



Planning Committee

Date:	Thursday, 19 March 2015
Time:	6.00 pm
Venue:	Council Chamber, Wallasey Town Hall

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1. MINUTES (Pages 1 - 10)

To approve the accuracy of the minutes of the meeting held on 19 February 2015.

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. OUT/14/00930 - ST LUKE'S TENNIS CLUB, CHARLES ROAD, HOYLAKE CH47 2AB - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 14 DWELLINGS (Pages 11 - 18)

5. OUT/14/01152 - 64A STANLEY ROAD, HOYLAKE CH47 1HZ (Pages 19 - 24)

6. APP/14/01323 - 2 SHELLEY WAY, WEST KIRBY CH48 3LQ - ERECTION OF GARDEN PAVILION (Pages 25 - 30)

7. APP/14/01341 - LAND ADJACENT TO ST PETER'S CE PRIMARY SCHOOL, NURSERY ALLOTMENT GARDENS, THURSTASTON ROAD, HESWALL CH60 4SA - PROPOSED ERECTION OF 4 NO. RESIDENTIAL UNITS (Pages 31 - 38)

8. **APP/14/01412 - 38 THURSTASTON ROAD, IRBY CH61 0HF - ERECTION OF HOUSE AND GARAGE (Pages 39 - 44)**
9. **APP/14/01532 - 560 PENSBY ROAD, THINGWALL CH61 7UE - FIRST FLOOR SIDE EXTENSION WITH INTERNAL ALTERATIONS AND EXTENSION TO EXISTING DORMER (Pages 45 - 48)**
10. **APP/14/01540 - LAND AT HAZELDENE WAY, THINGWALL - ERECTION OF 7 NEW BUILD HOUSES (Pages 49 - 54)**
11. **APP/15/00084 - LAND ADJACENT TO 13 NEW CHESTER ROAD, NEW FERRY, WIRRAL CH62 1DG - CONSTRUCTION OF THREE DOMESTIC DWELLINGS (Pages 55 - 62)**
12. **DECISIONS TAKEN UNDER DELEGATED POWERS BETWEEN 06/02/2015 AND 09/03/2015 (Pages 63 - 84)**
13. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

PLANNING COMMITTEE

Thursday, 19 February 2015

Present:

Councillor A Leech (Chair)

Councillors

D Realey
P Brightmore
M Daniel
C Spriggs
J Walsh
I Williams

D Elderton
P Hayes
K Hodson
S Kelly
P Cleary

Deputies:

Councillors W Clements (for E Boulton)

131 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 20 January 2015.

Resolved – That the minutes be approved

132 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked to declare any disclosable pecuniary interests in connection with any item on the agenda and to state the nature of the interest.

No such declarations were made.

133 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

OUT/14/00930: St Luke's Tennis Club, Charles Road, Hoylake, CH47 2AB - Proposed residential development comprising 14 dwellings

APP/14/01341: Land Adjacent to, St Peters CE Primary School, Nursery Allotment Gardens, Thurstason Road, Heswall, CH60 4SA - Proposed erection of 4 No. residential units

APP/14/01412: 38 Thurstason Road, Irby CH61 0HF - Erection of house and garage

APP/14/01532: 560 Pensby Road, Thingwall, CH61 7UE - First floor side extension with internal alterations and extension to existing dormer

APP/14/01540: Land at Hazeldene Way, Thingwall - Erection of 7 new build houses

- 134 **OUT/14/00930: ST LUKE'S TENNIS CLUB, CHARLES ROAD, HOYLAK, CH47 2AB - PROPOSED RESIDENTIAL DEVELOPMENT COMPRISING 14 DWELLINGS**

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

- 135 **APP/14/01114: LITTLE BRIGHTON INN, 2 ROWSON STREET, NEW BRIGHTON, CH45 5AT - CONVERSION OF THE EXISTING PUBLIC HOUSE TO TWO DWELLINGS AND THE ERECTION OF SEVEN DWELLINGS (AMENDED SCHEME)**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Hodson and seconded by Councillor Clements it was:

Resolved (12:1) That the application be approved subject to the following conditions:

- 1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.**
- 2. The development hereby permitted shall be built in accordance with the approved plans received by the Local Planning Authority on the 18th June 2014 and listed as follows 102_2014_02 dated 02.12.2014, 102_2014_01 dated 09.10.2014 and 102_2014_02 dated 09.10.2014**
- 3. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 4. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**
- 5. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**

6. No development shall commence until details for reinstatement of all obsolete vehicle crossings to standard footway levels, tactile paving and the removal, relocation and/or renewal of any street furniture (including the removal of the existing public house cellar doors and access flaps) required as a result of the development approved, have been submitted to and approved in writing by the Local Planning Authority. The development shall not be first brought into use until such works have been completed and laid out in accordance with approved details and shall be constructed and laid out having regard to the authority's specifications.

7. No development shall take place until a scheme of works to provide waiting restrictions at the junction of Rowson Street and Magazine Lane has been submitted to and agreed in writing by the Local Planning Authority. The development shall not be first brought into use until such works have been completed and laid out in accordance with the approved details.

136 **APP/14/01134: LAND TO THE REAR OF 9 DAWPOOL DRIVE, BROMBOROUGH, CH62 6DE - CLOSURE OF THE VEHICLE REPAIR GARAGE AND ERECTION OF 4NO. 1 BEDROOM FLATS IN A TWO STOREY BUILDING (AMENDED DESCRIPTION).**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Ward Councillor addressed the Committee in support of the application

On a motion by Councillor Elderton and seconded by Councillor Clements it was:

Resolved (13:0) That the application be approved subject to the following conditions:

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8th September 2014 and listed as follows: 112_2013_01 (Dated 10.09.2014)

3. No development shall place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

4. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

5. No development shall take place until details of secure parking provision for cycles have been submitted to and approved in writing by the Local Planning Authority. Such provision as may be approved shall be provided before the building(s) hereby permitted is/are occupied and shall be retained permanently thereafter.

6. Before the first occupation or use of the development hereby approved, the commercial garage located to the south of the proposed flats as shown on plan 112_2013_01 shall permanently cease operation.

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

137 **APP/14/01232: 15-25 FIELD ROAD, NEW BRIGHTON, CH45 5BG - ERECTION OF 13 AFFORDABLE HOUSING UNITS IN A 3-STOREY RESIDENTIAL DEVELOPMENT**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner addressed the Committee

The Applicant addressed the Committee

On a motion by Councillor Realey and seconded by Councillor Daniel it was:

Resolved (12:1) That the application be approved subject to the following conditions:

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

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

3. The development hereby permitted shall be carried out in accordance with the approved plans received as amended by the Local Planning Authority on 27th November 2014 and are listed as follows:

01-02-002a; 01-02-002b; 02-02-002b; 02-02-001b; 02-03-003b; 02-02-002a; 02-91-001a; 02-05-001a; 02-05-002a received by the Local Planning Authority on the 27th November 2014 and 02-05-002b received on the 12th December.

4. Before the first occupation or use of the development the access road(s) and parking areas shown on the approved plan(s) shall be completed and thereafter permanently retained for parking and manoeuvring purposes.

5. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

6. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

7. No development shall take place until details of secure parking provision for cycles have been submitted to and approved in writing by the Local Planning Authority. Such provision as may be approved shall be provided before the building(s) hereby permitted is/are occupied and shall be retained permanently thereafter.

8. Before the first occupation or use of the development once the new access(es) are constructed the existing access to the site shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved by the Local Planning Authority.

9. No development shall take place until a scheme for the provision of affordable housing to be provided has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupiers 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 Local Planning Authority.

