



Planning Committee

Date:	Tuesday, 27 March 2012
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Pat Phillips
Tel: 0151 691 8488
e-mail: patphillips@wirral.gov.uk
Website: <http://www.wirral.gov.uk>

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/11/01176 - LAND NORTH OF KINGS PARADE, MARINE PROMENADE, NEW BRIGHTON - CHANGE OF USE OF UNIT 14, WALLASEY WATERFRONT RETAIL PARK AND LEISURE PARK FROM A3/A4 USE TO A1 PHARMACY. (Pages 1 - 6)

5. APP/11/01512 - BARLEYFIELD, PENSBY, WIRRAL CH61 5UX - ERECTION OF 8NO. FLATS AND 7NO. HOUSES, EXTENSION TO ROAD AND ASSOCIATED LANDSCAPING. (Pages 7 - 12)

6. APP/12/00029 - 35 ELTHAM GREEN, WOODCHURCH, CH49 5NQ - PROPOSED TWO STOREY SIDE/REAR EXTENSION AND SINGLE STOREY REAR EXTENSION. (Pages 13 - 16)

7. APP/12/00031 - SCOTTS COUNTRY PRODUCE, 12 BANKS ROAD, WEST KIRBY, CH48 4HB - CHANGE OF USE FROM A1 TO A5. (Pages 17 - 20)

8. **APP/12/00101- CHETWYND HOUSE, WEXFORD ROAD, OXTON - PART CHANGE OF USE OF CHETWYND TERRITORIAL ARMY BARRACKS TO INCORPORATE A TEMPORARY FIRE STATION FOR THE DURATION OF THE RE-DEVELOPMENT OF THE EXISTING BIRKENHEAD FIRE STATION (PROGRAMMED FOR 13 MONTHS) AND SITING OF A TEMPORARY PORTAKABIN. (Pages 21 - 28)**
9. **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 29 - 34)**
10. **APP/11/01538 - 63A ARGYLE STREET, BIRKENHEAD, CH41 6AB - CHANGE OF USE FROM FORMER OFFICE BUILDING TO MULTIPLE OCCUPANCY BUILDING. (Pages 35 - 40)**
11. **APP/12/00062 - OXTON VICARAGE, WEXFORD ROAD, OXTON, CH43 9TB - FIRST FLOOR SIDE/REAR EXTENSION ABOVE EXISTING GARAGE WITH INTERNAL AND EXTERNAL ALTERATIONS (AMENDED PLAN). (Pages 41 - 44)**
12. **APP/12/00081- CHRIS PLUCK BETTING OFFICE, 61 OXTON ROAD, BIRKENHEAD, CH41 2TL - CHANGE OF USE FROM OFFICES ABOVE FORMER BETTING SHOP TO 2, TWO BEDROOM FLATS AND FRONT BOUNDARY WALL AND GATES. (Pages 45 - 48)**
13. **APP/12/00114 - 26 CROFT LANE, BROMBOROUGH, CH62 2DD - RETROSPECTIVE PLANNING PERMISSION FOR EXTENSION TO FRONT OF GARAGE. (Pages 49 - 52)**
14. **APP/12/00139 - 1 BLUNDELLS DRIVE, MORETON, CH46 8SP - SINGLE STOREY REAR EXTENSION. (Pages 53 - 56)**
15. **PLANNING APPEALS DECIDED BETWEEN 24/02/2012 AND 14/03/2012. (Pages 57 - 58)**
16. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 24/02/2012 AND 14/03/2012. (Pages 59 - 70)**
17. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

Agenda Item 4

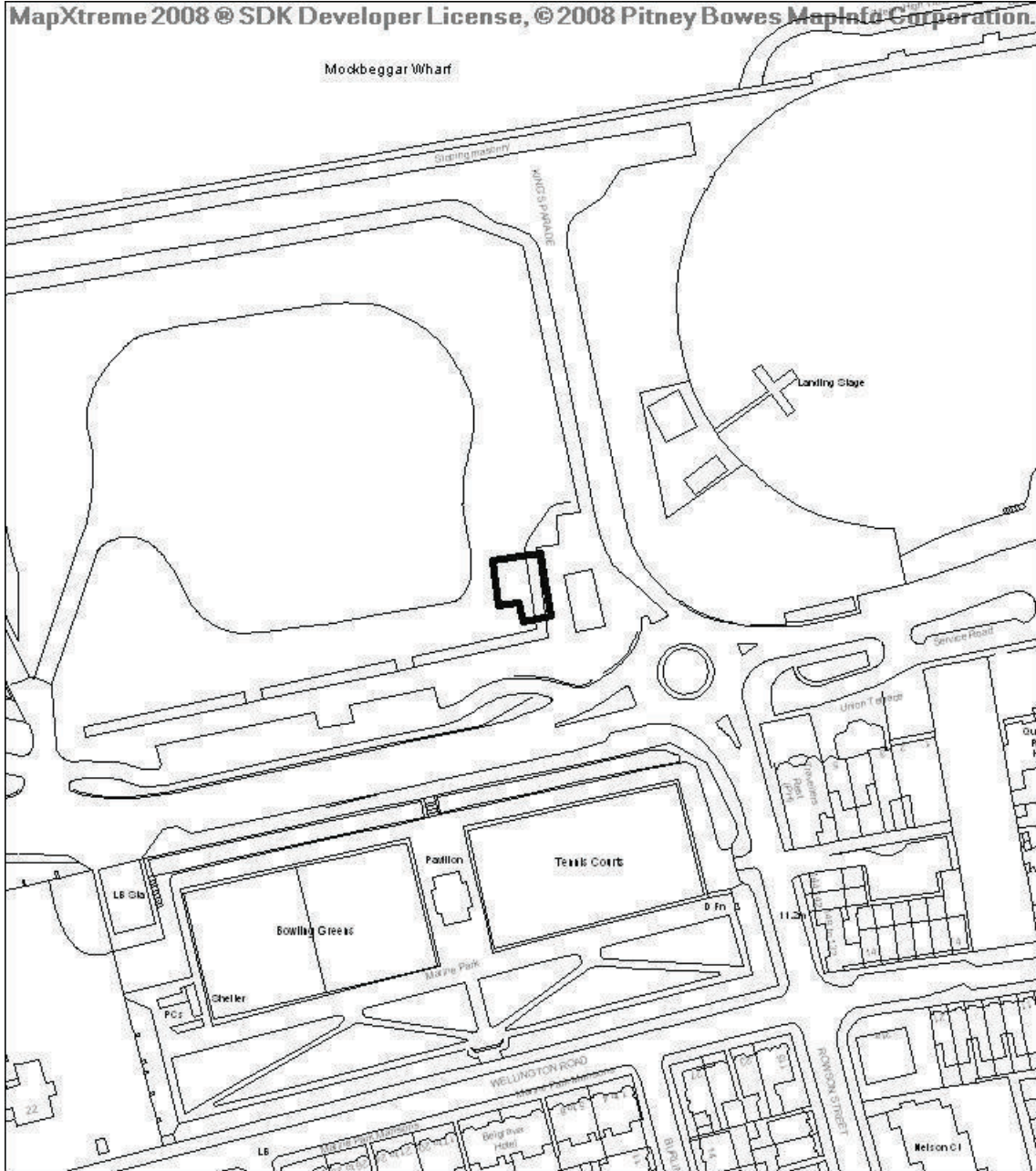
Planning Committee

27 March 2012

Reference: APP/11/01176 **Area Team:** North Team **Case Officer:** Mrs S Lacey **Ward:** New Brighton

Location: Land north of Kings Parade, MARINE PROMENADE, NEW BRIGHTON
Proposal: Change of use of unit 14, Wallasey waterfront retail park and leisure park from A3/A4 use to A1 pharmacy
Applicant: WM. Morrison Supermarkets PLC
Agent : Peacock & Smith Ltd

Site Plan:



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Development Plan allocation and policies:

Coastal Zone
Tourism Development Site

Planning History:

OUT/07/06508 Mixed use regeneration scheme incorporating commercial, leisure and tourism facilities, C1 hotel, A1 retail store, A3/A4 units, upgrading public realm and marine lake; ancillary facilities and associated infrastructure (outline) Approved 14/11/2007

DLS/09/05572 Reserved matters application for commercial, leisure and tourism facilities, C1 hotel, A1 retail store, A3/A4 units, upgrading public realm and marine lake; ancillary facilities and associated infrastructure (OUT/07/06508) Approved 23/09/2009

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

A site notice was displayed. No objections were received.

Councillor Hackett wrote in support of the application, and requested it be removed from delegation. He set out the Marine Point scheme is the first step to regenerating New Brighton as a whole, and will link Victoria Road to the proposed development, and these two areas should not be segregated. The shops and cafes at Marine Point (such as Morrisons) will compete with those in Victoria Road (such as Forbers greengrocers).

Councillor Glasman wrote in objection to the proposal stating the shops in Victoria Road serve the local population and the loss of the pharmacy would result in a gap in the local shops on offer. For elderly and disabled people and non-drivers the promenade is a less than welcoming place in winter.

CONSULTATIONS:

The New Brighton Partnership objected to the application on the grounds the outline consent stated no pharmacies, there is a pharmacy within 0.1 miles of the proposal and 11 in the wider area which will be affected. The units should be for leisure use.

The Merseyside Cycling Campaign objected on lack of secure internal cycle parking for staff and lack of cycle parking for customers.

DIRECTORS COMMENTS:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Hackett requested the application be removed from delegation.

INTRODUCTION

The application proposes a change of use from A3/A4 use to an A1 pharmacy for unit 14 at the Marine Point Retail leisure park. .

PRINCIPLE OF DEVELOPMENT

The proposed pharmacy is in area allocated as tourism development site, where Policies TLR1, TL2 and Proposal TL4 in the UDP are directly applicable. Retail use is taken to fall outside the definition of tourism in TLR1 and the proposal is not acceptable in principle.

SITE AND SURROUNDINGS

The site comprises of a vacant unit adjacent to the supermarket and cinema.

POLICY CONTEXT

UDP Policies TLR1, TL2 & Proposal TL4, SH2 and SH9, RSS Policy W5, and Policies EC10, EC13, EC14, EC15, EC16 & EC17 are relevant. In addition to this, the Council has approved the Wirral Strategy for Town Centres, Retail and Commercial Leisure Report (RTP report, 2009) as a material consideration in the determination of planning applications (Council, 15th February 2010, minute 97 refers).

The applicant's agent has submitted a retail and planning statement and two letters with supplementary information on policy matters in January and February 2012.

The Statutory Development Plan

The proposed pharmacy is in area allocated as tourism development site, where Policies TLR1, TL2 and Proposal TL4 in the UDP are directly applicable. Retail use is taken to fall outside the definition of tourism in TLR1 and in line with the existing condition, the proposed pharmacy is not considered essential to support tourist and visitor attractions in the area. Out of centre retail development can only be permitted under UDP Policies SH9 if the Local Planning Authority is satisfied that the benefits outweigh the disadvantages when assessed against criteria, which seeks to ensure the vitality and viability of existing centres is not undermined, takes account of regeneration and environmental benefits, accessibility considerations and ensures there is no adverse impact on overall travel and car use.

RSS Policy W5 makes it clear that proposals should not undermine the vitality and viability of any other centre or result in unsustainable shopping patterns. It should be noted that the Government intends to revoke RSS, subject to the outcome of consultation on Environmental Assessment. RSS will remain part of the statutory development plan until formally revoked.

National Policy

One of the Government's main objectives in PPS4 for achieving sustainable economic growth is promote the vitality and viability of existing centres. Development management policies relating to town centre uses, include the sequential and impact tests set out at Policies EC15 and EC16 and are applicable to proposals to vary or remove planning conditions, which change the range of goods to be sold (Policy EC14.1 refers). The town centre first approach is retained in the draft National Planning Policy Framework (NPPF).

Applications Affecting Shops & Services in Local Centres (EC13)

EC13.1 (b) indicates that Local Planning Authorities should refuse applications that fail to protect existing facilities that provide for peoples day to day needs. Pharmacies are listed as a typical local shopping centre use in the definitions set out in Annex B of PPS4. New Brighton (Victoria Road) is classed as a Traditional Suburban Centre under Wirral UDP Policy SH2.

According to the Wirral NHS Pharmaceutical Needs Assessment 2011, www.wirral.nhs.uk/document_uploads/Medicines-Mgt/WirralPNAissue1Jan11.pdf the existing pharmacy in Victoria Road provides essential local dispensary services including palliative care medicine supply, smoking cessation support, emergency hormonal contraception etc, drugs misuse, alcohol screening and sharps disposal.

The agent has now confirmed that the NHS has approved the relocation of the pharmacy to Morrisons and that the intention is to continue use of the premises in Victoria Road as a non-prescription store with an advice service on healthy eating, weight loss, exercise and body building.

Although the agent indicates that the NHS Regulations enable a pharmacy to relocate elsewhere within 500 metres if there are no significant accessibility barriers, the NHS decision letter does not make clear that topographical and highway barriers have been taken into account. The loss of the pharmacy service and its associated custom to an out of centre location could therefore be grounds for refusal. The potential effects on existing centres from the proposed pharmacy are considered below under terms of PPS4 Policies EC15 and 16.

Sequential Approach (EC15)

A survey by the agent during October 2011 claims 4 vacant units in the New Brighton (Victoria Road) Traditional Suburban Centre are not suitable or viable because they are not within or adjacent to the existing Morrison's Store. It is stated that it is not company practice to operate a stand alone pharmacy. It is also indicated none of the sites were being actively marketed or showed signs of availability. The agent subsequently clarified in January 2012 that the area of search was restricted to Victoria Road local centre in order to comply with the NHS Pharmaceutical Regulations where the process of relocating a pharmacy licence to premises less than 500 metres distant from the existing site is generally more straightforward.

In their February submission, the agent reports the outcome of a site visit in February 2012 which identified two vacant units within the centre. The first, 120 Victoria Road (former Midland Bank) whilst being marketed and therefore available, was considered unsuitable because of the lack of large display windows, the lack of a use for the basement and first floor and on-street parking restrictions immediately outside the premises and unviable because of building costs and no income generating potential of the two vacant floors. The second - 92-94 Victoria Road (former convenience store) was not being actively marketed and therefore considered not available. Proximity to the existing pharmacy, the need for retrofitting and lack of available parking in close proximity (a factor also detrimental to the existing business) rendered the premises unsuitable. The agent does not comment on viability in the absence of evidence of marketing.

