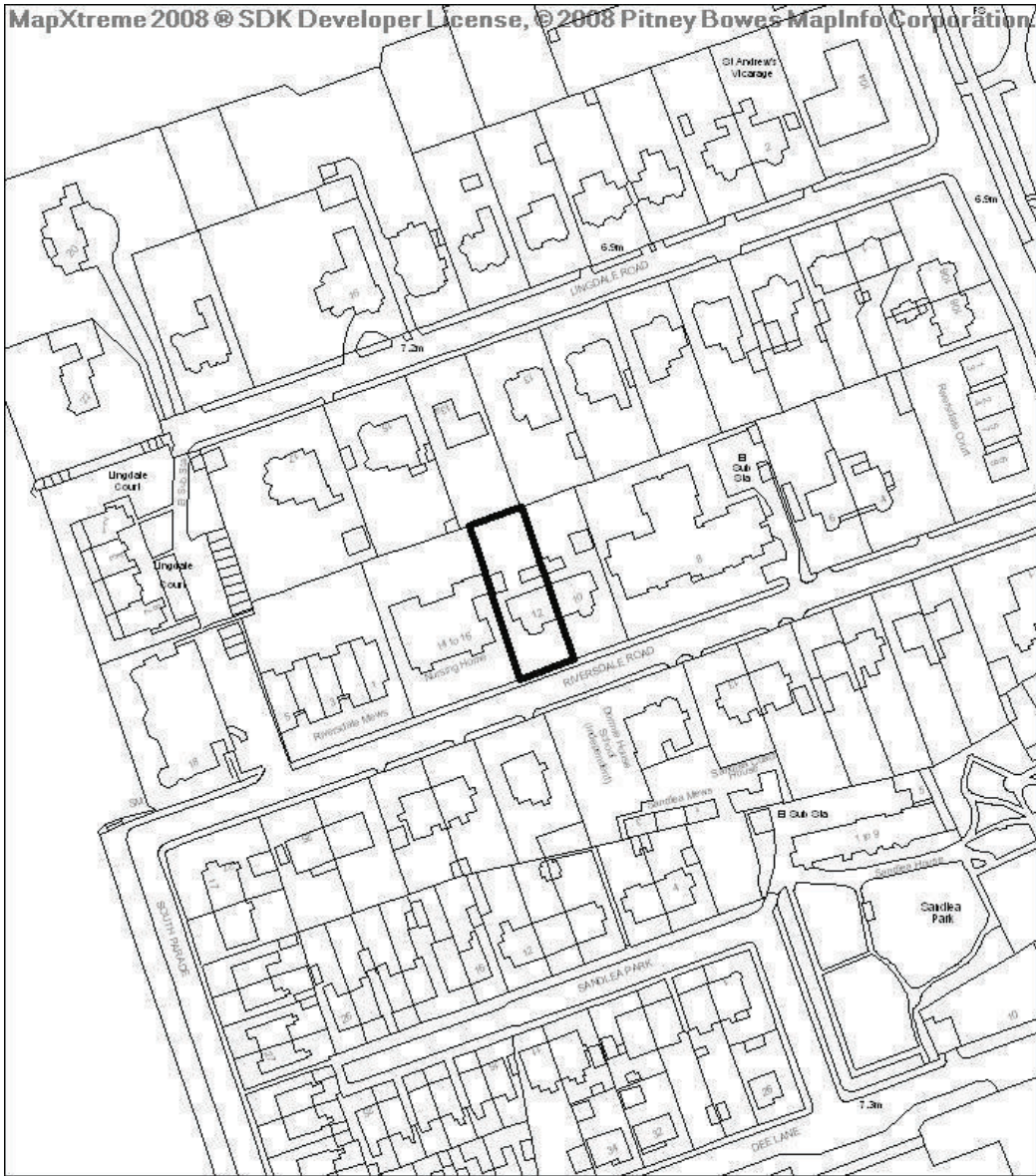
Planning Committee

6 March 2012

Reference: APP/12/00040 **Area Team:** North Team **Case Officer:** Miss S McIlroy **Ward:** Hoylake and Meols

Location: 12 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ
Proposal: Erection of a two-storey side extension, single storey rear extension and rear decked area (amended description)
Applicant: Mr Russel Austin
Agent : SDA