138 **APP/14/01256: 91 EASTHAM VILLAGE ROAD, EASTHAM, CH62 0AW - CONVERSION AND EXTENSION OF EXISTING BUILDINGS INTO THREE RESIDENTIAL DWELLINGS WITH CAR PARKING**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Ward Councillor addressed the Committee in objection to the application

On a motion by Councillor Realey and seconded by Councillor Spriggs it was:

Resolved (9:4) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. No development shall take place until samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.
3. No development shall take place until full details of the proposed windows including materials and sections at a scale of 1:10 shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.
4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 6th October 2014 and listed as follows: 23605-07; 23605-08B; and 8859/1A
5. Before the development hereby permitted is first occupied the first-floor window serving Bedroom 3 on the front (north-facing) elevation, and the two existing porthole windows in the existing sandstone building, shall be glazed with obscure glass only and shall be non-opening. The windows shall be permanently maintained with obscure glazing at all times thereafter.
6. No development shall take place until section drawings of floor and acoustic insulation between the first and second floors of the barn facing the main road (showing that the timber framing will remain exposed) shall be submitted to and approved in writing. The scheme shall be implemented as approved.
7. No development shall take place until a full scheme of soft and hard landscaping (including boundary treatment) shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation of any dwelling hereby approved
8. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.
9. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

139 APP/14/01341: LAND ADJACENT TO, ST PETERS CE PRIMARY SCHOOL, NURSERY ALLOTMENT GARDENS, THURSTASTON ROAD, HESWALL, CH60 4SA - PROPOSED ERECTION OF 4 NO. RESIDENTIAL UNITS

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

- 140 **APP/14/01389: PEGGY GADFLYS, 93 VICTORIA ROAD, NEW BRIGHTON, CH45 2JB - CHANGE OF USE FROM PUBLIC HOUSE TO HOTEL WITH RESTAURANT AND BAR WITH NEW DISABLED RAMP SIDE ACCESS**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Hayes it was:

Resolved (13:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 18th November 2014 and listed as follows: 143_2014_01 (Dated 05.09.2014), 143_2014_02 (Dated 05.09.2014) & 143_2014_03 (Dated 05.09.2014)
3. The bar/restaurant indicated on plan ref 143_2014_01 (Dated 05.09.2014) shall be closed between the hours 23:00 hours and 08:00 hours Monday to Saturday and 22:00 hours and 10:00 hours on Sundays and Bank Holidays.
4. No development shall take place until a scheme of works to alter the footway of Mason Street and Victoria Road has been submitted to and agreed in writing by the Local Planning Authority. The development shall not be first brought into use until such works have been completed and laid out in accordance with the approved details.

- 141 **APP/14/01412: 38 THURSTASTON ROAD, IRBY, CH61 0HF - ERECTION OF HOUSE AND GARAGE**

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

- 142 **APP/14/01445: 2 REDSTONE DRIVE, HESWALL, CH60 9HH - RAISE HEIGHT OF ROOF BY 0.8M WITH REAR DORMER, EXTENSION TO EXISTING GARAGE WITH GLAZED BALUSTRADE ABOVE AND SINGLE STOREY EXTENSION TO THE REAR.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Realey and seconded by Councillor Elderton it was:

Resolved (13:0) That the application be approved subject to the following conditions:

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 23 January 2015 and listed as follows: Drawing No. L(91)002 and 012, Rev.P7.

- 143 **APP/14/01532: 560 PENSBY ROAD, THINGWALL, CH61 7UE - FIRST FLOOR SIDE EXTENSION WITH INTERNAL ALTERATIONS AND EXTENSION TO EXISTING DORMER**

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

- 144 **APP/14/01540: LAND AT HAZELDENE WAY, THINGWALL - ERECTION OF 7 NEW BUILD HOUSES**

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

- 145 **DLS/14/01579: LAND OFF WALLASEY BRIDGE ROAD WEST FLOAT BIRKENHEAD CH41 1EF - ERECTION OF A BUILDING FOR MANUFACTURING USE**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Spriggs and seconded by Councillor Brightmore it was:

Resolved (13:0) That the application be approved subject to the following conditions:

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

2. Any trees and shrubs planted in accordance with the landscaping scheme which, within 5 years of planting are removed, dying, seriously damaged or become diseased shall be replaced to the satisfaction of the Local Planning Authority, by trees and shrubs of similar species

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

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on (insert date) and listed as follows: P-02-001,P-02-002,P-02-P-02-003, P-03-P-001, P-03-P-002, P-03-003,P-04-S-001, P-05-001, P-27-002 and P-05-001 Rev A and P-03-P-001 Rev A received by the Planning Authority on 3rd February 2015

5. Prior to the commencement of development, details of the proposed Puffin Crossing onto Wallasey Bridge Road, the cycle/footway fronting the site, adoptable landscaping fronting the site, vehicular access onto Wallasey Bridge

Road and the proposed bus stops shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full.

- 146 **APP/14/01585: CAR PARK, ALABAMA WAY, BIRKENHEAD - THE CONSTRUCTION OF AN ON SHORE OFFICE, WAREHOUSE BUILDING AND PONTOON TO SERVE AS A MARINE OPERATIONS AND MAINTENANCE FACILITY FOR OFF SHORE PROJECTS.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner on behalf of local residents addressed the Committee

A Petitioner and local business owner addressed the Committee

A Petitioner in support of the application addressed the Committee

The Applicant addressed the Committee

A Ward Councillor addressed the Committee in objection to the application.

On a motion by Councillor Realey and seconded by Councillor Walsh it was:

Resolved (7:6) That the application be refused on the following grounds:

The proposed development by reason of its siting, is considered would result in an unacceptable loss of amenity for the occupiers of residential development at Priory Wharf by virtue of increased noise, general disturbance and poor outlook. The proposed development, if approved, would be contrary to Policy EM6 of the adopted Wirral Unitary Development Plan.

- 147 **INSTALLATION OF METAL CABINET ON PAVEMENT TO FRONT OF 27 ROSE MOUNT, OXTON, WIRRAL**

A Report by the Strategic Director for Regeneration and Environment advised Members of an unauthorised installation of a metal cabinet on the pavement to the front of 27 Rose Mount, Oxtton, Wirral.

Members were informed that the cabinet measured approximately 1 metre in height and 1 metre in width and that the installation requires planning permission as it is not permitted by any part of the General Permitted Development Order.

The Report recommended to Members that it is not expedient to take enforcement action in this instance

Resolved (12:1) – That no action be taken

- 148 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 08/01/2015 AND 05/02/2015**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 08/01/2015 and 05/02/2015.

Resolved – That the report be noted.