Para 6.45 of the PPS4 Practice Guide indicates that more central sites should not be rejected on the basis of self-imposed requirements or preferences and there is no compelling evidence to suggest there have been genuine flexibility in the search for alternative sites due to a self imposed business model. The grounds for rejecting the two premises surveyed in February are unconvincing. The windows at 120 are not that dissimilar to the existing premises. There is only limited evidence of negotiation on terms in relation to 120 Victoria Road or to contact the owners of 92-94. The concerns about car parking should not be taken as a reason for undermining the town centre first approach, especially when shared arrangements are available and their argument is arguably weakened given the applicants stated intention to retain the premises as a drug store.

Impact Tests (EC16):

It can be accepted that there are no implications arising under tests a, c, and e in EC16.1. Impacts on the remaining tests are considered as follows:

(b) Impact on town centre vitality and viability.

The agent notes evidence reported to Cabinet on 21 July 2011, which shows the Victoria Road Centre is showing signs of weakness and decline, but goes on to assert that their own health check confirms the centre is vital and viable and that the centre is over-represented in the chemist, toiletries and opticians sector. The agent's original assessment acknowledges that key elements which would have an adverse impact include the loss of trade, loss of evening economy and loss of key services and noted that the pharmacy was classed as a key service within the Wirral Strategy for Town Centres Retail and Commercial Leisure ("RTP report"). At that stage it was assumed that the Victoria Road pharmacy would continue trading alongside the opening of the pharmacy at Morrisons.

Following clarification in January 2012 that the pharmacy licence was being transferred to Morrisons, the agent indicated that the existing premises would continue to operate as a non-prescription drug store. As such the agent states that there would be no effect on the level of vacancies in the centre. In terms of quantifying the impact of the loss of pharmacy customers, the agent indicates that there could be a reduction in footfall to the Victoria Road premises of 37.5% - which they do not consider to be significant. However, it could be counter contended that this level of footfall diversion away from Victoria Road could have adverse implications by reducing the opportunity for and attractiveness of linked trips to other shops and services in the centre. There is no evidence to show that the retained store minus the pharmacy function could remain viable in competition with existing stores such as the Co-op Home Bargain and Morrisons. Furthermore retention of the existing premises as a drug store could not be secured under planning legislation.

As indicated under EC13 above, the Wirral NHS Pharmaceutical Needs Assessment 2011 shows that the pharmacy in Victoria Road provides essential dispensary **and other** services. It could be reasonably concluded that this pharmacy provides a valuable and distinct social service for the local community and that the loss of a key service such as this is likely to have an adverse effect on vitality and viability of the Victoria Road centre as whole.

The RTP report and evidence for the forthcoming LDF indicates that there is currently a negative floorspace requirement for comparison retailing within the Borough. There is support for this conclusion through the NHS Pharmaceutical Needs Assessment, which found, after public consultation, that there is no identified need for pharmaceutical services which would be met by commissioning additional pharmacy contracts. It further concluded that the period of growth in commissioning enhanced services in line with local health needs now needs to be matched by a period of consolidation which is focused on ensuring that there is good access and consistent provision across the population for both enhanced and advanced services from existing contractors. With the transfer of the pharmacy licence to Morrisons, it could therefore be difficult for any other business to secure an NHS licence for a pharmacy in Victoria Road centre in the future.

(d) Impact on trade/turnover

The estimate supplied by the agent suggests that the proposed pharmacy would divert £0.35m from a total expenditure rate of £97.83m for comparison goods in the Zone 3b based on the CH45 post code area. This assessment is spread across the centres at Liscard, Wallasey Village, Victoria Road, Seabank Road and out centre pharmacies such as that at Field Road. It is claimed that the impact on Victoria Road would be £0.03m (or 0.37%) from a turnover of £7.59m (based on the original assumption that a pharmacy function would be retained in the Victoria Road unit).

While, the agent contends this is negligible and that trade division should be considered on the any of the centres as whole, it is clear in the Practice Guidance (para, 7.12 & D.30) issued with PPS4 that like for like effects, which can fall disproportionately on competing stores, should be taken into account.

There has been no updated information on the turnover for the pharmacy at Victoria Road since it has been made clear that the proposal involves relocation. Although, it is feasible that there might be a draw on the trade at the Asda Pharmacy (Liscard), it could be reasonable to conclude that impact on the Victoria Rd pharmacy would be more significant than the agent suggests in the original statement dated November 2011.

Consideration of Town Uses not in a Centre (EC17)

Policy EC17 PPS4 makes it clear that out of centre retail development should be refused where applicants have not demonstrated:

- a) compliance with the sequential test;
- b) or where there is clear evidence that the proposal will lead to significant adverse impacts in terms of any impact listed in EC10.2 and 16.1.

In terms of the sequential test, the agent's assessment has only covered the New Brighton (Victoria Road) Traditional Suburban Centre and no reasons have been put forward for not including other centres such as Liscard and Wallasey Village other than the requirements of the licence transfer process. In any case, Morrisons business practice not to operate a stand alone pharmacy is not considered to be a compelling reason for rejecting vacant units in the Victoria centre and there is insufficient evidence to demonstrate that the use of vacant in-centre premises has been genuinely sought.

In terms of impact under EC16.1, the main concern is that the draw on trade from the proposed pharmacy could have a negative effect on the existing premises in Victoria Road even if retained as a drug store. The identified reduction in footfall resulting from the loss of the pharmacy function reinforces these concerns. The loss of such a key service in could undermine vitality and viability of the Victoria Road centre as whole and could perpetuate vacancy levels in area that has been subject to regeneration initiatives over the past 20 years to support the local community with a more sustainable neighbourhood.

This needs to be considered with any wider impact considerations under EC10.2. In this regard the agent notes that the existing premises on Victoria Road are two units amalgamated into one, resulting in a unit of differing depths, uneven levels and a restrictive layout which precludes the creation of any further consultation area and with difficulties over wheelchair access. Benefits might be accrued by bringing the new unit adjacent to Morrison's into use, which remains vacant since completion in 2011, and the applicant indicates that 5 full time and 6 part time jobs would be provided. Other potential benefits of the Morrisons location highlighted by the agent include the availability of plentiful car parking, longer opening hours (7 days per week), greater employment opportunities (2 staff minimum working 18 hours per week), 'while you wait' seasonal flu vaccination service, travel health service, weight management service, smoking cessation service, testing/monitoring for cholesterol, blood pressure and blood glucose and enhanced product ranges.

However, while the application site is part of the overall scheme to bring about mixed use tourism related development in the regeneration the New Brighton Waterfront, it be contended that the adverse impacts, which could occur in the Victoria Road centre would outweigh any benefit from introducing a new pharmacy in this particular location.

APPEARANCE AND AMENITY ISSUES

There are no appearance or amenity implications relating to this proposal.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The effect of this planning application would be the relocation of an existing pharmacy service - which provides an essential service in the New Brighton (Victoria Road) Traditional Suburban Centre - to a new unit at the Marine Point development, and whose loss has the potential to undermine the vitality and viability of this centre as a whole. No compelling reasons have been put forward to justify why vacant premises in existing centres cannot be utilised for the proposed use and any benefits of the proposal are likely to be outweighed by the adverse effects that be could experienced in the existing centre.

Recommended Refuse
Decision:

Reason:

1. The applicant has not demonstrated that the tests in relation to the use of a more central site and the impact on existing centres at Policies EC15 and EC16 of National Planning Policy Statement PPS4 "Planning for Sustainable Economic Growth" (29 December 2009) can be fully satisfied, in which case the proposed use as a pharmacy has the propensity to adversely affect the vitality and viability of the New Brighton (Victoria Road) Traditional Suburban Centre where the loss of an essential service provided by the existing pharmacy could undermine the function of the centre as a whole. The proposed use would, therefore, be contrary to National Planning Policy PPS 4 "Planning for Sustainable Economic Growth"; Policy W5 "Retail Development" of the Regional Spatial Strategy for the North West; and the Wirral Unitary Development Plan Policy SH9 "Criteria for Out of Centre & Edge of Centre Retail Development".

Last Comments By: 04/01/2012 11:41:47

Expiry Date: 16/01/2012

Agenda Item 5

Planning Committee

27 March 2012

Reference:
APP/11/01512

Area Team:
South Team

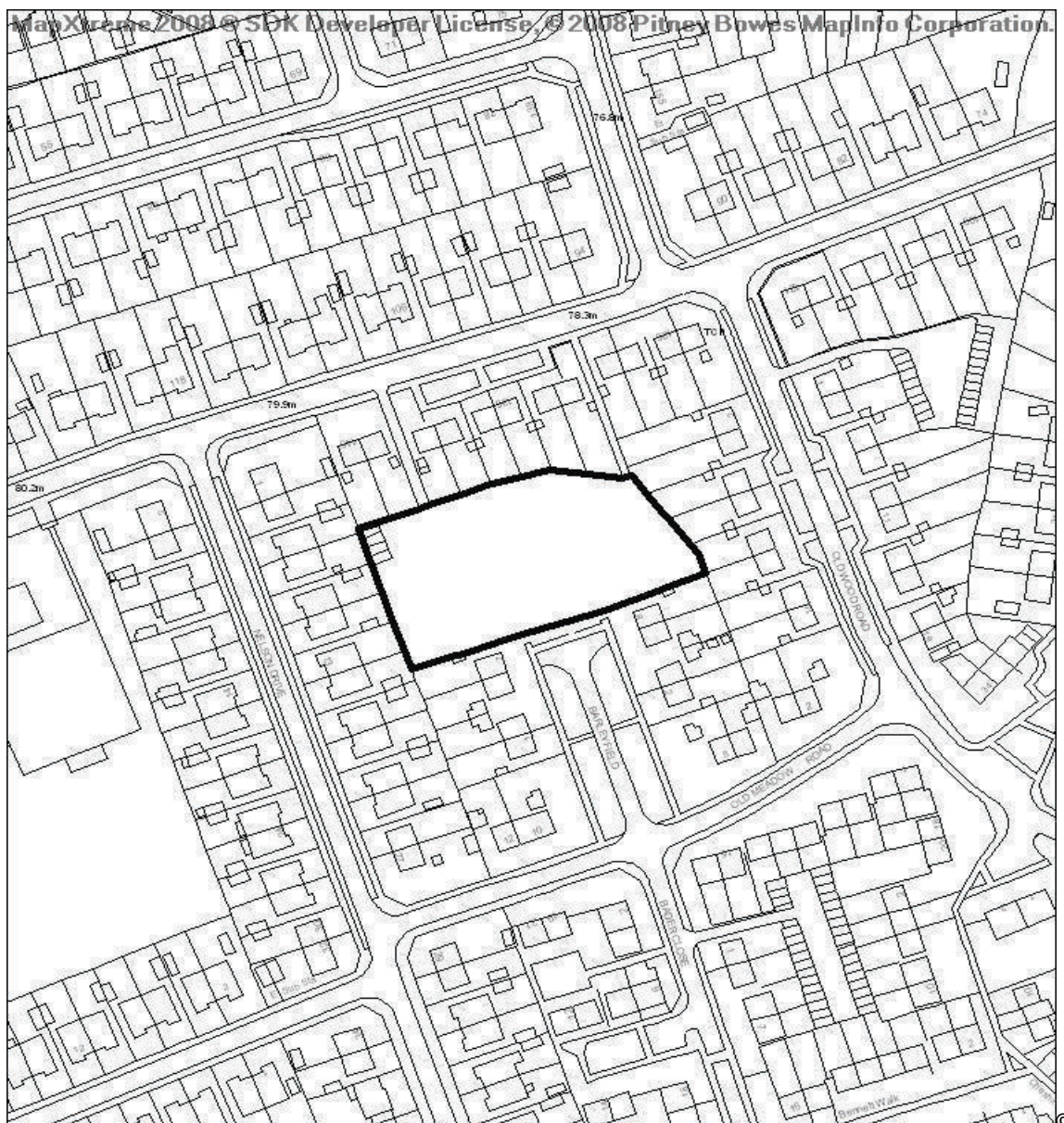
Case Officer:
Ms C Berry

Ward:
**Pensby and
Thingwall**

Location: Barleyfield, Pensby, Wirral CH61 5UX
Proposal: Erection of 8no. flats and 7no. houses, extension to road and associated landscaping

Applicant: Wirral Partnership Homes
Agent : Michael Dyson Associates Ltd

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

DEM/08/06733 - Demolition of Barleyfield House, prior approval not required, 07/11/2008

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

Having regard to the Council's Guidance on Publicity for Applications, 36 notifications were sent to adjoining properties. A site notice was also displayed. Representations have been received from the occupiers of 4 Barleyfield and 9 and 11 Nelson Drive, Pensby stating the following concerns:

1. Location of the buildings close to existing houses
2. High density of people will affect the quiet environment
3. Additional residents will result in noise
4. Land is not big enough
5. No room for 40 - 50 people and their cars
6. Concern over people who will rent the houses as it is a quiet place to live
7. Effect on value of their property
8. Noise whilst building
9. Noise from residents
10. Increase in traffic

CONSULTATIONS

The Director of Technical Services (Traffic and Transportation Division) - No objection

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 8 flats and 7 houses, which is defined as Major Development and is therefore required to be considered by Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposal is for a total of 8 flats arranged within 2, two-storey buildings and 7 two-storey houses comprising 3 pairs of semi-detached house and a detached house. The site is cleared apart from 4 small garages. The site formerly comprised 27 sheltered housing units which were demolished approximately two years ago.

PRINCIPLE OF DEVELOPMENT

The application site lies within an area allocated for primarily residential uses but outside the identified housing regeneration priority areas. As such, the proposed development would be contrary to the Interim Planning Policy for New Housing Development unless it can be demonstrated that the proposal satisfies the criteria which would permit approval outside the regeneration priority areas. If these criteria are satisfied, the proposal would be acceptable in principle subject to Policy HS4.

SITE AND SURROUNDINGS

Barleyfield is a pleasant tree-lined cul-de-sac comprising two-storey semi-detached houses. The application site is defined as brownfield and is located at the top of the cul-de-sac. The site is bounded by houses on all sides and is cleared apart from 4 small garages at the north western corner of the site. The top of the cul-de-sac currently has a turning head and road will be extended into the site allowing access to the development.

POLICY CONTEXT

The proposal is a residential development and is assessed against the following national and local policies.

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.

Regional Policy

RSS policies set out the need to provide 500 net new homes per year in Wirral whilst addressing the need for affordable housing provision, the re-use of brownfield sites and seek to ensure that housing provision meets identified needs and addresses the issue of affordability.