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:

Having regard to the Council's Guidance for Publicity of Planning Applications, 8 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice was displayed. At the time of writing this report two objections have been received from the occupiers of 10 Riversdale Road and 15 Lingdale Road. Representations can be summarised as:

1. Excavation for the swimming pool could undermine perimeter wall
2. Lack of details of the swimming pool
3. Loss of light
4. Loss of privacy
5. Over development of the site
6. Height of the extension (contravention of the building regulations)
7. Noise created by swimming pool
8. Insufficient roadside parking exacerbated by pool users
9. Inappropriate that a serving Councillor should be acting as planning agent for this application
10. Pollution caused by swimming pool

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 seeks planning permission for the erection of a two-storey side extension, single storey rear extension and rear decked area. Originally the proposal included the provision of a swimming pool, however the agent has removed this part of the development from the scheme and has provided amended plans.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies contained within Wirral's Unitary Development Plan.

SITE AND SURROUNDINGS

12 Riversdale Road is a three-storey semi-detached residential dwellinghouse. The property is located within a primarily residential area, identified within Wirral's UDP.

The property styles differs from semi-detached to detached properties. In addition, there is a neighbouring residential care home sited to the west and one to the east (next to the boundary shared with No.10).

12 Riversdale Road is located on a large plot and is screened by brick walls, wooden fencing, tree and sporadic shrubbery. The property contains a pitched roof out build which is sited alongside the adjoining boundary with No.10. Additionally there is a detached garage which is sited alongside the boundary shared with 'Riversdale Nursing Home'. This nursing home contains several clear glazed windows located on the east gable of the building.

10 Riversdale Road contains a single storey conservatory which is located on the rear elevation of this neighbouring property. The conservatory is sited approximately 0.5 metres away from the shared boundary with the application site. The west facing gable of the conservatory consists a brick gable of approximately 1.8 metre height, above which are 0.5m clear glazed window panels.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

As the swimming pool has been deleted from the scheme, objections received against this part of the proposal are not considered relevant.

The proposed single storey rear extension would partly replace the existing pitched roof outbuild which projects alongside the adjoining boundary with No.10. This part of the development would project 4.5 metres to the rear, alongside the boundary with No.10 and would extend the full width of the existing property. The single storey rear extension would consist of a flat roof and would have a height of 3 metres. However, 2 roof lanterns would be installed above the main roof of this proposed extension and therefore in some parts the total height would be 3.5 metres.

Although the proposed single storey extension projects 1.5 metres beyond the recommended 3 metre projection specified in SPG11 it is considered that as the proposed extension would partly replace a detached pitched roof outbuild (sited alongside the boundary with No.10) and due to its acceptable height and its relationship with the conservatory constructed within the curtilage of No. 10, the impact this part of the proposal would have upon the occupiers at No.10's amenity is considered to be within reasonable limits. Therefore the concerns raised relating to loss of light and height restrictions do not warrant a refusal.

The proposed two-storey side extension has been designed to reflect the original features of the main dwelling. The proposal would be set back 1.3 metres from the main front elevation of the property and would be located above the existing W.C and cloak room area. In terms of its scale, it is deemed acceptable. The submitted plans indicate that a window would be installed on the west facing gable. This proposed window would match the scale of the existing first-floor window, however it would project 2.3 metres further to the boundary with 'Riversdale Nursing Home'. There are several clear glazed windows located on the east facing gable of the Nursing Home. The proposed floor plans indicate that this extension would serve a dressing room. As the clear glazed windows located within the east facing gable of the Nursing Home are not sited on a principle elevation, it is considered that the proposed two-storey extension would not result in a detrimental impact to the amenities of the neighbouring residents. However, as there would be a larger window located on the front elevation of the property it is considered reasonable to attach a condition to obscurely glazed the proposed west facing window. Overall, it is considered that the proposed two-storey side extension would not have an adverse impact to the character and appearance of the original property, the street scene of Riversdale Road or the amenities in which residents at Riversdale Nursing Home' can reasonably expect to enjoy.

12 Riversdale Road is located on a large plot which currently contains two detached outbuildings, one of which will be removed and partly replaced by the proposed single storey extension. It is deemed that the proposed development would not adversely affect the character of the remaining plot and therefore concerns raised relating to the over development of the site is not a valid objection.