Planning Committee

19 March 2015

Reference:
OUT/14/00930

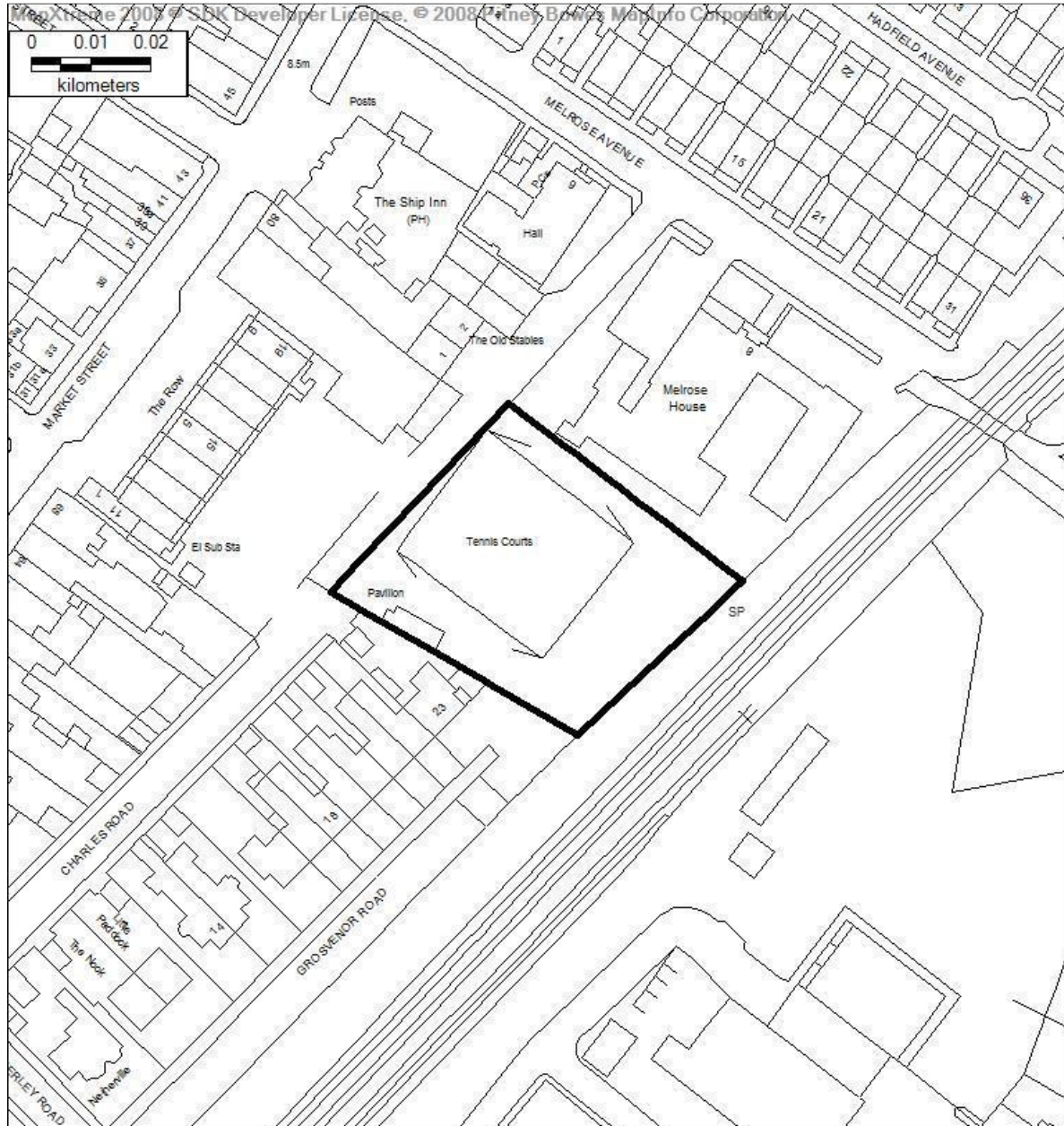
Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
Hoylake and Meols

Location: St Lukes Tennis Club, CHARLES ROAD, HOYLAK, CH47 2AB
Proposal: Proposed residential development comprising 14 dwellings
Applicant: The Managing Trustees of St Lukes Methodist Church
Agent : SHACK Architecture Ltd

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: St. Lukes Tennis Club, Charles Road, Hoylake. L47 3
Application Type: Full Planning Permission
Proposal: Construction of new tennis court and erection of 3m. high fencing and 4m. high boundary fencing.
Application No: APP/88/05667
Decision Date: 19/05/1988
Decision Type: Approve

Location: St. Lukes Memorial Tennis Club, Charles Road, Hoylake. L47 3
Application Type: Full Planning Permission
Proposal: Erection of a garage.
Application No: APP/94/05958
Decision Date: 09/08/1994
Decision Type: Approve

Location: St Lukes Tennis Club, CHARLES ROAD, HOYLAK, CH47 2AB
Application Type: Outline Planning Permission
Proposal: Proposed residential development comprising of 17 dwellings
Application No: OUT/13/01008
Decision Date: 04/11/2013
Decision Type: Withdrawn

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 31 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 6 individual letters of objection received and a petition of objection containing 96 signatures was received. The objections can be summarised as:

1. Loss of environment and amenities for future generations;
2. Danger from increased traffic and congestion, with commercial vehicles using Charles Road to service Market Street premises;
3. Loss of parking and parking problems;
4. Potential sewage system problems;
5. Block of flats would not be in keeping with area;
6. Loss of war memorial tennis courts;
7. Bin store located adjacent to residential property;

Councillor Gerry Ellis requested that the application be taken out of delegation due to the above concerns of neighbouring properties.

Network Rail have commented that the proposed development should not prejudice any further plans by Network Rail to construct a footbridge, together with other stipulations relating to the maintenance and use of the railway, most of which are not controlled through the planning process.

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - No objection

Head of Environment & Regulation (Traffic and Transportation Division) - No objection

DIRECTORS COMMENTS:

The application was deferred from Planning Committee on 19th February 2015 to allow members to conduct a site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Ellis requested that the application be taken out of delegation due to concerns of neighbours. In addition, a petition of objection containing 96 signatures was received.

INTRODUCTION

The proposal is for a residential development of 14 units on land currently used as St Luke's Tennis Club. Whilst the application is only at outline stage, approval of the layout and access of the scheme is being sought at this stage. The proposed development will comprise of four houses, and a building containing 10 apartments.

A previous application (OUT/13/01008) for seventeen units on this site was withdrawn.

PRINCIPLE OF DEVELOPMENT

The principle of a residential development within a Primarily Residential Area is acceptable, subject to relevant policy guidelines.

SITE AND SURROUNDINGS

The application site is currently a small private tennis facility containing two tennis courts. The application site is designated as a Primarily Residential Area in Wirral's Unitary Development Plan - although whilst the area is predominantly residential, there are some non-residential uses within the area. The dwellings on the south east of Charles Road back onto the road, with high walls and garages largely screening the houses from the street scene. The opposite side of Charles Road predominantly contains the rear of commercial premises (and the flats above) of Market Street, with high walls, garages and blank elevations addressing Charles Road. Overall, this combines to give a rather enclosed and inactive street scene. In addition to this, there is a section of unmade and unadopted road directly adjacent to the application site, with a residential home (Melrose House) to the other side of this, directly adjoining the application site. There is also a car park and a vehicle repairs/MOT centre near to the application site, and a railway line directly adjoining the south east of the site.

POLICY CONTEXTGeneral Planning Policy

The proposal for residential development within a Primarily Residential Area is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development. This policy states that proposals should be of a scale which relate well to surrounding property, should not result in a detrimental change in the character of the area, and should provide adequate individual private garden space for each dwelling.

The National Planning Policy Framework introduces a presumption in favour of sustainable development, subject to restrictions on the loss of existing open space, sports and recreational buildings and land.

Draft Policy CS31 in the Core Strategy Proposed Submission Draft would protect land use for sport unless it can be demonstrated:

- the site is genuinely surplus and not required for another recreational purpose;
- it has been continuously marketed at realistic prices and there is no reasonable prospect of re-use for recreational purposes;
- it is not needed for other purposes such as landscape character, biodiversity, drainage of flood defence;

- it would be replaced with an equivalent or better facility to serve the same community

The Core Strategy Proposed Submission Draft was approved by the Council on 15 October 2012 (minute 60 refers) as material consideration in the determination of planning applications. This could carry limited weight, insofar of its conformity with NPPF.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources. Policy WM9 also requires development to provide measures for waste collection and recycling.

Hoylake Vision are currently consulting on a pre-submission Neighbourhood Development Plan for Hoylake, which includes a proposal to secure high quality public open space within an area including the application site, as part of a comprehensive redevelopment scheme or phased master-plan approach under Draft Policy HS3 (the proposed Neighbourhood Development Plan can be viewed at: <http://www.hoylakevision.org.uk/wp-content/uploads/2012/11/Hoylake-NDP-pre-submission-consultation-draft-17.01.15.pdf>)

Affordable Housing

Given the location of the site, the application requires the provision of 20% affordable housing. In this case, this equates to three of the proposed units being affordable housing. The applicant has agreed to this and this will be secured through a Section 106 Agreement.