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 which 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 where the planning application is for a one-for-one replacement or where the proposal satisfies the following criteria:-

- i) The proposal will not harm regeneration in the regeneration priority 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

The application is made by a registered social landlord and will provide 100% affordable housing. The type of development is consistent with the immediate area and will bring the vacant site into beneficial use. The proposed housing replaces 27 self-contained sheltered housing units with a total of 15 residential units to meet an identified local need as set out in the Strategic Housing Market Assessment. The current proposal therefore provides fewer units than the original development.

APPEARANCE AND AMENITY ISSUES

The proposed development is two-storey comprising two buildings to provide flats (4 in each), 6 semi-detached houses and a detached house each provided with private garden areas. The units are arranged at the top of the cul-de-sac and follow the general pattern and design of development in the immediate area. The site is bounded by two-storey houses of a similar scale and the proposed materials of brick and render will reflect the appearance of surrounding properties. The site was previously occupied by sheltered units, which were a higher density to the proposed development. Each plot will be provided with front and rear gardens along with adequate space for off-street parking. The proposed layout is designed to create a safe and accessible development in line with Secure by Design principles.

The two buildings comprising the flats are located adjacent to the existing houses in Barleyfield and will follow the building line. These buildings are larger in scale than both the existing and proposed houses. However they are designed in a way to give the appearance of semi-detached housing and are set in from the shared boundary. As they maintain a two-storey height and adequate space is provided around the units, this will ensure that the buildings will not result in overdominant features that overshadow existing properties.

Representations have been received concerned over the proposed density of the development and that the land is not big enough. The density is less than the previous sheltered accommodation that occupied the site and is a scale that reflects the pattern of development of the area. Issues relating to the future occupants of the development and the effect on value of property are not material planning considerations that can be taken into account in assessing the merits of this proposal. Noise from construction and potential noise from residents are issues outside the remit of planning and would be dealt with under environmental health legislation. There is concern over the increase in traffic, however the proposal is unlikely to result in an increase that would lead to any traffic or highway safety implications.

SEPARATION DISTANCES

The proposed flats at Plots 1-4 maintain a distance of over 23 metres to the houses at the rear on Nelson Drive. Plots 5 and 6 will be semi-detached houses and will be over 22 metres to the houses at the rear, Nelson Drive. Plots 7- 10 will be two pairs of semi-detached houses located 25 metres away from the houses on Fishers Lane that back onto the site. Plot 11 is the proposed detached house and is 31 metres away from the houses at the rear on Old Wood Road. Plots 12-15 would support the building comprising flats and is located 24 metres away from the houses bounding the site on Old Wood Road. These distances are in excess of the usually required 21 metres where habitable room windows face each other, ensuring that there will be no issues of overlooking or loss of privacy.

Representations have been received stating concern over location of the buildings close to existing houses. As set out above, the development is located more than the required 21 metres away from houses bounding the site to ensure no loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

It is considered that the proposed development will not result in any significant traffic or highway safety implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The site is a brownfield site and the development would make best and efficient use of the vacant land. The development will be built to achieve at least a Code Level 3 rating as set out in the Code for Sustainable Homes. The applicant states that the construction will use materials sourced locally to reduce the carbon footprint of the buildings.

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 a total of 15 affordable homes which accords with the advice in both national and local policies. The design and siting of the buildings is a scale which fits in with the surrounding pattern of development and character of the area. The development allows for more than adequate separation distances and this along with the appropriate scale and siting ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and amenity space to a standard that 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, the need for affordable housing and the fact that the proposal provides fewer units than the original development, 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:-

The proposed development represents the re-use of a brownfield site to provide a total of 15 affordable homes which accords with the advice in both national and local policies. The design and siting of the buildings is a scale which fits in with the surrounding pattern of development and character of the area. The development allows for more than adequate separation distances and this

along with the appropriate scale and siting ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and amenity space to a standard that 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.

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. 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 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.

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

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

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

Reason: To ensure a proper standard of separation from, and standard of amenity with respect to neighbouring property and having regard to the need to Design Out Crime.

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 and to accord with Policy TR12 in the in the Wirral Unitary Development Plan 2006

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

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

7. The approved hard and soft landscaping scheme 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.

Last Comments By: 17/02/2012 07:58:51
Expiry Date: 04/04/2012

Agenda Item 6

Planning Committee

27 March 2012

Reference: APP/12/00029 **Area Team:** North Team **Case Officer:** Miss K Elliot **Ward:** Upton

Location: 35 ELTHAM GREEN, WOODCHURCH, CH49 5NQ
Proposal: Proposed two storey side/rear extension and single storey rear extension
Applicant: Mr Hamid Sarwar
Agent :

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

None.

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

Having regard to the Council's Guidance on Publicity for Applications, three letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, three letters of objection from No.33 and No.37 Eltham Green and an unknown address had been received and these can be summarised as follows:

1. The extension will be far too big and close to neighbouring properties;
2. The building will extend out too far and encroach on neighbour's view and block out light to their property;
3. There will be a significant loss of light to the patio area at No.33 which is currently private, close to the kitchen and benefits from the morning sun whereas the rest of the garden is shaded by conifers;
4. Windows serving the hall and landing at No.33 will have light severely restricted by the extension;
5. The extension will be imposing, intrusive and oppressive by reason of its size and proximity to the boundary;
6. The proposal will be hugely detrimental to the enjoyment of neighbouring properties and their gardens.

CONSULTATIONS

None required.

DIRECTORS COMMENTS:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Smith requested this application be removed from delegation and considered by Planning Committee following representations he has received from local residents that the application will result in a loss of light to neighbouring properties.

INTRODUCTION

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

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to the provisions of Policy HS11 (House Extensions) and SPG11 (House Extensions).

SITE AND SURROUNDINGS

The site comprises a semi-detached brick property in an area of similar design. The dwelling has a detached garage situated at the side of the property which corresponds with that of No.33. The property benefits from a large rear garden which is enclosed by 1.8 metre fencing on all sides and conifers along the northern boundary of the site.

POLICY CONTEXT

The proposal relates to a two storey side and rear 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 it 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 and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1 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. Policy HS11 also states that where the rear extension is two storey, the proposed extension should be set back at least 2.5 metres from the party boundary, 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 and rear extension will be situated behind the existing flat roof garage and is set back 5 metres from the main front elevation of the building, therefore it reads clearly as an addition to the property. The extension projects 4 metres beyond the rear elevation at two storey and extends towards the party boundary with No.37 at single storey. The direction of the boundary is such that it cuts in to the application site and this has therefore dictated the shape of the single storey rear extension. This part of the proposal projects 3 metres in depth initially and steps away to project a further metre, thus mitigating its impact. This ensures that the outlook from the rear of No.37 is protected and retains a 45 degree outlook. The proposal, as presented, achieves that which would be recommended if the boundary line ran at a right angle to the rear wall as in most instances.

An objection was received from No.37 regarding the size and proximity of the extension to their property and that it would lead to a loss of view and light. However the proposed two storey rear element of the extension retains 6.5 metres to the party boundary with No.37 which complies with the guidance outlines in Policy HS11 and SPG11. This is therefore considered more than sufficient to protect the outlook of No.37 and retain a 45 degree outlook. The extension is located to the north of No.37, and taking in to consideration the movement of the sun from east to west, is not considered to lead to a loss of light or appear over-dominant to the rear of No.37. The proposals will not impinge of the view of their own garden and the loss of a view over private land is not a reasonable ground on which to object.

Objections were also raised by No.33 with particular reference to the potential for loss of light to their side patio area and that the size and proximity of the extension to the boundary would make it appear imposing and oppressive when viewed from that side. No.33 is situated to the north of the proposed extension and has a north east facing garden which will characteristically not enjoy the same amount of sunlight than a south facing property. There are mature conifers along the side boundary between the two properties which contribute to the neighbour's garden being overshadowed at certain time of the day at present. However, taking in to account the aspect of the extension in relation to No.33 it is acknowledged that there will be a certain degree of overshadowing in the morning but this will not be significantly worse than it already experiences. It is also more likely to occur in winter months. However in summer, when the sun is higher in the sky, the extension is unlikely to result in any increased overshadowing than is already created by the presence of a two storey house at No.35.

An objection of loss of light to areas of the house including the hall and landing could not be sustained as these are not considered habitable rooms under SPG11. The patio area also referred to in the objection is only a small proportion of what is a large rear garden at No.33 and could not be said to be their only usable amenity space. Loss of privacy to the patio is not anticipated as there are only high level windows proposed in the side of the extension which can be obscurely glazed by condition. The proposed extension is not considered to have a detrimental impact of the amenities which the adjoining property at No.33 can reasonably expect to enjoy as it actually points away from the proposal due to it being situated at the bend in the road. The front and rear facing windows will be unaffected and views of the extension from these areas will be restricted, therefore it is not considered to be over-dominant or oppressive when viewed from No.33.

In summary, it is considered that the proposal can be accommodated within the plot without significantly impacting on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The proposed extensions will have no impact on the established trees in and around the site and this has been confirmed by the Tree Preservation Officer. The proposal retains acceptable levels of separation to the neighbours on either side and is not considered to impact on their outlook from habitable rooms. The extension is capable of remaining subordinate to the host dwelling and includes a lower roof line and set back in its design in accordance with Policy HS11 and SPG11. The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy 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. There are no residential properties to the rear of the site and the set back of the extension from the front elevation ensures that it does not increase overlooking to properties opposite. There are no side windows in the proposal facing south towards No.37 and those in the north elevation will be obscurely glazed by condition but are situated at a high level so as to prevent overlooking to No.33. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have an adverse impact on the character of the original dwelling or on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy.

The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

Summary of Decision:

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

The proposal is not considered to have an adverse impact on the character of the original dwelling or on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy.

The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

Recommended Decision: Approve

Recommended Conditions and Reasons:

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

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

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

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

Further Notes for Committee:

Last Comments By: 14/02/2012 17:32:59

Expiry Date: 06/03/2012

Agenda Item 7

Planning Committee

27 March 2012

Reference:
APP/12/00031

Area Team:
North Team

Case Officer:
Miss S McIlroy

Ward:
Hoylake and Meols

Location: Scotts Country Produce, 12 BANKS ROAD, WEST KIRBY, CH48 4HB
Proposal: Change of use from A1 to A5
Applicant: Easynax
Agent :

Site Plan:



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Development Plan Designation:

Key Town Centre
Tourism Development Site

Planning History:

No relevant planning history

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

Having regard to the Council Guidance on Publicity for Applications, 14 notifications were sent to adjoining properties. A site notice was also displayed. As a result 6 letters of objections were received from occupiers at 12a Banks Road, 14 Banks Road, 6 Salsbury Avenue, 1 Woodlands Lane, 19 Hydro Avenue and 32 Eaton Road. Objections can be summarised as:

1. Over populated use within area
2. Rubbish
3. Fumes
4. Affecting other established businesses of same use
5. Parking issues
6. Noise

Additionally, a qualifying petition has been received listing signatures from 36 separate households objecting to the proposed change of use on the grounds of additional noise and light pollution, odours, littering, possible attraction of late night disorderly behaviour to the neighbourhood.

CONSULTATIONS

Director of Technical Services (Traffic and Transportation Division) - Raised no objection

Director of Law, HR and Asset Management (Environmental Health Division) - Raised no objections subject to conditions

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

A qualifying petition has been received listing signatures from 36 separate households objecting to the proposed change of use on the grounds of additional noise and light pollution, odours, littering, possible attraction of late night disorderly behaviour to the neighbourhood.

INTRODUCTION

The proposal seeks planning permission for the change of use from A1 and A5.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to the consideration of policies contained within Wirral's Unitary Development Plan, notably Policy SH1.

SITE AND SURROUNDINGS

12 Banks Road is a vacant building located within the Key Town Centre of West Kirby. As such, commercially used buildings bound the application site to the north, east, south and west. There is a vehicle access which divides the application site and 14 Banks Road, this building operated as a fish and chip shop/restaurant

POLICY CONTEXT

The planning application relates to the change of use from A1 to A5 (Hot Food Takeaway). Policy SH1 - Criteria for Development in Key Town Centres of Wirral's Unitary Development Plan and Supplementary Planning Document 3 - Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments are directly relevant in this instance.

The main issues to consider when assessing applications relating to A5 uses is whether such a use would cause a detrimental level of noise and nuisance to neighbouring properties. SPD3 requires that A5 uses achieve a 40 metre separation distance from the nearest building solely in use as a residential dwelling. This distance is measured along the public highway. Policy SH1 of Wirral's Unitary Development Plan directs hot food takeaways towards designated town centres.

APPEARANCE AND AMENITY ISSUES

The nearest residential property, 2 Salsbury Avenue is measured to be 73 metres away from the application site. The proposal therefore meets the required separation distance stated in SPD3 and is not considered to result in any potential harm to residential amenity.

The Director of Law, Human Resources and Asset Management (Pollution Control Division) was consulted with regards to the proposal. No immediate objections were raised subject to the imposition of conditions requiring a noise insulation scheme and a fume extraction scheme to be submitted to and approved by the Local Planning Authority. It is considered that concerns raised relating to potential odours will be controlled with the installation of a fume extraction system.

The applicant has detailed within the application forms that they wish to trade the hours of opening from 11.00-23.00 Monday-Sunday, including Bank Holidays. Concerns have been raised relating to late night disturbance. As the building is located within a Town Centre, the request of the opening hours of the premises and the proposal complying with the 40 metre separation distance specified within SPD3, it is considered that any potential late night disturbance would be minimal to local residents. The requested hours are consistent with the advice within Planning Policy Statement 24: Planning and Noise, which identifies 23.00 to 07.00 as the hours when high levels of noise should be avoided, and when people are normally sleeping.

The requested opening hours do not seem unreasonable due to the premises location being in a Town Centre. However, a condition will be attached to ensure the enforceability of the opening hours. Subject to the condition, it is considered that the proposed use would result in minimal impact to the surrounding area in relation to noise and disturbance.

Overall, there is a wide variety of commercial uses within West Kirby Town Centre. Whilst it is acknowledged that there are several other hot food takeaways within the area it is not considered that the proposal will not result in an over-concentration of such uses. The proposed development will alleviate one of the vacant units in the town centre which should be encouraged.

The applicant has agreed to enter into a Section 106 Agreement to provide one litter bin outside the premises which will help to alleviate any potential problems with regards to litter around the immediate area of the site.

Concerns raised relating to the proposal affecting other established businesses of the same use and light pollution do not warrant a refusal on the application.