All other objections raised do not fall within the remit of planning and can therefore not be taken into consideration.

The proposed rear decking would be located 0.3 metres above the existing ground level of the site. This part of the application complies with The Town and Country Planning (General Permitted Development) Order 2008 Class H and therefore does not require planning consent.

Overall, the proposal is acceptable in design terms and should not significantly affect the occupiers of neighbouring properties, the design of the house or the character of the area.

SEPARATION DISTANCES

The proposed development is considered to meet the Local Authorities' guidelines on separation

distances and does not introduce additional overlooking. Should Members be minded to approve the development, a condition to obscurely glaze the 1st floor west facing window can be imposed to further protect amenity.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with policy HS11 of Wirral's Unitary Development Plan and SPG11 and is therefore considered acceptable.

Summary of Decision:

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

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with policy HS11 of Wirral's Unitary Development Plan and SPG11 and is therefore considered acceptable.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

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

2. Before the development hereby permitted is brought into use the window in the first-floor elevation of the proposed two-storey side extension facing west towards Riversdale Nursing Home shall be obscurely glazed (not less than Level 3) with frosted glass and retained as such thereafter.

Reason: In the interests of residential amenity.

3. The development hereby approved shall be carried out in accordance with the details shown on plan reference number 147_2011_02 labelled 'Proposed Plans' received by the Local Planning Authority on 6th February 2012.