Loss of Tennis Courts

In relation to the loss of the tennis courts, Paragraph 74 of the National Planning Policy Framework states that existing sports and recreational buildings and land should not be built on unless an assessment has been undertaken which has clearly shown the land to be surplus to requirements; or the loss resulting from the proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

The applicant has submitted evidence in an attempt to demonstrate that the existing tennis courts are surplus to requirements. This evidence includes a survey of spare capacity at other local tennis clubs, as well as a comparison of the number of courts within the Hoylake area and other parts of Wirral. This information suggests there may be a surplus of tennis courts within the Hoylake and Meols area in comparison to other parts of Wirral. The Council's Open Space Assessment 2011 shows there are 1.09 tennis courts per population compared to 0.5 per 1,000 population for Wirral as whole. However, whilst Hoylake may have more tennis courts per population than other local areas; this does not in itself constitute sufficient evidence that there is a surplus in Hoylake in that it could be indicative of the number of people who play tennis in the area. The continued use of St Luke's (at the time of writing) also demonstrates some need for this facility.

The applicants survey of other local tennis clubs appears to show that the remaining members of St Luke's Tennis Club, reported to be 26 playing members, could be accommodated in these other local clubs if they were willing to join them.

The applicant has agreed to contribute £40,000 towards the upgrade of two existing public tennis courts at Meols Parade. These courts are currently in an extremely poor condition and are in clear need of an upgrade in order to attract significant numbers of the public, and to be fully fit-for-purpose, but are unlikely to be available for clubs to play on. The £40,000 would enable the complete resurfacing of the courts, together with new netting and some repair of the outer fencing. Whilst the upgrade of these public tennis courts would not strictly result in equivalent or better provision, in terms of quantity or quality (as required in Paragraph 74 of the NPPF) as the proposal would also lead to a net loss of two tennis courts, the upgrade of free-to-use public courts could enhance opportunities for participation. Improved public facilities could also be used more than two privately-owned courts. The £40,000 sum would be secured through a Section 106 Agreement.

Sport England who are in this case a, non-statutory consultee object to the proposal even with the inclusion of a commuted sum to improve other tennis facilities. They contend that so long as the courts are in use, then it is unlikely that any evidence can be provided to demonstrate that they are surplus to requirements and therefore the proposal cannot comply with the NPPF.

The emerging Hoylake Neighbourhood Development Plan shows that the site could have the potential to contribute as part of public open space. As the preparation of the Neighbourhood Plan is at the pre-submission consultation stage before examination it could only carry limited weight, as an indication of how the community envisage local development could take place at the application site.

Representations have been received which state that these courts are a war memorial dedicated in 1947 by St Luke's Church to local people who lost their lives. However, the site is not on land scheduled as an ancient monument, within a Conservation Area, nor is it a Listed Building or structure. As such, planning legislation and the development plan do not require that special attention is given to preserving its character or appearance. It is also important to note that any covenants applied to the site are not a material planning consideration and as such it is not considered that the development of the site should be prevented on those grounds.

APPEARANCE AND AMENITY ISSUES

The development will comprise of four houses, alongside a block of ten apartments. As the application is only at outline stage, the design of these buildings have not been submitted and it is merely the layout and access which permission is being sought for at this stage. The design of the proposal will be finalised in a subsequent reserved matters application.

The houses will front onto a new turning head at the top of Charles Road, with a front garden providing off-street parking and large rear gardens projecting towards Melrose House at the rear of the site. Each of these new houses will be set within a good-sized plot - plots which are larger than many dwellings within the Hoylake area and they will therefore not have a negative impact on the character of the area.

The block of ten apartments will be located to the South East of the site, adjacent to the railway line. The building is set out in an 'L' shape, with parking to the front and a substantial communal garden area to the rear. There will be a minimum distance of 14 metres from the windows on the front of the apartment block to the garden area of 23 Grosvenor Road, and this will be sufficient to ensure that there is no unacceptable loss of privacy to this property. Proposed tree planting will further screen this boundary. There will be a distance of between 17 metres and 20 metres from rear windows in the proposed development and the boundary with Melrose House - which again, is sufficient to prevent any loss of privacy or overlooking.

The proposed layout will result in a development which is considered to be acceptable for this site, making good use of the land. Each of the fourteen units will have an off-street parking space, whilst the houses have large rear garden and the apartments have a large communal garden area - as such, the proposal is not considered to be an overdevelopment of the site. The mixture of houses and flats is generally in keeping with the wider nature of Hoylake. The development equates to approximately 56 dwellings per hectare which is not considered to be excessive at all, especially given that the site is within a sustainable location within 400 metres of Hoylake train station, and close to good bus links along Market Street.

Overall, the layout and proposed scale of the development is in keeping with the nature and character of the surrounding area and the development will therefore not have an adverse impact upon the character of the area or the street scene.

SEPARATION DISTANCES

All required separation distances are met within this development.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal will provide some highway gain in providing a turning head for Charles Road. The proposal itself provides 14 off-street parking spaces, equating to one per new unit. The development may create some additional parking within Charles Road; however, parking in adjacent streets from previous uses as tennis club will be reduced.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The loss of existing open space, sports and recreational land has environmental sustainability implications as set out in this report.

The Joint Waste Local Plan for Merseyside and Halton Policy WM8 requires development to incorporate measures for achieving efficient use of resources; Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting. Conditions are proposed to ensure this is achieved.

HEALTH ISSUES

Potential health benefits through provision to improve and encourage increased use of public tennis courts need to be balanced against the proposed loss of existing private open space, sports and recreational land.

CONCLUSION

In conclusion, the development of this site could be considered to be acceptable subject to the provision of a commuted sum to enhance other publically accessible tennis courts within the area. The proposed layout and access arrangements are considered to acceptable and will result in a development which does not harm the character or appearance of the area in line with Wirral Unitary Development Plan HS4 and the National Planning Policy Framework.

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 of this site is considered to be acceptable subject to the provision of a commuted sum to enhance other tennis courts within the area. The proposed layout and access arrangements are considered to acceptable and will result in a development which does not harm the character or appearance of the area. As such in line with Wirral Unitary Development Plan HS4 and the National Planning Policy Framework.

Recommended Decision: **Approve subject to Section 106 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 or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

(a) Scale

- (b) Appearance; and
- (c) Landscaping

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

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

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

4. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the Waste Local Plan.

5. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM8 and WM9 of the Waste Local Plan.

6. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th July 2014 and listed as follows: A101 Revision C

Reason: For the avoidance of doubt and to define the permission.

7. NO DEVELOPMENT SHALL TAKE PLACE UNTIL details of secure parking provision for cycles have been submitted to and approved in writing by the Local Planning Authority. Such provision as may be approved shall be provided before the building(s) hereby permitted is/are occupied and shall be retained permanently thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy TR12 Requirements for Cycle Parking of the adopted Wirral Unitary Development Plan.

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street

furniture and vegetation as necessary. Please contact the Council's Highway Maintenance team on 0151 606 2004 prior to the commencement of development for further information