SEPARATION DISTANCES

2 Salsbury Avenue is the nearest residential dwelling to the application site, measured to be 73 metres away from the application site and complying with the 40 metre separation distance specified within SPD3.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no significant highway implications relating to this proposal. The Director of Technical Services (Traffic and Transportation Division) has raised no objection to the proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no significant environmental/sustainability issues relating to these proposals. The Director of Law, Human Resources and Asset Management (Pollution Control Division) has raised no objection to the proposal subject to conditions being imposed relating to a noise insulation and fume extraction scheme to be submitted

HEALTH ISSUES

There are no significant health implications relating to this application.

CONCLUSION

The proposal complies with Policy SH1 of Wirral's Unitary Development Plan and Supplementary Planning Document 3. The proposal is not considered to have an adverse impact to the surrounding area nor to the amenities of neighbouring uses.

Summary of Decision:

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

The proposal complies with Policy SH1 of Wirral's Unitary Development Plan and Supplementary Planning Document 3. The proposal is not considered to have an adverse impact to the surrounding area nor to the amenities of neighbouring uses.

Recommended Decision: **Approve subject to a s106 Legal Agreement**

Recommended Conditions and Reasons:

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

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

2. A suitable noise insulation scheme between the ground floor and the first-floor residential accommodation shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby approved. The approved scheme shall be implemented in full, prior to the use commencing and retained as such thereafter.

Reason: In the interest of residential amenity.

3. A suitable scheme of fume extraction shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the use hereby approved. The approved scheme shall be implemented prior to the use commencing, and retained and operated as such thereafter.

Reason: In the interests of amenity

4. Trading at the premises shall only take place between the hours of 11:00 and 23:00 Monday - Sunday, including Bank Holidays.

Reason: In the interests of amenity.

Last Comments By: 21/02/2012

Expiry Date: 05/03/2012

Agenda Item 8

Planning Committee

27 March 2012

Reference: APP/12/00101 **Area Team:** North Team **Case Officer:** Miss K Elliot **Ward:** Oxton

Location: Chetwynd House, WEXFORD ROAD, OXTON
Proposal: Part change of use of Chetwynd territorial army barracks to incorporate a temporary fire station for the duration of the re-development of the existing Birkenhead fire station (programmed for 13 months) and siting of a temporary portakabin
Applicant: Merseyside Fire & Rescue Service
Agent :

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
Density and Design Guidelines Area
Sports Ground
Primarily Residential Area
Density and Design Guidelines Area

Planning History:

APP/89/06770 - Erection of 2.1 metre high steel fencing - Approved 06/11/1989

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

Having regard to the Council's Guidance on Publicity for Applications, 51 letters of notification were sent to the occupiers of adjoining properties. Two Site Notices were also displayed. At the time of writing this report, 13 separate representations and a qualifying petition of objection containing signatures from 71 separate households had been received and these can be summarised as follows:

1. The proposal will exacerbate the know traffic problems in the area and surrounding roads;
2. The surrounding area is residential in character and is defined as such by the Council itself;
3. Nearby Birkenhead School is the main cause of traffic problems at the junction of Wexford Road and Bidston Road;
4. The proposal to use the exit on to Bidston Road will only move the problem further away and in doing so create a new problem;
5. Chetwynd Close may not be suitable to carry the weight or size of a modern fire engine as it has not been used for such purposes for at least 29 years;
6. Accidents are bound to happen if the Chetwynd Close is brought in to use;
7. The Fire Service did not carry out a survey of the surrounding area before deciding to base themselves at the TA site;
8. Residents will be subjected to the noise of the fire engines and their sirens;
9. Neighbours are already subjected to the noise and smells from the heavy goods vehicles used by the TA;
10. The rear of properties in Kilmalcolm Close will have their privacy compromised 24/7;
11. The proposal will result in additional parking congestion in the vicinity, including on the grass verge in Chetwynd Close;
12. The use of the site will result on additional traffic on local roads, particularly at rush hour;
13. Chetwynd TA Barracks is not deemed a suitable location by local residents who are united in their concern about the temporary change of use and disruption it will cause;
14. It is already difficult for vehicles to exit out on to Bidston Road and this may delay fire engines on emergency call outs;
15. The proposal should not be allowed unless the problems of public safety are satisfactorily addressed by relevant restrictions;
16. At certain times of day, cars can be found parked on both sides of Wexford Road near the junction with Bidston Road making the carriage way severely restricted;
17. There is regular queuing in the area and lack of visibility caused on-street parking and cars waiting to drop off and pick up passengers;
18. The double yellow lines on Bidston Road should be extended and warning signs placed in the vicinity of the accesses;
19. This application refers to an exceptional case for emergency cover for the greater social good and despite the potential loss of amenity should not set a precedent for other uses at the TA;
20. The increase use in toilet facilities at the TA and washing of vehicles will result in further pressure on the drainage system in Chetwynd Close;
21. Other sites including Cleveland Street Bus Depot, Cammell Lairds and other local fire stations could be considered for the facility;
22. Visitors and Fire Service may use private residents car parking spaces;
23. The exit directly on to Bidston Road is the safest solution and drivers have a good view in either both directions and there are already double yellow lines;
24. Neighbours elsewhere along Wexford Road, South Court and Wexford Walk have not been consulted;
25. Casualties on the roads would be a likely consequence if planning permission is granted;
26. There are no guarantees that only two appliances will be used;

27. The safety of pupils from Birkenhead School would be compromised as they currently cross Bidston Road directly opposite where vehicles will be exiting the site;
28. An agreement has been reached between the School and TA regarding pupils using the Bidston Road access to reach the playing fields.
29. There is no provision for cycle parking within the proposal.

CONSULTATIONS

The Director of Law, HR & Asset Management (Pollution Control Division) - no objections.
The Director of Technical Services (Traffic & Transportation Division) - no objections, see Director's comments, Traffic/Highway Implications.

DIRECTORS COMMENTS:

REASON FOR REFERRAL

Councillor Williams requests that the application be removed from delegation and considered by Planning Committee following representations she has received from local residents that the application results in significant highway implications. A qualifying petition of objection containing signatures from 71 separate households has also been received.

INTRODUCTION

The proposal is for the part change of use of Chetwynd territorial army barracks to incorporate a temporary fire station for the duration of the re-development of the existing Birkenhead fire station, which is programmed for a period of thirteen months, and the siting of a temporary portakabin.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to the criteria set out in Policy HS15 (Non-Residential Uses in Primarily Residential Areas) in relation to the impact of the proposal on the character of the area and neighbouring uses.

SITE AND SURROUNDINGS

The site comprises an existing Territorial Army (TA) barracks, which is an established feature of the Primarily Residential Area. The premises is located on a corner at the junction of Wexford Road and Bidston Road and is surrounded by residential properties on nearly all sides. There are other non-residential uses within the vicinity of the site including Birkenhead School and two churches. There is 2 metre fencing and boundary walls around the perimeter of the site. The TA site has existing vehicular access points on to Chetwynd Close and Bidston Road.

POLICY CONTEXT

Policy HS15 (Non-Residential Uses in Primarily Residential Areas) is directly relevant in this instance and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such a scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

APPEARANCE AND AMENITY ISSUES

The proposal relates to the reconstruction of the existing fire station in Birkenhead, which is part of a wider upgrade of fire service facilities throughout Merseyside. Although other sites across the borough were considered, the application site was deemed the most appropriate by the Fire Service in terms of existing on-site facilities and its positioning within the locality in respect of their required response times. The original proposal involved the siting of a temporary portakabin to the north of Chetwynd House and the storage of two appliances within the existing garage facilities to the south of Chetwynd House, as indicated on the original site plan. Once the redevelopment of Birkenhead fire station is complete, the TA site will revert back to its original state. It is anticipated that this will be in June 2013.

Policy HS15 does make provision for changes of use for non-residential uses in Primarily Residential Areas providing that they are of a suitable scale, do not result in a detrimental change in the overall character of the area and do not result in unacceptable levels of noise and disturbance to neighbouring properties. The existing use of the site is a long established feature of the residential

area and already has many of the office facilities and staff accommodation the Fire Service require. Therefore, neighbouring residential properties will already be accustomed to a certain amount of comings and going from the site, including the use of heavy goods vehicles, albeit less frequently. Wexford Road provides a main thoroughfare to Upton and Noctorum, whilst Bidston Road is a primary network route linking Oxton to Bidston.

Following a public meeting between the Fire Service and local residents, significant levels of concern were raised with regard to highway safety and how the proposed use would operate safely and effectively, particularly at rush hour. Many of the highway safety concerns raised within the objections received from local residents centred around parked cars on Chetwynd Close and Wexford Road which may prohibit appliances exiting the site in an emergency, increased traffic congestion around the Wexford Road/Bidston Road junction and the implications of the location of the facility for public safety. As a result of this, the Council's Highway Engineers attended the site at peak times, and particularly the junction where Wexford Road joins Bidston Road, to monitor traffic flows in the area.

It was concluded that it would be safer, and quicker, if the appliances made use of an existing internal vehicular access which opens out straight on to Bidston Road, when responding to emergency calls. A protocol has been drawn up in accordance with this in the form of a Traffic Management Statement. As there are already existing parking restrictions along Bidston Road, this also means that the exit will not be hampered by on-street parking. The access point provides optimum visibility for the fire appliance drivers, who are trained to negotiate busy junctions and traffic, and means that the vehicles have direct access on to the primary network. With the exception of during harsh winter months, the two appliances will be stored adjacent to Chetwynd House which also prevents the need for them to be maneuvered from the garages, thus reducing disturbance to neighbouring properties in Chetwynd Close. On the occasion when the entrances on to Chetwynd Close are utilised though it would be unreasonable to suggest that the privacy of properties within the close, and nearby Kilmalcolm Close, will lose privacy.

The site will operate 24 hours a day and statistics provided to the Council's Highway Engineers by the Fire Service show that during 2011 there was an average of 3.4 call outs per day from Birkenhead fire station. However within these figures only a small percentage of calls were during peak time, namely the hours commencing 8am, 4pm, 5pm and 6pm. The Council's Highway Engineers consider this to be a reasonable representation of the frequency of activity to be expected at the application site. In addition to this, if the fire appliance is already off-site carrying out routine checks or appointments, then there will be no disruption whatsoever on these occasions. In terms of the potential for additional noise and disturbance to neighbouring properties on Bidston Road, this will not be significant above the levels of traffic already accommodated on this primary network route.

Another issue which was raised with particular reference to pedestrian safety, and more specifically by Birkenhead School, was the safety of pupils accessing the McAllester playing fields which are to the south of the TA site. At present, pupils are escorted by staff and cross Bidston Road directly opposite where the appliances will be exiting the site. Therefore the Fire Service has agreed with representatives from Birkenhead School, and members of the TA staff, that a separate footpath will be created alongside the access specifically for this purpose. The existing gates will be removed, and a recessed area created so that the School can access the playing fields independently of the fire service's usage of the access. New gates will then be erected 12 metres behind the existing opening and will prevent any conflict between the two. Any further risk assessment or health and safety checks are the responsibility of the Fire Service and School. But as has been illustrated by the data provided, it is unlikely that there will be conflict between the two.

In response to some of the other objections received, these will be dealt with in turn. The concerns about noise generated by the appliances, the fire service has detailed in its original statement that fire appliance drivers are specifically instructed not to sound two tone horns and that there would be no need for them to be used when exiting the TA barracks. The use of flashing blue lights would be in the interest of motorist and pedestrians alike to alert them of their presence and therefore can not be avoided, but this alone is not considered to be an unreasonable disturbance. Pollution Control have raised no objection to the additional two vehicles being used and in relation to likely smells. It is considered that any additional fumes will be negligible compared to that generated by existing levels of traffic in the area.

As there is plenty of on-site parking it is not considered that the additional staff at the site will impinge

on private residents parking in the locality. The Council's Highway Engineers have advised that if temporary waiting restrictions are required once the use commences, then these can be implemented at short notice and do not consider that it is necessary as a condition of the planning application. The other concerns raised relating to possible drainage problems in Chetwynd Close, or the structural stability of the road, are not a planning issue. However this has been addressed to some extent by the use of the other access on to Bidston Road for emergency calls which will reduce the number of journeys having to be made along Chetwynd Close. All other necessary consultations with neighbouring properties adjoining, or opposite the site, were carried out in accordance with the Council's Guidance on Publicity for Applications.

In summary, it is considered that as the proposal is a temporary measure, and is not entirely out of character with the existing non-residential use of the site, it can be supported in the proposed location. The siting of the portakabin is considered acceptable in visual terms and will be removed once the use ceases. The Council's Highway Engineers are satisfied that there will be no highway safety implications as a result of the fire service operating from the site as long as the protocol submitted by the fire service is adhered to. This is an exceptional case which does not set a precedent for other uses at the site, as each proposal is based on its own merits. The purpose of the fire service being located in this position is to ensure that the response times to emergency calls are met, and this includes those in the immediate vicinity and beyond. The proposal is not considered to undermine, or be detrimental, to the residential character of the surrounding area, which ultimately the fire service are there to protect. The proposal is acceptable in the context of Policy HS11 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

Significant levels of objection have been received with regards to the increase in the volume of traffic, and parking congestion on surrounding roads, that may adversely impact on highway and pedestrian safety in the vicinity of the site. The following observations and comments have been made by the Council's Highway Engineers in their assessment of the proposal. When leaving the site on an emergency call, it is proposed that the appliances will utilise the existing access onto Bidston Road as described in the submitted Traffic Management Statement. Visibility at this access point is very good but concerns have been raised about parking in the area and the impact that this may have on safety. It is considered that it would be possible to introduce appropriate temporary waiting restrictions if parking does impact on emergency call-out access for the fire appliance.

Concerns have also been raised that traffic on Bidston Road may queue across the mouth of the access and prevent the fire appliances from leaving the site. It would be possible to introduce "Keep Clear" road markings at this location if queuing does have this effect, similar to those in place at both Heswall and Liscard fire stations. These measures could be implemented in a very short time scale as they would be temporary in nature. This possibility has been discussed with the Fire Service and they have indicated a willingness to fund such measures if considered necessary by the Local Highway Authority. Discussions have taken place between the Fire Brigade, TAVR and Birkenhead School to agree a protocol for the use of the existing vehicle access onto Bidston Road. This has been submitted in support of the application and includes some alterations to the access road on to Bidston Road as previously described.

For those times when the fire appliances are attending programmed events, such as community engagement, smoke alarm fitting, educational visits, etc, it is considered that it would be appropriate for the appliances to utilise the existing access onto Wexford Road vis Chetwynd Close, which is currently utilised by the heavy vehicles of the TAVR unit. It is also considered that it would be appropriate for the fire appliances to use this access when attending emergency call-outs that require the vehicles to proceed in the direction of Budworth Road.