Reason: For the avoidance of doubt

Last Comments By: 16/02/2012 12:54:38
Expiry Date: 07/03/2012

Planning Committee

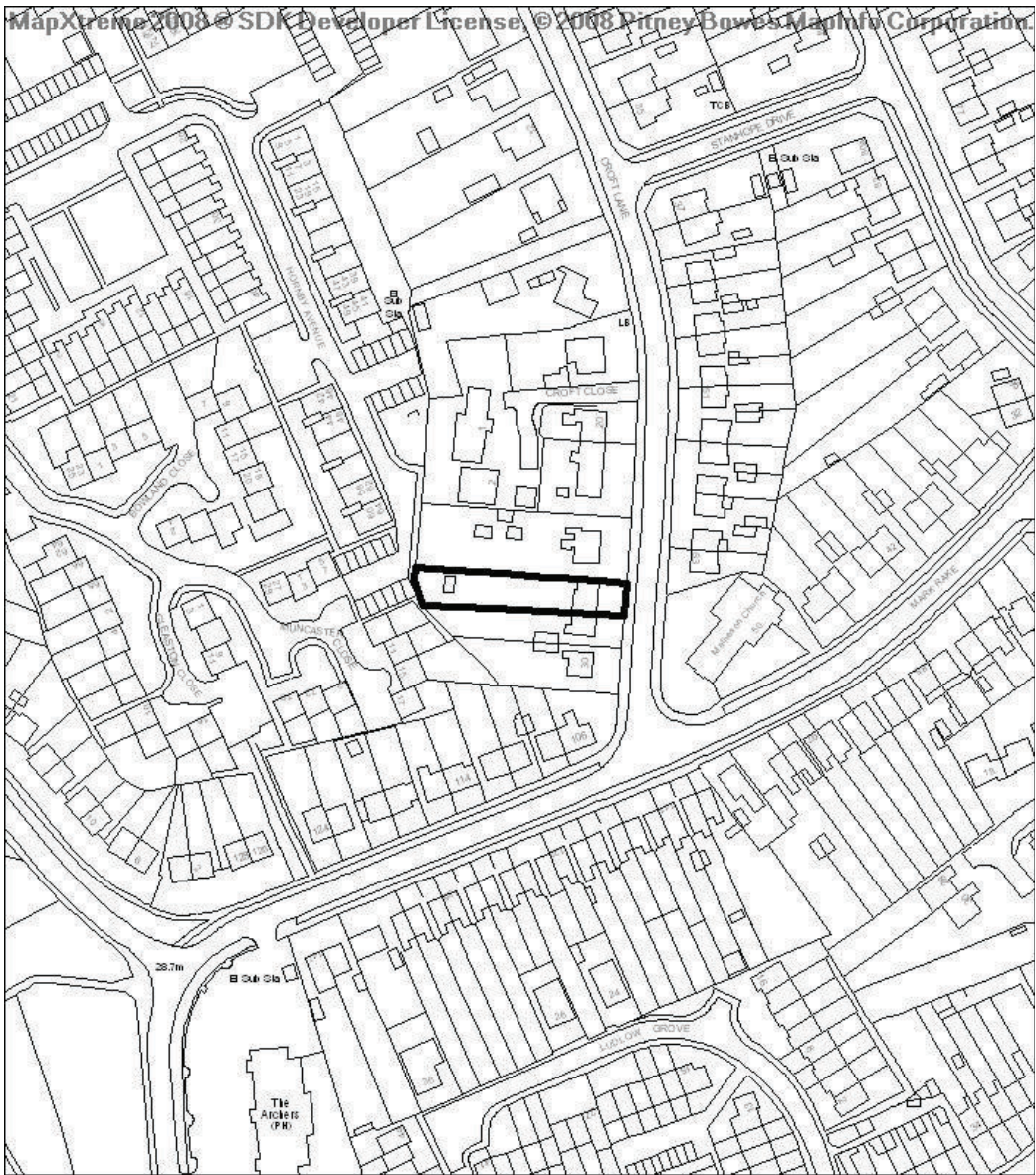
06 March 2012

Reference: APP/12/00114 **Area Team:** South Team **Case Officer:** Mrs J McMahon **Ward:** Bromborough

Location: 26 CROFT LANE, BROMBOROUGH, CH62 2DD
Proposal: Retrospective planning permission for extension to front of garage.

Applicant: Mr Michael Sheridan
Agent : SDA

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 3 notifications were sent to adjoining properties and a site notice was displayed near the site - no representations had been received at the time this report was written.

It should be noted that the statutory consultation period for the application is still open, and additional representations will be reported to Planning Committee to enable the comments made to be taken into account in the decision reached.

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 retention of a development that has been built without planning permission. The development comprises of a 1.3 metre deep extension added to the front of an existing garage to bring it forward, in line with the front porch. The porch roof has been extended across the front of the extended garage.

PRINCIPLE OF DEVELOPMENT

The site lies within an area designated as primarily residential where the erection of extensions to dwellings will be considered acceptable subject to the limitations set out in Policy HS.11 and the Supplementary Planning Guidelines: House Extensions.

SITE AND SURROUNDINGS

The site is located on the west side of Croft Lane, which is a residential street comprising of a mix of house and bungalow designs. The house is one half of a pair of semi-detached dwellings that has been previously extended with the addition of a single storey rear extension, front porch and a garage attached to the gable end.

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 extensions to dwellings in primarily residential areas will be acceptable where there would be no detrimental impact on neighbouring properties and no harm to the character of the original dwelling or the street scene.

APPEARANCE AND AMENITY ISSUES

The extension links the porch and garage creating an L-shaped extension wrapping around the front and side elevations of the original dwelling. The new section of roof is a continuation of the porch roof and appears somewhat disjointed on the side elevation due to the eaves on the garage being higher. However, the overall appearance is acceptable and satisfies current policy criteria.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be overlooked 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 development has no impact on neighbouring properties and its appearance in the streetscape is considered acceptable. 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. The proposed development is therefore recommended for approval subject to no further representations being received raising additional planning matters on or before the 7th March 2012.

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 has no detrimental impact on neighbouring properties and no significant impact in the street scene. The extension 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, subject to no further representations being received raising additional planning matters on or before the 7th March 2012.**

Recommended Conditions and Reasons:

Last Comments By: 07/03/2012 11:56:09
Expiry Date: 26/03/2012

**Planning Appeals Decided
 Between 06/02/2012 and 23/02/2012**

Allowed

Application No.: APP/09/06232	Application Type: APP	Ward: Seacombe
Case Officer: Mrs S Lacey	Council Decision: Approve	Decision Level: Delegated
Applicant: Wirral Methodist Housing Association	Agent: Mr Paul Parker	
Location: 27a-29 Falkland Road, Egremont, Wirral, CH44 8EN		
Proposal: Residential development of 6 No. mews style three storey dwelling houses including change of use for part of site from D1 Non Residential Institution (demolished synagogue) to C3 dwelling houses		
Appeal Ref.: APP/W4325/A/11/2164616	Appeal Type: Appeal against condition(s)	
Appeal Decision: Allowed	Decision Date: 08/02/2012	