Last Comments By: 03/09/2014 15:31:30
Expiry Date: 15/10/2014

Planning Committee

19 March 2015

Reference:
OUT/14/01152

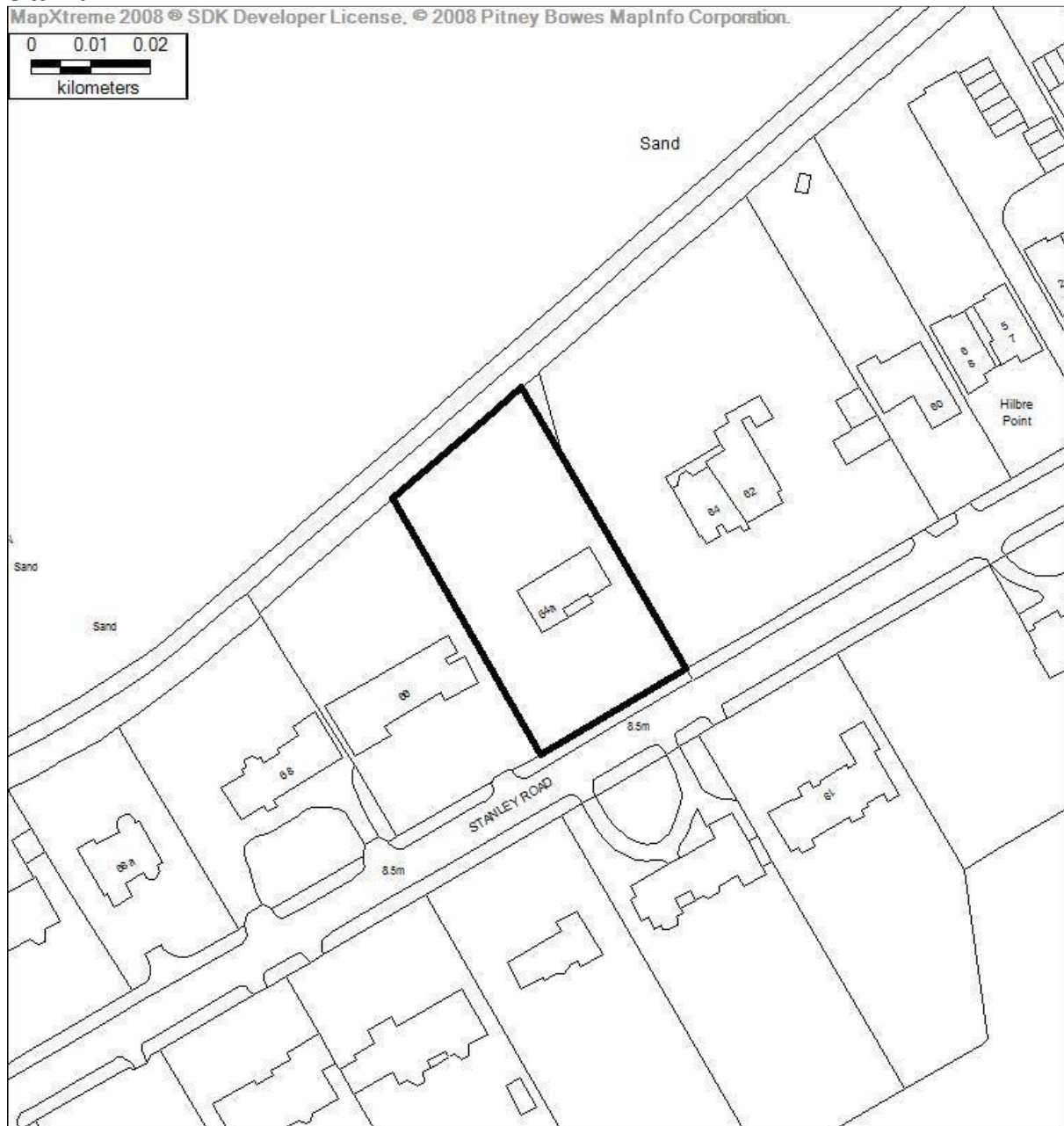
Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
Hoylake and Meols

Location: 64A STANLEY ROAD, HOYLAK, CH47 1HZ
Proposal: Demolition of existing dwelling and erection of two dwellings
Applicant: Mr M J Garry
Agent : KJP Architecture

Site Plan:



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Development Plan allocation and policies:

Density and Design Guidelines Area
Primarily Residential Area

Planning History:

Location: 64 Stanley Road ,Hoylake, L47 1HZ
Application Type: Full Planning Permission
Proposal: Erection of a detached house with integral garage
Application No: APP/76/05232
Decision Date: 01/07/1976
Decision Type: Conditional Approval

Location: 64 Stanley Road Hoylake L471hz
Application Type: Full Planning Permission
Proposal: Erection of two storey extension to dwelling house to provide two self contained flats.
Application No: APP/77/06615
Decision Date: 27/04/1977
Decision Type: Conditional Approval

Location: 64 STANLEY ROAD, HOYLAK, CH47 1HZ
Application Type: Full Planning Permission
Proposal: Detached domestic garage with accommodation ancillary to the main house.
Application No: APP/12/00148
Decision Date: 25/05/2012
Decision Type: Approve

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

In line with the Council's policy for publicity of planning applications, letters were sent to 5 neighbouring properties and a notice posted on site. Neighbours were renotified when amended plans were received. Objection letters have been received from 35,62, 64 and 66 Stanley Road, 2 Invergarry Court and 21 Stanley Road. In addition a petition of 28 signatures has been received. The objections can be summarised as follows:

1. The proposed additional dwelling will be out of character with the area in terms of density and layout.
2. The new buildings will be at odds to the existing building line and will result in overshadowing and loss of privacy to adjacent properties.
3. Development would remove part of a sandbank which would make the land unstable.
4. Detrimental impact on views from the adjacent Conservation area
5. Would set a precedent for similar developments
6. Development is unnecessary

Hoylake CARA - Development should reflect density in UDP guidelines, care should be taken over appearance and design details.

Wirral Wildlife - Site is adjacent to North Wirral Foreshore SSSI, SPA and Ramsar site. However one additional dwelling will not result in any significant effect on wildlife or the Shoreline Management Plan.

Natural England - No objection subject to satisfactory Habitats Assessment

Merseside Environmental Advisory Service - The Habitats Regulations Assessment has been carried out. On the basis of the submitted information the proposals will not have a significant impact on adjacent designated sites and an appropriate assessment would not be required

CONSULTATIONS:

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Councillor Gerry Ellis removed the application from delegation on the grounds that the residents consider it to be of a scale and density inappropriate to the area and too large for the site. Also it could have a detrimental effect on the adjacent Conservation Area.

Director's Comments:

This application was deferred from Planning Committee on 18 December 2014 to allow for a formal Member's Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has been taken out of delegation by Councillor Gerry Ellis for determination at Planning Committee. In addition a qualifying petition signed by 28 signatures has been received.

INTRODUCTION

The proposals are an outline application for the demolition of the existing dwelling and the erection of two detached houses. Whilst all matters are reserved, the applicant has submitted indicative plans which set out the siting of the proposed buildings and their height and position in relation to adjacent properties.

PRINCIPLE OF DEVELOPMENT

The application site is designated as part of a Primarily Residential, Density and Design Guidelines Area on the Unitary Development Plan (UDP) Proposals Map, and is opposite Meols Drive Conservation Area where new dwellings can be acceptable subject to UDP Policies HS4, HS5 and CH2.

SITE AND SURROUNDINGS

The application site consists of a modern two storey dwelling with an integral garage. The site is slightly elevated above Stanley Road in line with adjacent properties. To the west of the application site properties are mainly detached, whilst to the east of the site properties are more of a mix of detached, semi-detached and purpose built flats. The age of properties on this side of Stanley Road varies from older traditional style properties which are typical of the area to more modern dwellings and flats which do not reflect the design characteristics of the older properties. The application site lies within the Stanley Road/Kings Gap Density and Design Guidelines area.

The boundary to the Meols Drive Conservation Area takes in the southern side of Stanley Road opposite the application site. To the rear of this is the Royal Liverpool Golf Club.

The application site backs onto the North Wirral Foreshore SSSI, SPA and Ramsar site.

POLICY CONTEXT

Any proposals for residential development must be assessed against UDP Policy HS4 – New housing development, UDP Policy HS5 – Density and Design Guidelines and UDP Policy CH2 – Development Affecting Conservation Areas. New dwellings are required to be of an appropriate scale density and form to fit in with the surrounding area and to not harm the amenity of adjacent properties the distinctive characteristic of the Meols Drive Conservation Area, including any important views. The special character of the area is recognized by UDP Policy CH2 and Policy HS5 and Supplementary Planning Guidance note 5, the latter which seeks to guide appropriate development to specific parts of Stanley Road. The area is divided into 5 zones with specific characteristics. 64A falls within zone 5 where flat developments are discouraged.

The National Planning Policy Framework also requires new development to be well designed sustainable development which makes a positive contribution to the character of the area.