An analysis of emergency call outs submitted by the Fire Brigade in support of this proposal indicates that over the past year there have been 1245 emergency incidents that the Birkenhead fire appliances have been called to. Further analysis of the data indicates the following:

1. The "busiest" months were March and November, averaging 4.3 call-outs each day during those two months.

2. The “quietest” month was January, averaging 2.2 call-outs each day,
3. The busiest time period was the hour commencing 6pm, with an average of 0.3 call-outs each day (or one every three days).
4. During the morning peak hour commencing 8am, there were an average of 0.07 call-outs each day (or one every fortnight),
5. During the afternoon peak hours commencing 4pm and 5pm, there were an average of 0.2 call-outs each day (or one every five days) during each of those two hours.
6. Approximately 29% of call-outs take place during the weekend.

Included in the above figures are those call-outs that occur when the appliances are already away from the station on routine duties (such as community engagement, smoke alarm fitting, educational visits, etc). Although this is likely to be a relatively low number, it would further reduce the number of call-out movements from the application site itself. Whilst these are average figures, calculated from 2011 data for Exmouth Street fire station, it is considered it to be a reasonable measure of the number of call-outs that could be expected from the proposed temporary site. In conclusion, it is considered that the use of this site as a temporary fire station will not impact on congestion or highway safety in the area and that there are no sustainable reasons to object to this proposal on those grounds subject.

In reaching this conclusion, the Council's Highway Engineers have taken into account factors such as:

1. The good visibility at the accesses onto Bidston Road and Wexford Road,
2. The existing classification of Bidston Road as a fire priority route and part of the strategic highway network (B5151),
3. The existing classification of Budworth Road (to the northwest of the site) as a fire secondary route and a local distributor road,
4. The number and spread of call-outs that are expected,
5. The training and experience of the fire appliance drivers,
6. The existence of a protocol and implementation of additional safety measures on the access road,
7. The location and local highway conditions of other fire stations around the Borough,
8. The possibility at short notice of introducing temporary waiting restrictions and road markings on the highway in the vicinity of the site if considered necessary.

The proposals have been fully assessed by the Council's Highway Engineers 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.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal complies with Policies HS15 of Wirral's Unitary Development Plan and is not considered to be detrimental to the character of the area or the amenities which the occupiers of neighbouring properties and uses can reasonably expect to enjoy.

Summary of Decision:

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

The proposal complies with Policies HS15 of Wirral's Unitary Development Plan and is not considered to be detrimental to the character of the area or the amenities which the occupiers of neighbouring properties and uses can reasonably expect to enjoy.

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 use and associated works authorised by this permission shall be discontinued, within 13 months of their implementation on site. The land shall be reinstated in accordance with a scheme to be submitted to and agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt.

3. The development hereby approved shall be carried out in accordance with the Traffic Management Statement and accompanying site plan received by the Local Planning Authority on 09/03/2012.

Reason: For the avoidance of doubt.

4. Before the development commences, details of the fencing and security gates serving the Bidston Road access shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be used in the construction of the development.

Reason: In the interests of visual amenity.

5. Prior to the commencement of the use, details of space and facilities for cycle parking shall be submitted to and agreed in writing by the Local Planning Authority.

Reason: In accordance with Policy TR12 of Wirral's Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 07/03/2012 13:25:52

Expiry Date: 21/03/2012

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Agenda Item 9

Planning Committee

27 March 2012

Reference:
APP/11/01501

Area Team:
North Team

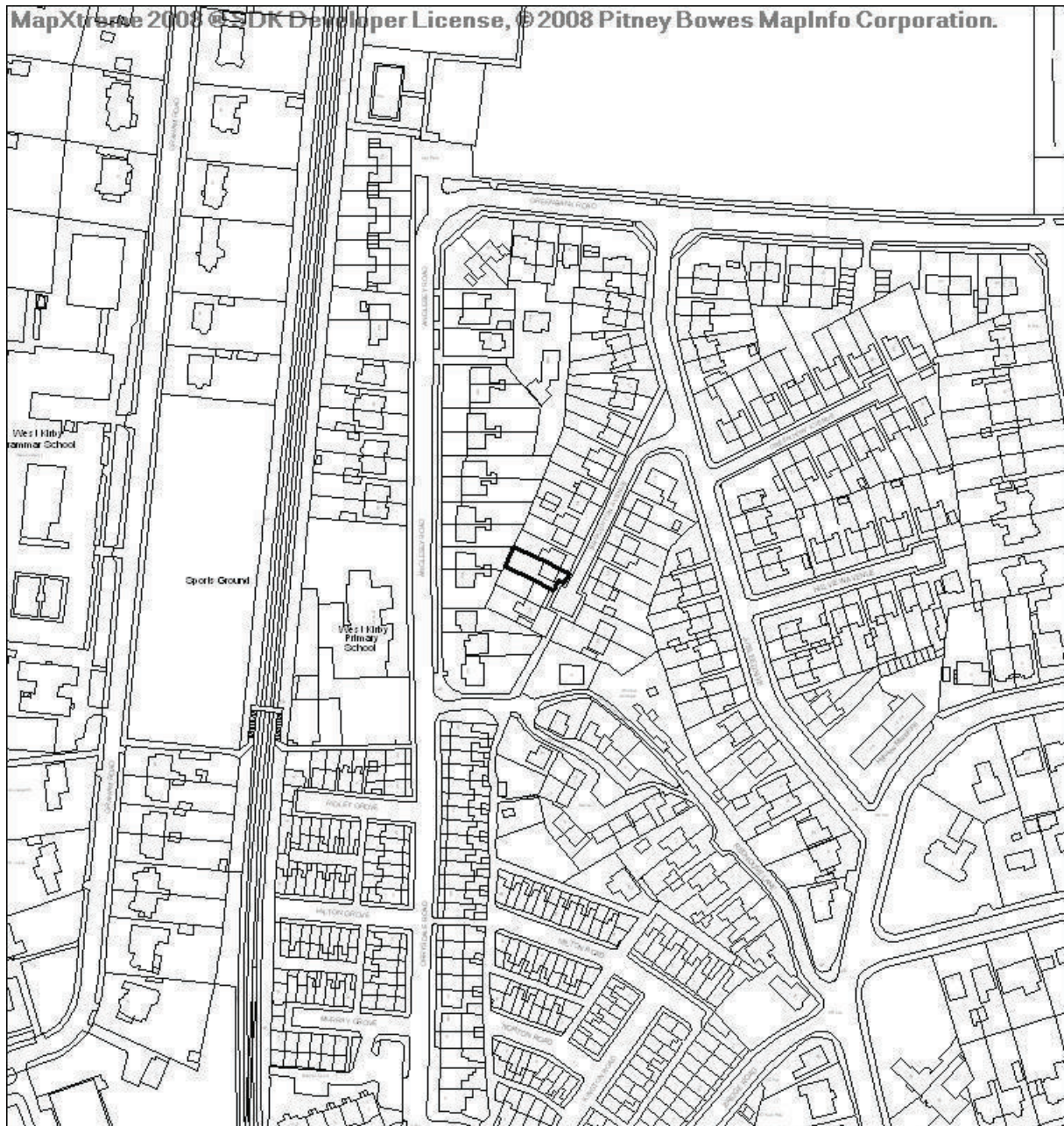
Case Officer:
Miss K Elliot

Ward:
**West Kirby and
Thurstaston**

Location: 22 BROUGHTON AVENUE, WEST KIRBY, CH48 5ER
Proposal: Erection of a two storey side extension, single storey rear extension with internal alterations.

Applicant: Mrs S Gray
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

None.

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

Having regard to the Council's Guidance on Publicity for Applications, 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, ten separate letters of objection had been received from No.24, No.20, No.19, No.18, 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;
14. Most properties in the road have extended at the rear which has not affected the look of the road in the same way that this will;
15. The owner of the property will not have space to park their vehicles once the extension has been built and the proposed garage can not accommodate a car;
16. Broughton Avenue is a busy road used by cyclists and pedestrians, especially at school times;
17. The party boundary fences should remain as they are;
18. No consideration has been given to the fact that the extension is right up to the boundary with No.24 and will impact on the enjoyment of that property;
19. The wall of the extension will make parking at No.24 difficult;
20. The owners of No.22 already appear to have made preparations for the extension including brick up an existing window;
21. There are other examples in Wirral of extensions similar to the proposal which have been refused on the grounds of it being detrimental to neighbouring properties;
22. There is no point in issuing guidance if it is not adhered to.

CONSULTATIONS

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

DIRECTORS COMMENTS:

The application was deferred from Planning Committee on 6th March 2012 for a site visit.

REASON FOR REFERRAL

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 it 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 and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1 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 house, 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 appear to 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 issue 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 Council's highway engineers have considered the objections raised but conclude that there are insufficient 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 Council's engineers who have 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.

Further Notes for Committee:

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

Expiry Date: 01/03/2012

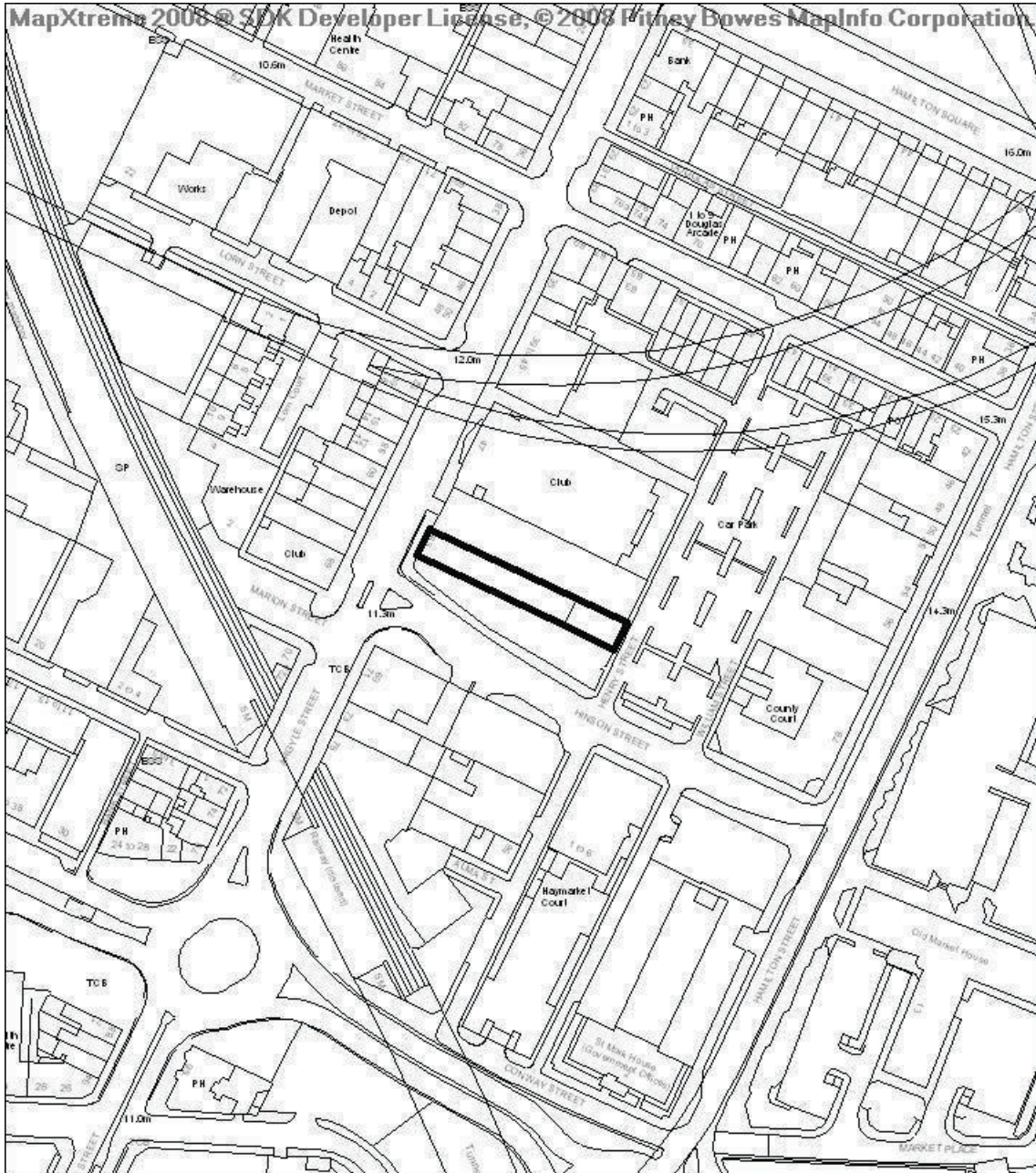
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Planning Committee
27 March 2012

Reference: APP/11/01538	Area Team: South Team	Case Officer: Miss A McDougall	Ward: Birkenhead and Tranmere
------------------------------------------	----------------------------------------	-------------------------------------------------	----------------------------------------------------

Location:	63a ARGYLE STREET, BIRKENHEAD, CH41 6AB
Proposal:	Change of use from former office building to multiple occupancy building
Applicant:	Ms G Radavicivte
Agent :	SDA Architects & Surveyors

Site Plan:



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Development Plan Designation and Policies:

Primarily Commercial Area
HS14
HS4
SH6
SPD2

Planning History:

APP/10/01490 Alterations including change of use and to carry out works to upper floors:
Refurbishment to provide 4 two bed apartments with additional 3 bed apartment to the rear -
Returned Invalid 21/07/2011

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

Having regard to the Council Guidance on Publicity for Applications, 54 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

Merseyside Cycling Campaign: No cycle parking.

CONSULTATIONS:

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

DIRECTORS COMMENTS:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

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

INTRODUCTION

The proposal is for the conversion of the upper floors of an existing building into residential to provide a building in multi-occupancy. The proposal provides 18 separate bedrooms, each floor has a kitchen and the first and second floor provide communal kitchens, shower room and WC.

Amended plans were requested but no alternative schemes have been submitted.

PRINCIPLE OF DEVELOPMENT

The principle of upper floor residential within this location is acceptable.

SITE AND SURROUNDINGS

The building itself is detached and four stories high, the site is located within the designated Primarily Commercial Area, the ground floor is currently a restaurant, the immediate area is mixed in terms of ground floor use consisting of offices, shops and bars/restaurants.