Grand Total: 1

	Total
Allowed	1
	100%
Total	1
	100%

Appeal Decision	No of Applications	%
Allowed	1	100.00
Cond Allowed	0	0.00
Dismissed	0	0.00
Mixed	0	0.00
Total	1	100.00

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**Planning Applications Decided Under
 Delegated Powers Between
 06/02/2012 and 23/02/2012**

Application No.: APP/11/00877 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 13/02/2012 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: **Agent:** Pozzoni LLP
Location: Mere Bank Mariners Park, WEBSTER AVENUE, EGREMONT
Proposal: Provision of 6 temporary homes and necessary services on vacant land to the east of Nautilus House.

Application No.: APP/11/00961 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 13/02/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr G Redpath **Agent:** Haworth & Gallagher Solicitors
Location: The Great Float Social Club, 1 MAINWARING ROAD, SEACOMBE, CH44 9DN
Proposal: Erection of fence panel and timber door at top of fire escape at rear (retrospective)

Application No.: APP/11/01082 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 20/02/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:**
Location: Allotment Gardens, SANDRINGHAM AVENUE, HOYLAK
Proposal: The establishment of approximately 21 additional allotments as an addition to the existing Sandringham Avenue site. The land is currently part of an existing playing field. A similar amount of land will be reclaimed from unused waste land adjacent to the playing field to compensate for the required allocation

Application No.: LBC/11/01095 **Application Type:** Listed Building Consent
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 09/02/2012 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: **Agent:** DK Architects
Location: Sisters Of Charity, St Margarets Convent, MERSEY LANE SOUTH, ROCK FERRY, CH42 1PB
Proposal: 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.

Application No.: CON/11/01096 **Application Type:** Conservation Area Consent
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 09/02/2012 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: **Agent:** DK Architects
Location: Sisters Of Charity, St Margarets Convent, MERSEY LANE SOUTH, ROCK FERRY, CH42 1PB
Proposal: 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.

Application No.: APP/11/01227 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 22/02/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mrs Carol Bonner **Agent:** Mr Peter Taylor
Location: 26 BENNETS LANE, MEOLS, CH47 7AZ
Proposal: Single-storey extension to rear with first-floor balconies, and rear conservatory

Application No.: AGN/11/01278 **Application Type:** Prior Notification of Agricultural Works
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 07/02/2012 **Decision:** Prior approval is not required
Case Officer: Mr K Spilsbury
Applicant: Mr Tyson **Agent:** Strutt and Parker LLP
Location: Brooklet Farm, BRIMSTAGE ROAD, BRIMSTAGE, CH63 6HE
Proposal: A steel framed general purpose agricultural storage building with a mono pitch roof (4.8m to eaves rising to a maximum of 9.11m to ridge) - Amended Description.

Application No.: APP/11/01285 **Application Type:** Full Planning Permission
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 10/02/2012 **Decision:** Refuse
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Bryson McHugh Architects
Location: Haddon Nursing Home, 38 HADDON ROAD, ROCK FERRY, CH42 1NZ
Proposal: Extensions & remodelling works to provide 14 additional bedrooms and en-suites at first & second floor, new en-suite structures to existing bedrooms on ground and first floors, new kitchen and laundry extension, remodelling of conservatory at ground floor and new rooflight structure to existing games room

Application No.: APP/11/01288 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 06/02/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr D Furber **Agent:**
Location: 43 ELEANOR ROAD, BIDSTON, CH43 7QN
Proposal: Erection of a single storey rear and side extension