APPEARANCE AND AMENITY ISSUES

The existing dwelling appears to have been constructed in the 1970's. The appearance is simple two storey house and does not reflect the scale or architectural detail of some of the older properties in the area. Its position is within a generous plot with space all around the dwelling. Given its slightly elevated position, the house is clearly visible from Stanley Road. The existing property does not make a positive contribution to the views from the adjacent conservation area or fit in with the architectural characteristics of the older buildings in the area.

The application site lies within the Stanley Road/Kings Gap Density and Design Guidelines area. The purpose of these guidelines is to ensure that the right form of development which makes a positive contribution to the character of the area. 64a lies within zone 5 of the guidelines area where new dwellings are permitted which reflect the scale and size of existing buildings. The existing dwelling is sited between two older properties and is a smaller building with a lower ridge height and a more modern design. The proposal is for a pair of detached houses which keep the same front building line as the existing house. The buildings are shown to be sited relatively close together to give the impression of one larger building. The two properties represent a built development which takes up more of the width of the site but still retains a gap of over 5m to the boundary with 66 and 3.5m to the boundary with 64. Whilst the plans are illustrative and the final details would be subject to an application for reserved matters, they give a clear indication of how two houses could fit on the site. It is considered that two dwellings which could have a greater mass and bulk than the existing property, would result in a building which is more comparable in scale with other buildings in the area.

Whilst the site is not in a conservation area, the properties on the opposite side of Stanley Road are. As such consideration will need to be given to the design and appearance of the proposed houses to ensure that they do not have a negative impact on views into and out of the conservation area. The applicant has submitted indicative details of the proposed dwellings although the application is entirely outline with all matters to be considered with a reserved matters application. Whilst the scale and siting of the dwellings is acceptable, the indicative appearance lacks an appropriate architectural style and detail and would not be acceptable in this location. Should an application for reserved matters be subsequently submitted, the design and appearance would require careful consideration.

SEPARATION DISTANCES

As the application is in outline form, the details of windows are not yet set. However, there is sufficient space within the plot to meet the required interface distances and retain the privacy of neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposals will result in one additional property, the extra traffic resulting from this would not be significant and there is plenty of space within the site to accommodate off street parking.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The North Wirral Foreshore SSSI lies behind the site. A Habitats Regulation Assessment has been carried out and concludes that the proposals would have no significant impact on the designated sites.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development represents an opportunity to develop an existing site with a more appropriate form of development which would improve the appearance of the area. The proposals would therefore meet the requirements of Unitary Development Plan policies HS4 and CH2 and advice contained in the National Planning Policy Framework.

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 an opportunity to develop an existing site with a more appropriate form of development which would improve the appearance of the area. The proposals would therefore meet the requirements of Unitary Development Plan policies HS4, CH2 and HS5 and advice contained in the National Planning Policy Framework.

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 or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Access and
- (e) Landscaping

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92(as amended) of the Town and Country Planning Act 1990.

3. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. The gradients of any new road or turning area should not exceed 1:25 and those of parking or loading bays should not exceed 1:40.

Reason: To ensure that the development is satisfactorily sited and designed in relation to adjacent development and the highway and those satisfactory gradients are achieved.

4. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the Waste Local Plan.

5. Any subsequent application for reserved matters shall be accompanied by a full landscaping plan detailing both soft and hard landscaping.

Reason: To ensure that the site is adequately landscaped to maintain the character and appearance of the locality.

6. The development of the site shall be carried out in accordance with the mitigation measures contained in section 8 (recommendations) of the Ecological Scoping Survey by The Tyrer Partnership, dated 29 January 2015.

Reasons : To mitigate the impacts of the development on wildlife.

Further Notes for Committee:

Last Comments By: 08/12/2014 11:46:38

Expiry Date: 14/11/2014

Planning Committee

19 March 2015

Reference:
APP/14/01323

Area Team:
North Team

Case Officer:
Mrs MA Jackson

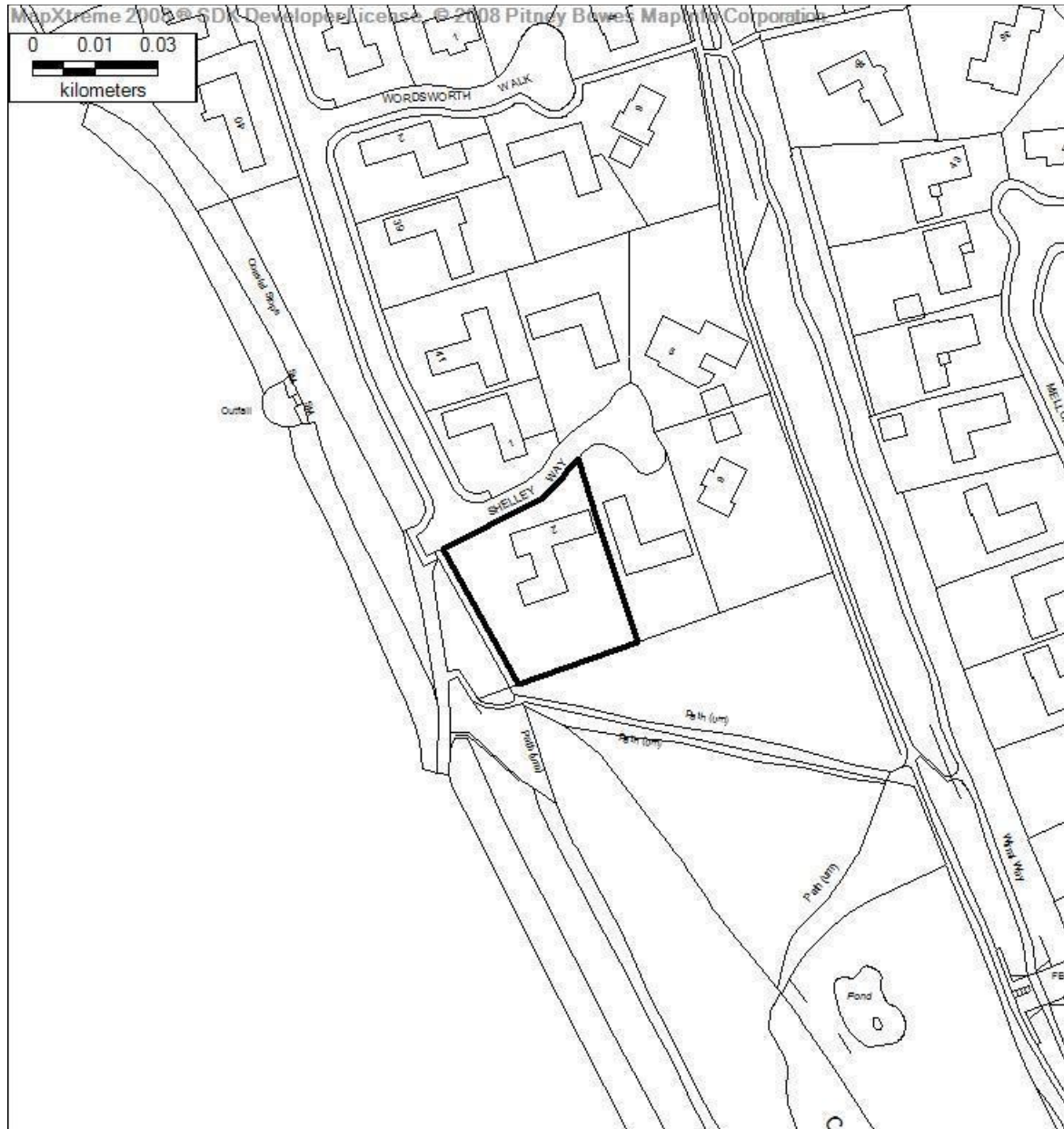
Ward:
**West Kirby and
Thurstaston**

Location: 2 SHELLEY WAY, WEST KIRBY, CH48 3LQ

Proposal: Erection of garden pavilion

Applicant: Mrs P David

Site Plan:



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Development Plan allocation and policies:

Green Belt
Area of Special Landscape Value
Primarily Residential Area

Planning History:

Location: 2 Shelley Way, West Kirby, Wirral, CH48 3LQ
Application Type: Full Planning Permission
Proposal: Erection of an extension.
Application No: APP/08/06020
Decision Date: 06/08/2008
Decision Type: Approve

Location: 2, Shelley Way, West Kirby. L48 3LQ
Application Type: Full Planning Permission
Proposal: Retention of a conservatory at rear.
Application No: APP/93/05989
Decision Date: 19/07/1993
Decision Type: Approve

Location: 2 Shelley Way, West Kirby, Wirral, CH48 3LQ
Application Type: Full Planning Permission
Proposal: Erection of single storey rear extension.
Application No: APP/05/06222
Decision Date: 22/07/2005
Decision Type: Approve

Location: 2 Shelley Way, West Kirby, Wirral, CH48 3LQ
Application Type: Full Planning Permission
Proposal: Erection of single-storey rear extension
Application No: APP/03/06168
Decision Date: 22/09/2003
Decision Type: Approve

Location: 2 Shelley Way, West Kirby, Wirral, CH48 3LQ
Application Type: Full Planning Permission
Proposal: Retention of 0.84 metre high fencing around front/side garden.
Application No: APP/00/06172
Decision Date: 03/08/2000
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications 2 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report one objection has been received from 4 Shelley Way, listing the following grounds:

1. Occupants have views directly into their garden and bungalow.
2. Loss of privacy
3. Overlooking
4. intrusiveness

5. Overbearing
6. Out of scale and character
7. Loss of enjoyment of their garden

CONSULTATIONS

Head of Environment and Regeneration (Traffic and Transportation Division) - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application was taken out of delegation by Councillor Watt for the following reasons:

The pavilion already constructed and sited close to the common boundary is of such a scale and height as to be overbearing and, because of its raised floor level, overlooks their private garden to the severe detriment of their residential amenity, all contrary to Policy HS11 of Wirral's Unitary Development Plan.

INTRODUCTION

The proposal is for the retrospective retention of a garden pavilion.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy HS11 and LA7 of Wirral's Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

SITE AND SURROUNDINGS

The site comprises a detached single storey brick property in an area of similar design. The plot includes a large generous garden. A public footpath runs along the western side of the property. The dwelling is situated within a primarily residential area but is bounded to the south by the adopted green belt and an area of Special Landscape Value. The boundary to the south is a mature conifer hedge.

POLICY CONTEXT

The application property is located within a Primarily Residential Area. The proposal is assessed against the National Planning Policy Framework, which states that proposals should reflect good design as this is important in achieving sustainable development and should contribute positively to making places better for people.

The proposal relates to the erection of a garden pavilion whilst not in the Green Belt, but has Green Belt along the boundary therefore Policy LA7 is relevant. It is noted that Policy LA7 Criteria for Development at the Urban Fringe states "When considering new development at the edge of the urban area or in other locations which would be clearly visible from the open countryside, the Local Planning Authority will pay special regard to the visual impact of the proposals".

Wirral Unitary Development Plan Policy HS11 relates to house extensions and states that proposals should be designed in such a way as to have no significant adverse effect on the appearance of the original property the character of the area in general or impact on the amenities of the occupiers of neighbouring properties in particular through overlooking, or an adverse effect on the area in general.

APPEARANCE AND AMENITY ISSUES

The structure which consent is sought for consists of a circular timber pavilion with a tiled conical roof. The structure is located adjacent to the eastern boundary of the site 1.6m from the garden of 4 Shelley Way.

The structure is 2.58m in diameter with the height to the centre of the roof at 2.95m. The structure is predominantly timber with open sides and is set 0.6m above the ground. Class E of Part 1 of the

General Permitted Development Order, permits the erection of buildings and enclosures within the curtilage of a dwellinghouse which are required for purposes incidental to the enjoyment of the dwellinghouse, subject to limits on height and area. This means that the majority of garden structures such as sheds or greenhouses are permitted development. Excluded from this class of permitted development is the erection of a veranda, balcony or raised platform or buildings, enclosures and containers which are situated within 2m of a boundary and are more than 2.5m high.

It is arguable that the open nature of the structure is more akin to a veranda than a summerhouse and as such could not be permitted development even if located further from the boundary.

At present the boundary between 2 and 4 Shelley Way consists of a post and rail fence and vegetation approximately 1m high. The pavilion has clear views into the garden and building of 4 Shelley Way and is clearly visible from this garden. This results in a loss of privacy and amenity to the occupants of 4 Shelley Way.

It is not uncommon that gardens can be bounded by fences of up to 2m in height, which are permitted development. The erection of a 2m fence along the boundary between 2 and 4 Shelley Way would remove the issue of overlooking and screen the bulk of the structure. The occupants of 4 Shelley Way have indicated that they would prefer the fence to remain at the current height and whilst this is beyond the control of the Council, it is possible that some form of screen to the pavilion would provide a more acceptable solution. In addition, if the structure becomes one which is predominantly enclosed, it would fall under the category of building which would be permitted development if sited 0.4m further away from the boundary with 4 Shelley way. In assessing the acceptability of the structure and its impact on the adjacent garden, the fall-back position of what could be erected as permitted development is a material consideration. Putting aside the matter of overlooking, the visual impact of the structure if located 0.4m further away from the boundary with 4 Shelley Way, as permitted development, would be little different.

The applicant has advised that they have green canvas screens which can be fitted to the sides and rear of the structure and left in place all year round. The retention of these screens could be secured by a condition and would provide a more acceptable solution to retain the privacy of 4 Shelley Way.

Views of the pavilion from the adjacent green belt land is limited due to the existing hedge, as such the pavilion is seen as a typical garden structure against a residential backdrop. There is no harm therefore, to the Area of Special Landscape Value.

SEPARATION DISTANCES

The issue of overlooking is as set out in the main body of this report.

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

Subject to the provision of screening, the proposal is not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of privacy or outlook. The proposed extension is not considered detrimental to the character of the area or the character of the host dwelling. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

Summary of Decision:

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

The proposal is considered acceptable in appearance and scale and is not considered to have any detrimental impact on the amenity of properties or the character of the area. The proposal is considered acceptable under the National Planning Policy Framework. - Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 13 February 2015.

Reason: For the avoidance of doubt and to define the permission.

3. Within one month of the date of approval, details of the screen to the side and rear of the pavilion shall be submitted to and agreed in writing with the Local Planning Authority. The approved screens shall be retained in place whenever the pavilion is in use.

Reason: To protect the privacy of the occupants of 4 Shelley Way in accordance with Policy HS11 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 27/11/2014 10:56:15