POLICY CONTEXT**SH6 Development Within Primarily Commercial Areas Policy**

Within the Primarily Commercial Areas shown on the Proposals Map, uses falling within Class A1, Class A2, Class A3, Class B1 and Class D1 of the Town and Country Planning (Use Classes) Order 1987 will be permitted subject to the following criteria as appropriate:

- (i) a proposal for Class B1 uses satisfies the criteria set out in Policy EM6 and Policy EM7;
- (ii) a proposal for Class A1 uses, together with other recent or proposed retail development, does not undermine the vitality and viability of any Key Town Centre or Traditional Suburban Centre as a whole or other town centre outside the Borough boundary;
- (iii) the proposal meets highway access and servicing requirements and includes off-street car parking in line with Policy TR9 and cycle parking in line with Policy TR12;

(iv) the siting, scale, design, choice of materials and landscaping is not detrimental to the character of the area;

(v) the proposal does not cause nuisance to neighbouring uses, or lead to loss of amenity, particularly in respect of noise and disturbance, on-street parking or delivery vehicles - where necessary, a suitable condition will be imposed on hours of opening/ operation;

(vi) where a proposal for Class A3 use is located on a street containing similar establishments, cumulative levels of noise and disturbance, from both the existing and proposed activities, should not exceed a level likely to be detrimental to the amenity of the area;

(vii) proposals for Class A3 uses should include measures to mitigate smell and internally-generated noise - these measures should not be visually intrusive in the street scene and should be fully installed before the business commences trading.

SH7 Upper Floor Uses in Retail Premises Policy

The Local Planning Authority will permit the conversion of upper floors above shops for office uses or for residential uses not covered by permitted development rights, subject to access, parking, servicing, amenity and shop security considerations and the compatibility of the proposed use with neighbouring upper floor activities.

HS14 Houses in Multiple Occupation Policy

Proposals for the conversion of existing buildings to multi-occupancy will not be permitted unless the proposal fulfils all the following criteria:

(i) the property being of sufficient size to accommodate the proposal and not of modern domestic scale;

(ii) if the property is not detached then adjoining property is not in single family occupation;

(iii) the proposal not resulting in a private dwelling having an HMO on both sides;

(iv) the proposal not resulting in a change in the character of the surrounding area which would be detrimental;

(v) the proposal not resulting in a concentration of HMO's in a particular area such that the character of the area is adversely affected;

(vi) the proposal ensuring the privacy of neighbours and occupants, including the layout of car parking areas, to prevent overlooking of habitable room windows;

(vii) staircase access normally being provided within the main structure of the building. If external staircases have to be provided they must not result in significant overlooking of neighbours' windows or private amenity space;

(viii) any extensions required complying with Policy HS11;

(ix) any new windows required to serve habitable rooms, such as living rooms, kitchens or bedrooms, not overlooking adjoining properties to an unacceptable degree;

(x) any interior vertical partitions not cutting across windows and ceiling height reductions not being visible externally;

(xi) adequate sound proofing being provided;

(xii) any basement accommodation having windows with two-thirds of their height above the existing outside ground level giving sufficient daylight penetration, a reasonable outlook and not immediately

adjacent to parking bays and vehicle accessways;

(xiii) main living rooms having a reasonable outlook and not lit solely by roof lights, nor in close proximity to high boundary or gable walls;

(xiv) access to rear yards/,gardens being provided from each flat;

(xv) adequate visibility at entrance and exit points and turning space for vehicles; and

(xvi) the proposal otherwise complying with Policy HS4 and Policy HS5.

Existing HMO's and valid planning permissions must not comprise more than 20% or more of the properties forming the street frontage within a street block.

SPD 2 - Designing for Self Contained Flat Development and Conversions sets out the separation distances between habitable room windows in order to maintain an acceptable level of privacy and outlook. Window to window separation distance is 21m, window to blank wall (non habitable window) is 14m separation distance.

APPEARANCE AND AMENITY ISSUES

The proposed changes to the upper floors are to the internal configuration, there is an existing separate access so the external appearance of the building will remain as existing. The proposal introduces a number of residential units within the upper floors, the principle of the development is acceptable however the layout of 6 of the units is unacceptable due to outlook and privacy constraints.

Six of the bedrooms have a sole window that has a separation distances of 3m to the opposite window, sufficient outlook or privacy is not gained to these windows. Changes were requested with regards to siting of the windows and reduction of bedroom numbers so that the distances could be met, no amendments have been made.

Having regard to the current policies on residential units and the layout of the proposed bedrooms, the 6 rooms as identified as 4, 5, 6, 12, 13 and 14 do not have sufficient outlook and do not meet the separation distances in terms of privacy. Due to the siting of these rooms and the building constraints the proposal is unacceptable and does not meet the criteria set out in the adopted residential policies.

SEPARATION DISTANCES

The building is 4 storeys, the residential units are located on the upper three level, due to the footprint and overall layout of the building, bedrooms; 4, 5, 6, 12, 13 and 14 do not meet the separation distances. The sole windows to these rooms look out over a void and across to each other at a distance of 3m, there is scope to create larger bedrooms and reduce the numbers or insert new windows to the side elevation in order to gain sufficient outlook and privacy. The proposed layout of these bedrooms is therefore unacceptable within this proposed conversion.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

The current outlook and privacy levels to 6 of the proposed bedrooms due to siting and proximity is unacceptable having regard to the current residential policies, whilst the principle of residential in multiple occupation in this area is acceptable, the current constraints to these proposed bedrooms provides insufficient outlook and privacy levels.

Recommended Refuse
Decision:

Recommended Conditions and Reasons:

1. The proposed development is unacceptable due to insufficient outlook from sole bedroom windows and lack of privacy. The proposal therefore does not comply with Wirral's adopted UDP Policies HS14 and having regard to SPD2.

Last Comments By: 06/02/2012 10:32:48
Expiry Date: 22/02/2012

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Planning Committee

27 March 2012

Reference:
APP/12/00062

Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
Oxton

Location: Oxton Vicarage, WEXFORD ROAD, OXTON, CH43 9TB
Proposal: First floor side/rear extension above existing garage with internal and external alterations (Amended plan)

Applicant: Mr Mark Griffith
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
Density and Design Guidelines Area

Planning History:

APP/87/06596 - Erection of a two storey extension at the rear - Approved 17/11/1987
APP/86/06679 - Single storey rear extension to form conservatory and play room and extension to garage to form utility room - Approved 08/12/1986

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

Having regard to the Council's Guidance on Publicity for Applications, 26 letters of notification were sent to the occupiers of adjoining properties. A further 26 letters of notification were sent following the submission of amended plans at the Council's request. A Site Notice was also displayed. At the time of writing this report, one representation had been received from Cherry Cottage and this can be summarised as follows:

1. The proposal may cut off daylight from the kitchen area at the side of the house which does not currently enjoy a great deal of natural light;
2. The proximity of the extension will make the rear of the property very dark.

CONSULTATIONS

None required.

DIRECTORS COMMENTS:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

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

INTRODUCTION

The proposal is for the erection of a first floor side and rear extension above the existing garage with internal and external alterations.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The site comprises a detached two storey property situated in a secluded plot. There is dense vegetation to all boundaries of the site which is characteristic of the area. The house itself is not visible from Wexford Road and it is sited towards the rear of the plot. There are residential properties adjoining the site on all sides, including flats to the rear. The property has been extended in the past but is in need of modernisation. The house has a flat roofed outrigger projecting out from the front of the property and a car port to the side.

POLICY CONTEXT

The proposal relates to a first floor side and rear extension, therefore Policy HS11 and SPG11 are directly relevant in this instance. In its criteria for development of this nature it 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 and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1 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. Policy HS11 also states that where the rear extension is two storey on semi-detached properties, the proposed extension should be set back at least 2.5 metres from the party boundary. As the application property is detached and situated on a staggered building line, the aforementioned criteria are less relevant. 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 external alterations to the building are mostly aesthetic improvement including new aluminium windows throughout and the rendering of the external walls. The main footprint of the building remains largely unchanged under the proposals with the exception of the first floor side extension. This will involve the creation of a first floor above the existing integral garage at the rear of the property and an increase in width of the first floor by 1.5 metres. The roof designs of the existing property are reflected in the proposals with the creation of a gable to the rear and a hipped design at the side to maintain the balance of the property.

Due to the relatively small width of the side extension, and lack of any immediate neighbour or consistent building line, it is not considered necessary for the extension to be set back at first floor or have a lower ridge. This may in fact worsen the overall appearance of the scheme. Therefore it is considered that due to the extensive size of the plot and hidden location of the property itself, the proposals will not detract from the character of the area or over-dominate the host dwelling. There is no real consistency in the design of buildings in the area and the revised proposals are considered to contribute positively to the character of the street scene.

The original proposals included the provision of new side facing windows serving the landing and new bedroom, facing towards the neighbouring property at Cherry Cottage. It was considered that due to their close proximity to the boundary, they could result in direct overlooking in this direction. The plans have since been amended to address this issue and they have been replaced with non-opening windows which will be obscurely glazed serving the landing and a high level window to the bedroom. The main outlook for the bedroom will now be to the rear as although this also faces a neighbouring development of flats, the area immediately at the rear consists of garages and a parking area rather than private amenity space. The separation distances to the windows in the flats are achieved as outlined below.

Concerns were raised by the neighbour at Cherry Cottage about possible loss of light and the proposed extension making the rear of the house very dark. The application property is situated to the south east of Cherry Cottage and therefore considering their relative positioning is not considered to overshadow the rear of Cherry Cottage. The side extension is relatively small in width and is no higher than the existing dwelling. The extension above the garage is set further back from the boundary and is alongside an existing two storey rear extension. The existing mature trees that mark the boundaries of the site already make both sites dark and the proposed extension is not considered to exacerbate this to an unacceptable degree. In addition to this, the established trees within and around the site will not be affected by the development and this has been confirmed by the Tree Preservation Officer.

In summary, the proposed extensions and alterations to the exterior of the property are considered acceptable in scale and design and can be accommodated within the plot without significantly impacting on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal retains acceptable levels of separation to the neighbours to the side and rear and is not considered to impact on their outlook from habitable rooms. The extension is capable of remaining subordinate to the host dwelling in accordance with Policy HS11 and SPG11. The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy 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 revised drawings for the proposal showing the new bedroom window in the rear elevation of the extension retains 31 metres to the flats at the rear in Arlington Court. Although the window is within 10 metres of the boundary, it only adjoins the garages of the flats and not private amenity space. The side facing windows in the extension facing Cherry Cottage are either high level or will be obscurely glazed by condition.

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 an adverse impact on the character of the original dwelling or on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

Summary of Decision:

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

The proposal is not considered to have an adverse impact on the character of the original dwelling or on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

Recommended Decision: Approve

Recommended Conditions and Reasons:

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

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

2. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 2nd March 2012.

Reason: For the avoidance of doubt.

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

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

Further Notes for Committee:

Last Comments By: 27/03/2012 17:29:56

Expiry Date: 09/03/2012

Planning Committee
27 March 2012

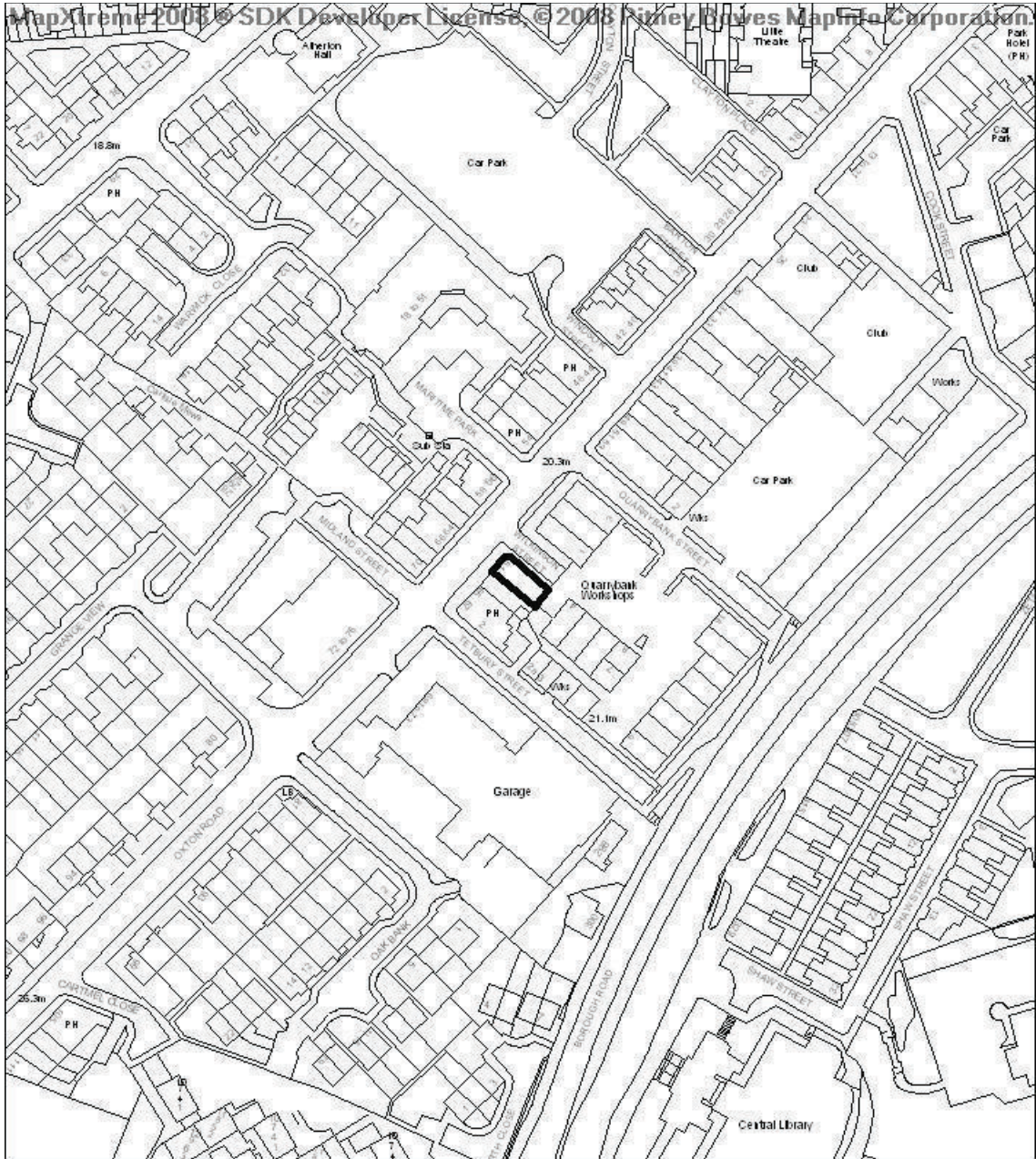
Reference: APP/12/00081	Area Team: South Team	Case Officer: Miss A McDougall	Ward: Birkenhead and Tranmere
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Location: Chris Pluck Betting Office, 61 OXTON ROAD, BIRKENHEAD, CH41 2TL

Proposal: Change of use from offices above former betting shop to 2, two bedroom flats and front boundary wall and gates

Applicant: Mr D Pluck
Agent : SDA

Site Plan:



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Development Plan allocation and policies:

Primarily Commercial Area
Traditional Suburban Centre

Planning History:

APP/97/06379 Extension at first floor, change of use from two self contained flats to offices and storage - Approved 01/01/1998

APP/83/23589 Conversion of first floor and second floor to two self contained flats - Approved 15/12/1983

APP/82/20940 Conversion of dwelling into two self contained flats - Refused 07/10/1982

APP/80/16545 Installation of new shop front - Approve 10/10/1980

APP/79/12500 Change of use to licensed betting office - Approved 14/06/1979

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

Having regard to the Council Guidance on Publicity for Applications, 19 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

Merseyside Cycling Campaign: Objection raised due to no cycle parking provision.