Application No.:	APP/11/01339	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	13/02/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Hunters Communication Services Ltd
Location:	Bristol Myers Squibb Pharmaceuticals Limited, REEDS LANE, LEASOWE, CH46 1QW		
Proposal:	Erection of a single-storey lean-to store building. Additional block paving.		
Application No.:	APP/11/01346	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	08/02/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Phil Light	Agent:	Mr Barry Wallace
Location:	10 GERALD ROAD, OXTON, CH43 2JX		
Proposal:	Minor alterations to approved planning application APP/10/01427 for erection of a two storey side/rear extension with gable elevation updated to reflect internal changes.		
Application No.:	APP/11/01404	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	13/02/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Ryan Murphy	Agent:	
Location:	19 BREARLEY CLOSE, BIDSTON, CH43 7XW		
Proposal:	Single storey side extension		
Application No.:	APP/11/01407	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	22/02/2012	Decision:	Approve
Case Officer:	Miss S McIlroy		
Applicant:	Mr Alan Dodgson	Agent:	
Location:	49 QUEENS AVENUE, MEOLS, CH47 0LS		
Proposal:	Erection of a rear conservatory		
Application No.:	ADV/11/01427	Application Type:	Advertisement Consent
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	22/02/2012	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	KKA LTD
Location:	Unilever plc, QUARRY ROAD EAST, BEBINGTON		
Proposal:	Erection of adverts flagpoles and advert board		

Application No.:	APP/11/01429	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	13/02/2012	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Miss A Povall	Agent:	
Location:	Greenacres, 26 GARDEN HEY ROAD, SAUGHALL MASSIE, CH46 5NE		
Proposal:	Proposed livery business for three horses		
Application No.:	APP/11/01443	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	07/02/2012	Decision:	Approve
Case Officer:	Miss K Elliot		
Applicant:	Mr Paul Williams	Agent:	
Location:	71 HAMBLEDON DRIVE, GREASBY, CH49 2QH		
Proposal:	Erection of first floor side extension		
Application No.:	ADV/11/01448	Application Type:	Advertisement Consent
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	22/02/2012	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	KKA Limited
Location:	Research Laboratory, Unilever plc, QUARRY ROAD EAST, BEBINGTON, CH63 3JW		
Proposal:	Erection of a projection advert.		
Application No.:	APP/11/01449	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	10/02/2012	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Devaplan LTD
Location:	North West House, GRANGE ROAD, WEST KIRBY, CH48 4DY		
Proposal:	Variation of condition 4 of approved planning application APP/99/06362. The proposed condition shall read "The premises shall be closed between 23.30 hours and 09.00 hours except on the following occasions: the premises shall be closed between 00.30 hours and 09.00 hours on up to 10 occasions a year, and shall be closed between 01.30 hours and 9.00 hours on Christmas day, and shall be closed between 02.30 hours and 09:00 hours on 27th December in each calendar year and shall be closed between 02.30 hours and 09:00 hours on New Years day".		
Application No.:	APP/11/01453	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	13/02/2012	Decision:	Withdrawn
Case Officer:	Miss K Elliot		
Applicant:	Mr Hughes	Agent:	SDA Architects & Surveyors
Location:	1 BLUNDELLS DRIVE, MORETON, CH46 8SP		
Proposal:	Two storey side extension, single storey rear extension and loft conversion		

Application No.: APP/11/01460 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 07/02/2012 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr Kimpton **Agent:** DK-Architects
Location: 704-708 NEW CHESTER ROAD, BROMBOROUGH
Proposal: The conversion of an existing 3 storey building comprising of into a total of 9no. apartments along with associated on site private resident's parking and amenity space.

Application No.: APP/11/01463 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 08/02/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** The Kenefick Jones Partnership Ltd
Location: Lingham's Booksellers, 9 BANKS ROAD, WEST KIRBY, CH48 0QX
Proposal: Change of use from A1 shop to A2 professional services and new shop front

Application No.: ADV/11/01467 **Application Type:** Advertisement Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 06/02/2012 **Decision:** Approve
Case Officer: Ms C Berry
Applicant: **Agent:** Pace Property Reports Project Management
Location: Wirral Point, 132 CLAUGHTON ROAD, BIRKENHEAD
Proposal: Erection of illuminated adverts

Application No.: APP/11/01470 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 15/02/2012 **Decision:** Refuse
Case Officer: Miss S McIlroy
Applicant: Mr & Mrs Vaughn **Agent:** Irvin Consultants
Location: 10 MEADOWCROFT ROAD, MEOLS, CH47 6BG
Proposal: Change of use of grass verge to domestic curtilage

Application No.: APP/11/01477 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 08/02/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Ridley **Agent:** Wallace Architecture
Location: 40 HOLMVILLE ROAD, HIGHER BEBINGTON, CH63 2PZ
Proposal: Proposed 2 storey side extension to existing dwelling.