CONSULTATIONS:

The Director of Technical Services (Traffic & Transportation Division): Changes requested in relation to siting of vehicle access.

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

DIRECTORS COMMENTS:**REASON FOR REFERRAL**

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

INTRODUCTION

The proposal is for the conversion of the first and second floor into two separate residential units, the changes also include a new boundary wall to the front with vehicle access.

PRINCIPLE OF DEVELOPMENT

The proposal is for upper floor residential above an existing retail unit within the designated Traditional Suburban Centre which is acceptable in principle.

SITE AND SURROUNDINGS

The building is a three storey end terrace within the established Traditional Suburban Centre and is located 220m from Birkenhead Key Town Centre, the ground floor use is currently a betting shop. The property is located on the corner of Oxtan Road and what was Wilkinson Street, Wilkinson Street was originally a residential street which has since been converted into small business units and car parking.

POLICY CONTEXT

SH7 Upper Floor Uses in Retail Premises Policy

The Local Planning Authority will permit the conversion of upper floors above shops for office uses or for residential uses not covered by permitted development rights, subject to access, parking, servicing, amenity and shop security considerations and the compatibility of the proposed use with neighbouring upper floor activities.

APPEARANCE AND AMENITY ISSUES

The upper floor changes only have impact to the internal arrangement and will not impact the appearance of the building externally. One feature of many shopping centres has been the long-term increase in service uses, particularly on the upper floors of existing premises. More recently, attention has focused on encouraging the re-use or conversion of upper floors for residential use. As well as providing an additional source of accommodation, such uses within a shopping centre can make an important contribution to its vitality, particularly during the evening and when shops are closed.

There is an existing car park to the side of the building that was originally the turning into Wilkinson Street, the proposal includes a boundary wall and gated vehicle access, Oxton Road is not a classified Road and there is an existing car park to the side of the building that was originally the entrance into Wilkinson Street.

The proposed changes to the existing car park and the upper floors are acceptable within this location and do not harm the vitality of the traditional suburban centre. The proposal is therefore acceptable having regard to Wirral's UDP Policy SH7.

SEPARATION DISTANCES

The residential uses within the upper floors are conversions, the building retains the original windows and has sufficient outlook to each habitable room without causing additional harm in terms of loss of privacy by not introducing additional windows.

HIGHWAY/TRAFFIC IMPLICATIONS

There have been concerns raised with regards the new access, it has been advised that changes be made to the access so as not to impact highway safety, no details have been submitted to the Council therefore Traffic Management have advised a condition requesting full details of the access.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

The overall scheme is acceptable in terms of use and siting, due to the vehicle access further details are required with regards to safe vehicle movements within the highway. The scheme is acceptable having regard to Wirral's UDP Policy SH7.

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 changes to the upper floors of the existing building are acceptable having regard to Wirral's UDP Policy SH7.

Recommended **Approve**
Decision:

Recommended Conditions and Reasons:

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

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

2. Prior to commencement of works full details of the vehicle access shall be submitted to and agreed in writing by the Local Planning Authority, the vehicle access shall be implemented as agreed prior to first occupation of the hereby approved upper floor flats.

Reason: Highway safety.

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

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

Further Notes for Committee:

Last Comments By: 23/02/2012 11:05:47
Expiry Date: 21/03/2012

Agenda Item 13

Planning Committee

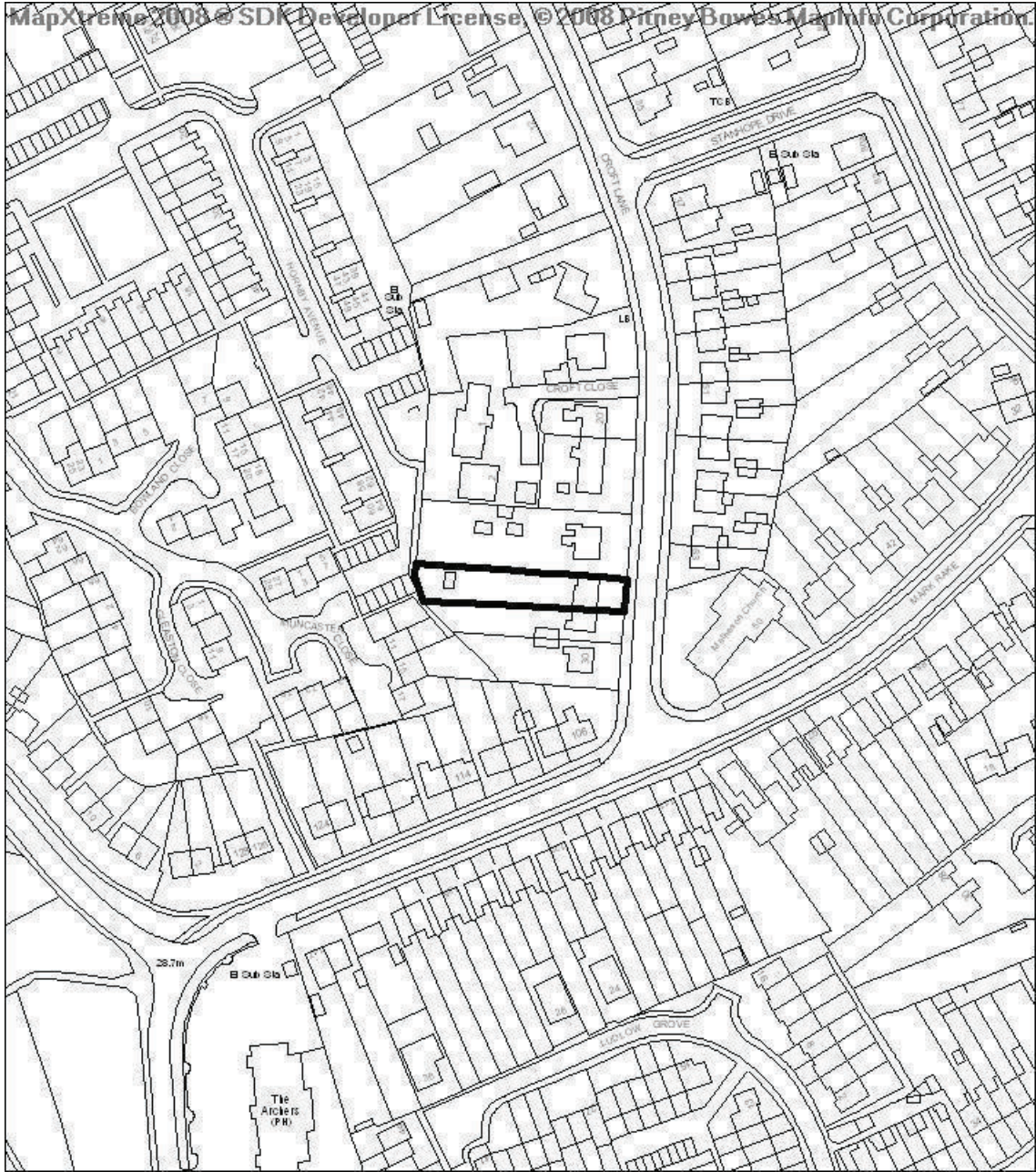
27 March 2012

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. A letter has been received from the occupier of 24 Croft Lane, Bromborough stating the following concerns:

1. The extension is part of the building that was also built without planning permission, therefore request that prior to considering granting permission for the extension, retrospective planning permission should be sought for the entire garage.
2. The length of both the formerly built part of the garage and the extension to the garage have been built encroaching on approximately 1 foot of my land. Therefore there is no legal right for the garage, including the extension to occupy the land as this is trespass
3. In relation to point two, this requires express consent that I authorise this encroachment in accordance with any building regulations, which I do not.
4. If you grant planning permission without considering points one to three, I reserve the right to take any such further action, including the right to take judicial review proceedings against you.
5. The proposed extension is out of keeping with the visual appearance of the area this is an established residential area and there is no precedent for this kind of development.
6. The size of the extension is out of scale with the existing and immediately neighbouring properties in terms of overall size.
7. The extension further overshadows part of the garden of my property preventing the use and enjoyment of this amenity space.

CONSULTATIONS

No consultations necessary

Director's Comments:

The application was deferred from Planning Committee on the 6 March to allow consideration of an objection letter received. The report has been amended accordingly.

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.

The adjacent occupier has raised a number of concerns, firstly that the part of the garage built prior to this extension needs retrospective planning permission. The element of the garage subject of this application projects forward from the original front elevation, which requires permission as set out on the General Permitted Development Order (GPDO). The part of the garage to the rear built previously is permitted development as set out in the GPDO and as such does not require permission. This application seeks to rectify the breach in planning for the part of the garage at the front.

Points 2 and 3 relate to issues outside the remit of Planning in that encroachment onto land is a civil matter and not a material planning consideration that can be taken into account as part of the planning application process. As such in relation to Point 4, comments raised in points 1, 2 and 3 are addressed within this report along with an explanation that a civil, private matter is outside the remit of planning.

As regards points 5 and 6, the retention of the extension to the garage at the front is assessed against the criteria set out in Policy HS11 where it states that extensions should not result in a detrimental impact on neighbouring properties with no harm to the original dwelling or street scene. The extension projects forward from the front elevation by 1.4 metres and is designed to complement the appearance of the original building. The minimal projection and the design is considered appropriate in scale not to have a harmful impact on the original building or the street scene. In addition, the extension is located at the front of the property, is single storey, small in scale and will not result in any overshadowing of the adjacent property.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The development 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.

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 Approve
Decision:

Recommended Conditions and Reasons:

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

Planning Committee

27 March 2012

Reference:
APP/12/00139

Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
**Leasowe and
Moreton East**

Location: 1 BLUNDELLS DRIVE, MORETON, CH46 8SP
Proposal: Single storey rear extension

Applicant: Mr Mike Hughes
Agent : SDA

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/11/01453 - Two storey side extension, single storey rear extension and loft conversion - Withdrawn 13/02/2012

APP/02/06309 - Erection of front porch, single storey side extension, conservatory to rear and 1.8 metre high boundary fence enclosing side garden - Approved 10/10/2002

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

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

CONSULTATIONS

None required.

DIRECTORS COMMENTS:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

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

INTRODUCTION

The proposal is for the erection of a single storey rear extension. The plans also show a rear dormer extension but this has been shown in the interests of clarity and will be constructed under permitted development as illustrated on the plans.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The site comprises a semi-detached render property in an area of similar design. The dwelling is situated on a corner plot which is enclosed to the side and rear by 1.8 metre fencing. The property has been extended in the form of a rear conservatory and small side extension. The adjoining property at No.3 has an existing flat roofed extension situated on the party boundary with the application property, which projects slightly beyond the existing conservatory.

POLICY CONTEXT

The proposal relates to the erection of a single storey rear extension. 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. With particular reference to single storey rear extensions, Policy HS11 and SPG11 state that those within 1 metre of the party boundary on semi-detached dwellings should not project more than 3 metres from the original rear wall do the property.

APPEARANCE AND AMENITY ISSUES

The existing rear conservatory projects 4 metres from the rear wall of the existing property. The adjoining property at No.3 has a corresponding flat roof rear extension along the party boundary which projects to approximately 5 metres. The proposed extension will replace the existing conservatory and projects 4 metres in depth and occupies the full width of the house. As outlined above, Policy HS11 and SPG11 seek to restrict the projection of single storey rear extensions to 3 metres in depth when they are adjacent to the party boundary, in order to protect the outlook of the adjoining property's rear windows. However in this instance the neighbour at No.3 has a larger existing rear extension in situ and the proposal will fall 1 metre short of this even with a larger projection of 4 metres.

It is considered that there are mitigating circumstances in which to support the proposal in its current form. The proposed extension will not result in an adverse impact on the outlook or amenities of No.3

as the bulk of the proposal will be screened by their rear outrigger. The roof of the extension will be partially visible above this but will effectively disappear behind their own extension. The proposed extension is therefore not considered to appear over-dominant when viewed from this side and will not impinge on the outlook from their rear ground floor windows. The proposed extension remains subordinate to the original dwelling and is acceptable in terms of scale and design. The proposal complies with the provisions of Policy HS11, SPG11 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. The adjoining property to the rear at No.39 Danger Lane has only obscurely glazed non-habitable windows or higher level secondary windows, in its side elevation facing the proposal. Any potential for overlooking towards the neighbour is however mitigated by the existing boundary fence and garden shed. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

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

Summary of Decision:

Having regard to the individual merits of this application the decision to grant Planning Permission has been taken having regard 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 an adverse impact on the character of the original dwelling or on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

Recommended Decision: Approve

Recommended Conditions and Reasons:

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

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

Further Notes for Committee:

Last Comments By: 12/03/2012 15:47:48

Expiry Date: 30/03/2012

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**Planning Appeals Decided
 Between 24/02/2012 and 14/03/2012**

Dismissed

Application No.: APP/11/00785	Application Type: APP	Ward: Heswall
Case Officer: Miss A McDougall	Council Decision: Refuse	Decision Level: Delegated
Applicant: Dr Shafiq Javed	Agent: Mrs K Ludlam	
Location: The Willows, GAYTON FARM ROAD, GAYTON, CH60 8NN		
Proposal: Erection of conservatory		
Appeal Ref.: APP/W4325/D/11/2165866	Appeal Type: Appeal against refusal	
Appeal Decision: Dismissed	Decision Date: 24/02/2012	

Grand Total: 1

	Total
Dismissed	1 100%
Total	1 100%

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**Planning Applications Decided Under
 Delegated Powers Between
 24/02/2012 and 14/03/2012**

Application No.: APP/11/00333 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 01/03/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:**
Location: Lidl, 189 LEASOWE ROAD, LEASOWE, CH45 8LN
Proposal: Variation of condition 10 from APP/2005/7649 to allow shoppers to shop between 08:00 hours and 20:00 hours Monday to Saturday

Application No.: APP/11/01186 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 24/02/2012 **Decision:** Refuse
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Northern Trust Ltd
Location: Gatehouse, Candy Park, Old Hall Industrial Estate, Old Hall Road, CH62 3PE
Proposal: Change of use from gatehouse to A3/A5 restaurant/cafe/hot food takeaway

Application No.: APP/11/01199 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 12/03/2012 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mrs Wendy Hall **Agent:** Abacus Design
Location: 46 LAYTON AVENUE, PRENTON, CH43 0SQ
Proposal: Single storey extension to rear with single and part two storey extension to side to provide additional living and bedroom accommodation.

Application No.: APP/11/01225 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 09/03/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr Richard Ventre **Agent:**
Location: 14 FULFORD PARK, MORETON, CH46 0SH
Proposal: Erection of a 1.8 metre high fence setback 1.8 metres from road adjacent and running along a highway boundary.

Application No.: LBC/11/01231 **Application Type:** Listed Building Consent
Ward: Oxtan **Decision Level:** Delegated
Decision Date: 05/03/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Sam Sandow **Agent:**
Location: 16 VILLAGE ROAD, OXTON, CH43 5SR
Proposal: Provide single storey side extension comprising utility/WC, internal alterations to lower and ground floors to provide kitchen and dining area; replacement of 4 windows and 1 external door to rear elevation; relocation of gatepost to widen access.

Application No.: APP/11/01308 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 01/03/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mrs S Hopkins **Agent:**
Location: Woodcote, Hillbark Road, Irby, Wirral, CH48 1NL
Proposal: Erection of stable block

Application No.: APP/11/01358 **Application Type:** Full Planning Permission
Ward: Oxtan **Decision Level:** Delegated
Decision Date: 05/03/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Dr S Sandow **Agent:**
Location: 16 VILLAGE ROAD, OXTON, CH43 5SR
Proposal: Provide single storey side extension comprising utility/WC. Internal alterations to lower & ground floors to provide kitchen and dining area. Replacement of 4 no. windows and 1 no. external door to rear elevation, relocation of gatepost to widen access.

Application No.: APP/11/01419 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 01/03/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Paterson Macaulay & Owens
Location: Leverhulme Sports Field, GREEN LANE, BROMBOROUGH
Proposal: Proposed new community sports club building, associated car parking & external works at Leverhulme fields Bromborough.

Application No.: APP/11/01426 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 29/02/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Arhitectural Design Services
Location: BP Service Station, 93-103 KING STREET, EGREMONT, CH44 0BZ
Proposal: Retention of alterations to front elevation and retention of lighting columns.

Application No.: APP/11/01457 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 13/03/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: **Agent:** Steve Hunt Partnership
Location: 8 PENKETT ROAD, LISCARD, CH45 7QE
Proposal: Erection of detached garage and reinstatement of retaining wall at side

Application No.: APP/11/01471 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 12/03/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr Cartwright **Agent:**
Location: Woodland Hey, 463 TELEGRAPH ROAD, CALDY, CH48 1NY
Proposal: Two storey side/front extension to create a granny flat with garage underneath and first floor rear balcony

Application No.: APP/11/01476 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 29/02/2012 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: Mr Richard Fielding **Agent:**
Location: Valleyfield, 31 PIPERS LANE, HESWALL, CH60 9HZ
Proposal: To replace and increase the height of the existing wooden gates to 6ft in height. To add a fence to the existing wall at the front of the property so that both combined equal 6 ft in height. To improve the existing side fence (a mixture of overgrown shrubs, ferns and an old pailing fence) which runs parallel to Pipers Close to a 6ft wood panel fence.

Application No.: APP/11/01483 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 29/02/2012 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mr R Allan **Agent:** Deeside Architectural Design
Location: The Cottage, 2 CHURCH LANE, EASTHAM, CH62 0AH
Proposal: Existing two storey at rear to be demolished and replaced with a more sympathetic design. Existing garage to be refurbished to create studio whilst retaining the garage.

Application No.: CON/11/01484 **Application Type:** Conservation Area Consent
Ward: Eastham **Decision Level:** Delegated
Decision Date: 29/02/2012 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mr R Allan **Agent:** Deeside Architectural Design
Location: The Cottage, 2 CHURCH LANE, EASTHAM, CH62 0AH
Proposal: Existing two storey at rear to be demolished and replaced with a more sympathetic design. Existing garage to be refurbished to create studio whilst retaining the garage.

Application No.: APP/11/01488 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 29/02/2012 **Decision:** Approve
Case Officer: Ms C Berry
Applicant: **Agent:** Demeva Ltd
Location: Tulip International (UK) Ltd, RIVERVIEW ROAD, BROMBOROUGH, CH62 3RL
Proposal: Installation of wind sock to sub station

Application No.: ADV/11/01489 **Application Type:** Advertisement Consent
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 09/03/2012 **Decision:** Refuse
Case Officer: Miss K Elliot
Applicant: **Agent:** Northern Trust Ltd
Location: Land fronting Ocean Park, Dock Road, Wallasey, Wirral, CH41 1HW
Proposal: Retention of freestanding To Let marketing board sign

Application No.: APP/11/01508 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 05/03/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr M Hawthorne **Agent:**
Location: Hill Farm, 161 THURSTASTON ROAD, THURSTASTON, CH61 0HQ
Proposal: Creation of new footpath in association with diversion of public right of way to north of Hill Farm. Proposed path to be surfaced with road planings.

Application No.: APP/11/01509 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 29/02/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: **Agent:**
Location: Vacant Building, 1-3 LISCARD VILLAGE, LISCARD, CH45 4JG
Proposal: Change of use from retail to hot food takeaway

Application No.: APP/11/01515 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 09/03/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr BRADFORD **Agent:**
Location: 9 ARBORN DRIVE, UPTON, CH49 6JS
Proposal: Demolition of existing rear conservatory and erection of a single storey rear extension and conservatory

Application No.: APP/11/01533 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 01/03/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr and Mrs Elliott **Agent:** Mr J Penni
Location: 18 LEAWAY, GREASBY, CH49 2PZ
Proposal: Demolition of existing garage and erection of a two storey side/rear extension and single storey storey front extension

Application No.: APP/11/01534 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 29/02/2012 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: Mrs M O'Leary **Agent:** Mr I Glen
Location: 25 BRIMSTAGE ROAD, BEBINGTON, CH63 3EW
Proposal: Convert existing double garage, bedroom and ensuite bathroom into flat

Application No.: APP/11/01536 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 01/03/2012 **Decision:** Approve
Case Officer: Ms C Berry
Applicant: **Agent:** Condy Lofthouse Architects
Location: Birkenhead Market, CLAUGHTON ROAD, BIRKENHEAD
Proposal: Proposed new glazed shop front and create coffee shop within the context of the existing market

Application No.: APP/12/00006 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 01/03/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Philip Seddon Associates
Location: 254-256 BOROUGH ROAD, BIRKENHEAD, CH41 2RB
Proposal: Proposed replacement of shop front, conversion of first floor accommodation into offices/store supporting travel business, including internal and external alterations

Application No.: APP/12/00007 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 24/02/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mrs Agnes Steed **Agent:**
Location: Grosvenor Paint Stores, 296 HOYLAKE ROAD, MORETON, CH46 6DE
Proposal: Change of use from wallpaper shop to dog grooming salon and pet retail shop.

Application No.: APP/12/00009 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 28/02/2012 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: **Agent:** Brassey Partnership
Location: Public Conveniences, NORTH PARADE, HOYLAKE
Proposal: Application for new planning permission to extend the time limit for the implementation of application APP/2006/5925, for the change of use and refurbishment of public toilets including an extension to provide a café and observation deck.

Application No.: APP/12/00013 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 07/03/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mrs M.F Edwards **Agent:** Andrew Smith Architects
Location: 33 URMSON ROAD, LISCARD, CH45 7LE
Proposal: Change of use from office back to a dwelling house.

Application No.: LBC/12/00015 **Application Type:** Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 12/03/2012 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Bridgewater Contracts
Location: The Bridge Inn, 59 BOLTON ROAD, PORT SUNLIGHT, CH62 4UQ
Proposal: Internal non-structural alterations to licensed areas

Application No.: APP/12/00019 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 24/02/2012 **Decision:** Refuse
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Byrne **Agent:** S N Amery
Location: 20 WIRRAL GARDENS, BEBINGTON, CH63 3BQ
Proposal: Roof conversion & roof dormer extension facing highway

Application No.: ADV/12/00020 **Application Type:** Advertisement Consent
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 01/03/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** John Anthony Signs
Location: Starbucks Coffee, Unit 12 Marine Point, MARINE PROMENADE, NEW BRIGHTON
Proposal: 2 no. vinyl panels for estate board 2no internally illuminated fascia signs.

Application No.: APP/12/00024 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 01/03/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Ms Walley **Agent:** The Kenefick Jones Partnership Ltd
Location: 45 MILL HILL ROAD, IRBY, CH61 4UE
Proposal: Single storey rear & side extensions

Application No.: APP/12/00026 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 02/03/2012 **Decision:** Approve
Case Officer: Miss K Ellison
Applicant: Mr PIERCY **Agent:** Bryson McHugh Architects
Location: 15 HUGHES LANE, OXTON, CH43 5TU
Proposal: TWO STOREY SIDE EXTENSION, NEW ROOFWORKS AND INTERNAL ALTERATIONS

Application No.: APP/12/00028 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 05/03/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Murphy **Agent:**
Location: Rosemead, 11 IRBYSIDE ROAD, FRANKBY, CH48 1NU
Proposal: Loft conversion with alterations to roof structure and two dormers to rear

Application No.: APP/12/00032 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 24/02/2012 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: Mr Gareth Walsh **Agent:**
Location: 16 Hartnup Way, Prenton, Wirral, CH43 7ND
Proposal: Retrospective application for retention of alterations to the levels of the rear garden, including dwarf retaining wall.

Application No.: APP/12/00033 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 12/03/2012 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Indigo Planning
Location: Top Shop and Top Man, 182-184 GRANGE ROAD, BIRKENHEAD, CH41 6EA
Proposal: Change of use from Class A1 (shop) to Class A2 (financial and professional services)

Application No.: APP/12/00036 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 06/03/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr A Bashier **Agent:** MTP Town Planning
Location: 156 ALLPORT ROAD, BROMBOROUGH, CH62 6BB
Proposal: Variation of Condition 1 of approval APP/10/01453 to allow extension of opening times (Sunday - Wednesday until 23.30 and Thursday - Saturday until 00.30) to be permanent

Application No.: APP/12/00041 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 07/03/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr James Uren **Agent:** Mr Bernard Rea
Location: 7 CASTLE DRIVE, HESWALL, CH60 4RJ
Proposal: Extension of the time limit for approval APP/2009/5104 - Two storey side extension and alteration to front parking area.

Application No.: APP/12/00042 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 06/03/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: **Agent:** Aedas Building Consultancy
Location: Our Lady and St Edwards RC Aided Primary School, PRICE STREET, BIRKENHEAD, CH41 8DU
Proposal: Single storey extension to rear of school to create new library, practical, storage and withdrawal areas.

Application No.: APP/12/00045 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 08/03/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mrs White **Agent:** Pace Property Reports Project Management
Location: Lee Farm, STATION ROAD, THURSTASTON, CH61 0HN
Proposal: Proposed storm porch with balcony above

Application No.: APP/12/00046 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 08/03/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr John Welsh **Agent:** Major Design Partnership
Location: 15 MYNSULE ROAD, SPITAL, CH63 9YQ
Proposal: First floor extensions to the side and rear of dwelling.

Application No.: APP/12/00055 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 08/03/2012 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Miss Bainbridge **Agent:**
Location: 16 ST STEPHENS ROAD, PRENTON, CH42 8PL
Proposal: First floor extension to be built above an existing part of a dwelling.

Application No.: APP/12/00057 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 09/03/2012 **Decision:** Approve
Case Officer: Miss K Elliot
Applicant: Mr & Mrs Smith **Agent:** The Kenefick Jones Partnership Ltd
Location: 4 CROOME DRIVE, NEWTON, CH48 8AH
Proposal: Erection of a single storey side extension

Application No.: APP/12/00061 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 09/03/2012 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Andrew Cockram **Agent:**
Location: The Irby Mill, 174-176 MILL LANE, GREASBY, CH49 3NT
Proposal: Two new window frame openings (amended description)

Application No.: APP/12/00066 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 12/03/2012 **Decision:** Refuse
Case Officer: Mr N Williams
Applicant: Mr Tony O'Brien **Agent:**
Location: Rose Cottage, BRIMSTAGE ROAD, BRIMSTAGE, CH63 6HE
Proposal: Proposed extension to the rear of the house consisting of a ground floor family room, 1st floor bedroom, utility room, toilet and en-suite

Application No.: APP/12/00069 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 01/03/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:** Mr Allan Speechly
Location: Heswall Golf Club, COTTAGE LANE, GAYTON
Proposal: The construction of new male and female toilets on the golf course to replace the two old existing toilets

Application No.: APP/12/00076 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 13/03/2012 **Decision:** Refuse
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Oliver **Agent:** Mr Neville Pickard
Location: Thorncroft, THORNTON COMMON ROAD, THORNTON HOUGH, CH63 4JT
Proposal: Two storey and single storey rear extensions

Application No.: APP/12/00077 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 13/03/2012 **Decision:** Approve
Case Officer: Miss S McIlroy
Applicant: Mr David Huxley **Agent:**
Location: 28 BENNETS LANE, MEOLS, CH47 7AZ
Proposal: Erection of a two storey side extension and a single storey rear extension

Application No.: APP/12/00091 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 09/03/2012 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr Michael Barton **Agent:** OWEN ELLIS ARCHITECTS
Location: Gorsehill, 11 DAWSTONE ROAD, GAYTON, CH60 4RP
Proposal: Extension of time/renewal of outline approval OUT/2009/5253 - Demolition of a dwelling and erection of a new dwelling house (outline)

Application No.: AGN/12/00187 **Application Type:** Prior Notification of Agricultural Works
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 12/03/2012 **Decision:** Prior approval is not required
Case Officer: Mrs S Lacey
Applicant: Mr Peter Reed **Agent:** C W Jones
Location: Benty Farm, SCHOOL LANE, THURSTASTON, CH61 0HH
Proposal: Agricultural building for storage of agricultural equipment and machinery

Total Number of Applications Decided: 53

Summary of data

	Total Per
Approve	45
Prior approval is not required	1
Refuse	7
Report Total	53

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