Application No.: APP/11/01485 **Application Type:** Full Planning Permission
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 07/02/2012 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mrs Ann Prescott **Agent:** Mr John Theobald
Location: 64 CAVENDISH DRIVE, ROCK FERRY, CH42 6RQ
Proposal: Demolition of existing kitchen and sun lounge and erection of rear lounge, utility and WC extension (single storey)

Application No.: APP/11/01487 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 07/02/2012 **Decision:** Approve
Case Officer: Miss S Mcllroy
Applicant: Mr Stephen Nugent **Agent:**
Location: Deeway, 6 KIRBY CLOSE, WEST KIRBY, CH48 2HB
Proposal: Erection of a front balcony to replace a Juliet balcony

Application No.: APP/11/01491 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 13/02/2012 **Decision:** Approve
Case Officer: Miss S Mcllroy
Applicant: Mr Glover **Agent:** Parkside Building Design Ltd
Location: 41 THE OVAL, LISCARD, CH45 6UX
Proposal: Erection of a two-storey side extension with loft conversion, front extension and single storey rear extension

Application No.: APP/11/01493 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 07/02/2012 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: **Agent:** R W Developments Ltd
Location: Trafalgar Sports and Variety Club, 67 BROMBOROUGH ROAD, BEBINGTON, CH63 7RD
Proposal: Renewal of planning permission DLS/2008/05363 - Demolition of existing building and erection of 8 No. dwellings

Application No.: APP/11/01494 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 08/02/2012 **Decision:** Approve
Case Officer: Miss S Mcllroy
Applicant: Mr Gordon F Duff **Agent:**
Location: 21 MELLONCROFT DRIVE, CALDY, CH48 2JA
Proposal: Erection of a two-storey part single storey rear extension with balcony above, pitched roof above existing garage and decking to the rear

Application No.: APP/11/01495 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 14/02/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Griffin **Agent:** Mr S N Amery
Location: 35 KINGSVILLE ROAD, HIGHER BEBINGTON, CH63 2QB
Proposal: Demolition of existing garage and construction of a part 2 storey, part single storey side and rear extension.

Application No.: APP/11/01496 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 08/02/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Peter Sait **Agent:** Kriss Cringle Associates
Location: 17 OVERDALE AVENUE, BARNSTON, CH61 1DB
Proposal: Demolition of a detached garage and shed and the erection of a new detached garage

Application No.: APP/11/01498 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 13/02/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:**
Location: Vacant Shop, 139-141 TELEGRAPH ROAD, HESWALL, CH60 7SE
Proposal: Change of use from A1 to use classes A1, A2 and A3 at ground floor and A1 and B1 at first floor, incorporating cosmetic external alterations including new windows/glazing to ground floor and new rainscreen cladding to ground and first floor, as well as new external railings to existing first floor car park.

Application No.: ADV/11/01499 **Application Type:** Advertisement Consent
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 08/02/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Falconer Chester Hall Ltd
Location: Kings Gap Court Hotel, VALENTIA ROAD, HOYLAKE, CH47 2AN
Proposal: Erection of 5 Adverts

Application No.: APP/11/01504 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 13/02/2012 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Paddock Johnson Partnership
Location: Osborne Court, POOL BANK, PORT SUNLIGHT
Proposal: New Ground Floor Patio Doors to Block B, Osborne Court

Application No.: APP/11/01505 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 13/02/2012 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Paddock Johnson Partnership
Location: Osborne Court, CENTRAL ROAD, PORT SUNLIGHT
Proposal: New Ground Floor Patio Doors to Block D, Osborne Court

Application No.: APP/11/01506 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 13/02/2012 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Paddock Johnson Partnership
Location: Osborne Court, POOL BANK, PORT SUNLIGHT
Proposal: New Ground Floor Patio Doors to Block A

Application No.: APP/11/01507 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 13/02/2012 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Paddock Johnson Partnership
Location: Osborne Court, CENTRAL ROAD, PORT SUNLIGHT
Proposal: New Ground Floor Patio Doors to Block C, Osborne Court

Application No.: APP/11/01510 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 15/02/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr K Uytendhar **Agent:** SNA Architectural Services Ltd
Location: 4 EDGEWOOD DRIVE, EASTHAM, CH62 6DP
Proposal: Demolition of garage and construction of two storey side extension

Application No.: APP/11/01511 **Application Type:** Full Planning Permission
Ward: Oxton **Decision Level:** Delegated
Decision Date: 13/02/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:**
Location: Wirral Scout And Guides District HQ, 15 BALLS ROAD, OXTON, CH43 5RF
Proposal: Erection of a pre-fabricated garage/storage unit in the rear yard (Amended plan)

Application No.: APP/11/01527 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 16/02/2012 **Decision:** Refuse
Case Officer: Mrs J McMahon
Applicant: Mr Craig **Agent:**
Location: 29 GORSEYVILLE ROAD, HIGHER BEBINGTON, CH63 2QE
Proposal: Two storey side and single storey rear extension

Application No.: APP/11/01532 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 22/02/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Ward Associates Planning Consultants
Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE
Proposal: Application to replace an extant planning permission in order to extend the time limit for implementation. (08/6792 approved on Appeal-2101010)

Application No.: ADV/11/01535 **Application Type:** Advertisement Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 17/02/2012 **Decision:** Approve
Case Officer: Ms C Berry
Applicant: **Agent:** Condy Lofthouse Architects
Location: Birkenhead Market, CLAUGHTON ROAD, BIRKENHEAD
Proposal: Erection of illuminated advertisements.

Application No.: APP/11/01539 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 22/02/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr SMITH **Agent:** Total Plan & Design
Location: Southland, 15 BOUNDARY ROAD, BIDSTON, CH43 7PB
Proposal: Resubmission of previously approved application ref: APP/09/06258 for single storey side extension with conversion of garage to habitable room and new glazed link

Application No.: APP/11/01540 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 16/02/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:**
Location: 104 TEEHEY LANE, HIGHER BEBINGTON, CH63 8QT
Proposal: Application to change use from shop A1 to property letting & Management A2

Application No.: APP/11/01541 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 22/02/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Simpson **Agent:** oloughlin architects ltd
Location: 1 ELM ROAD, HIGHER BEBINGTON, CH63 8PF
Proposal: Demolition of a single-storey extension to the rear and construction of a two-storey extension to the rear of this house.

Application No.: APP/12/00004 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 17/02/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Miss T Parker **Agent:** Oakdale Property Consultants Ltd.
Location: 193 SAUGHALL MASSIE ROAD, UPTON, CH49 4LB
Proposal: Erection of a two-storey side extension and a single storey rear extension

Application No.: APP/12/00050 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 22/02/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:**
Location: Goldstar Jewellery, 2 The Row, MARKET STREET, HOYLAKE, CH47 3BB
Proposal: Change of use to education centre for young people, targeting health, employment, training and education.

Application No.: APP/12/00079 **Application Type:** Full Planning Permission
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 15/02/2012 **Decision:** Not an application
Case Officer: Ms C Berry
Applicant: **Agent:**
Location: 156-162 BEDFORD ROAD, ROCK FERRY, CH42 2AS
Proposal: Extension of time limit on approval OUT/2006/7563 - demolition of existing buildings and erection of 32 new build apartments with associated parking and garden space.

Application No.: DEM/12/00093 **Application Type:** Prior Notification of Demolition
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 20/02/2012 **Decision:** Prior approval is not required
Case Officer: Miss A McDougall
Applicant: **Agent:** Todd & Ledson LLP
Location: 25-107 THORSWAY, ROCK FERRY, CH42 1NW
Proposal: Demolition of 11 storey high rise block

Application No.: APP/12/00103 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 08/02/2012 **Decision:** Not required
Case Officer: Miss A McDougall
Applicant: Mr Simon-Hart **Agent:** Mr John S Gittons
Location: 104 BRIMSTAGE ROAD, BARNSTON, CH60 1XQ
Proposal: Renewal of planning approval for conversion of annex to additional living accommodation

Application No.: APP/12/00118 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 22/02/2012 **Decision:** Permitted development
Case Officer: Miss K Elliot
Applicant: Mrs Sophie Bevan **Agent:** SDA
Location: 3 THE FINNEY, CALDY, CH48 2LL
Proposal: Single storey rear extension and internal alterations

Total Number of Applications Decided: 56

Summary of data

	Total Per
Approve	46
Not an application	1
Not required	1
Permitted development	1
Prior approval is not required	2
Refuse	4
Withdrawn	1
Report Total	56