Expiry Date: 16/12/2014

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Planning Committee

19 March 2015

Reference:
APP/14/01341

Area Team:
South Team

Case Officer:
Mrs C Parker

Ward:
Heswall

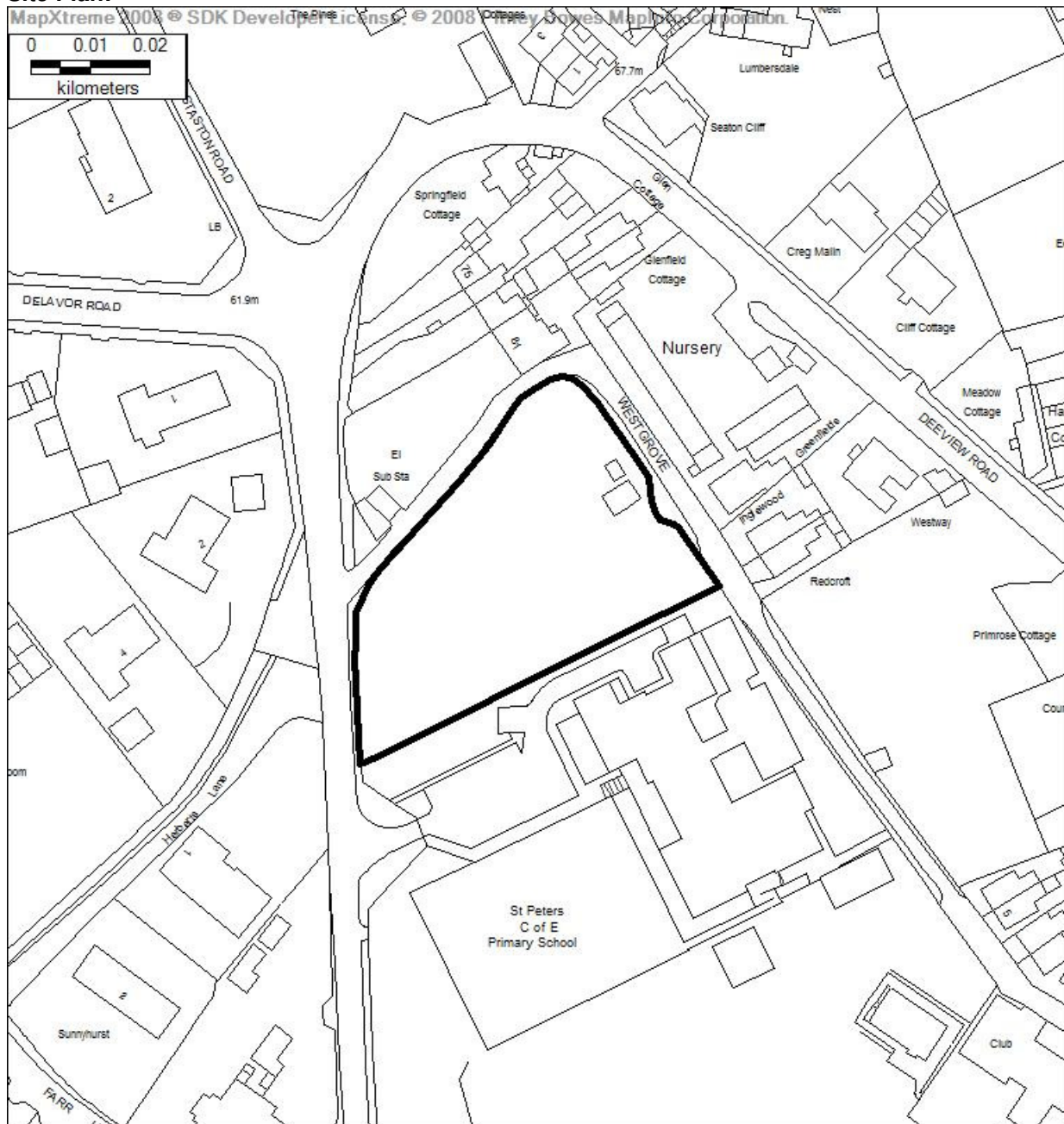
Location: Land Adjacent to, St Peters CE Primary School, Nursery Allotment Gardens, THURSTASTON ROAD, HESWALL, CH60 4SA

Proposal: Proposed erection of 4 No. residential units

Applicant: Mr T Stapledon

Agent : Paterson Macaulay & Owens

Site Plan:



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Development Plan allocation and policies:

Conservation Area (for illustrative purposes)
Primarily Residential Area

Planning History:

No relevant history

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

Having regard to the Council Guidance on Publicity for Applications, 15 notifications were sent to adjoining properties and a site notice was also displayed. At the time of writing this report 23 representations have been received objecting to the proposal on the following grounds:

1. Inadequate vehicular access
2. Lack of pavement
3. Too close to the school
4. Safety issues for children and other pedestrians
5. The houses will alter the setting of the conservation area in a detrimental way
6. Highway safety issues, dangerous next to the school
7. Existing highway issues, difficult junction and poor sight lines, narrow pavement
8. Increase in traffic and congestion
9. Design and context is out of keeping with the conservation area

3 petitions have been received. One contains 26 signatures and one contains 85 signatures and are therefore qualifying. One is not classed as qualifying as it contains 19 signatures. However, all three petitions contain the same description of objection "object on the grounds that the proposed access arrangements onto Thurstaston Road are inadequate and in conflict with UDP Policy HS4 (iii) and request that planning permission should not be granted"

Heswall Society - object to the proposal as the access would add to the already great complexity of movement in the area and introduce new hazards and risks. The use of timber cladding should not be used in the development; the setting of the conservation area is important and more emphasis should be given to the openness and the proposal does not take the opportunity to make a positive contribution to the Conservation Area.

CONSULTATIONS

Head of Environment and Regulation (Traffic and Transportation Division) - no objection subject to conditions

Head of Environment and Regulation (Pollution Control Division) - no objections

Director's Comments:

Consideration of the application was deferred from Planning Committee on the 19 February 2015 to allow for a formal Members Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Qualifying petitions of objection have been received relating to the proposals. As such, under the provisions of the Scheme of Delegation for Determining Planning Applications (approved March 2014) the application is required to be considered and determined by the Planning Committee.

INTRODUCTION

The proposal is for the erection of 4 detached dwellings on the former nursery and allotment site fronting Thurstaston Road, Heswall.

PRINCIPLE OF DEVELOPMENT

The site is within a Primarily Residential Area where the principle of a residential development is acceptable. The site is also within Heswall Conservation Area where a residential development should make a positive contribution to the local character and distinctiveness quality of the area.

SITE AND SURROUNDINGS

The application site fronts onto Thurstaston Road and is bounded by West Grove at the rear. St Peters Primary School is located to the south immediately adjacent to the site with residential properties set back to the north of the site. The site is currently vacant and was formerly a nursery and allotment. West Grove is an unadopted lane that provides access to a small number of dwellings. The surface is uneven, rutted and poorly drained. It is bounded in one section by a good quality stone wall (which will be retained) and elsewhere by hedges, and on the school side by an unattractive spiked fence. The adjacent buildings are set back from the road and this site benefits from an open aspect on a prominent corner.

POLICY CONTEXT

The site is located within Heswall Conservation Area and the Primarily Residential Area. The application site is within 425 metres of Heswall Dales (28.8ha) and 326 metres of the Green Space at Feather Lane (1.1ha) and 200 metres of Dawstone Park (0.7ha). The total amount of accessible public open space in Heswall Ward exceeds the UDP/Emerging Core Strategy standard of 2.4ha per 1,000 population. The site is currently unlikely to be suitable for use as a sports pitch.

The National Planning Policy Framework (NPPF) states that new development in conservation areas should make a positive contribution to the local area in terms of character and distinctiveness. In terms of the setting within the Conservation Area, the NPPF states that applicants should describe the significance of any heritage assets affected. This should be included within a Heritage Statement to be submitted with the planning application. When determining a planning application, the Local Planning Authority will take account of:

- The desirability of sustaining or enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- The positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- The desirability of new development making a positive contribution to local character and distinctiveness

The NPPF supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should make a positive contribution to an area and use opportunities to improve the character and quality of an area. Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations to reflect local demand.

UDP Policy HS4 - New Housing Development states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area; should provide appropriate landscaping and boundary treatment that contributes to a secure environment; access and services capable of satisfactory provision with the provision of adequate vehicular access.

UDP Policy CH2 - Development Affecting Conservation Areas is relevant and Policy CH14 in relation to Heswall Lower Village Conservation Area states that the principal planning objectives for the area will be to:

- (i) preserve the character of the old village core, including the setting and character of its former farm buildings and cottage scale dwellings;
- (ii) preserve the character and setting of the surrounding area characterised by substantial property in large, well-landscaped grounds and by the denser more modest scale development to the north of Dawstone Park;
- (iii) retain unifying features such as stone walls, the character of narrow lanes such as School Hill, Brow Lane, West Grove and Feather Lane and areas of mature landscaping. Notwithstanding

designation as Urban Greenspace under Proposal GR2, special attention will be given to retaining the historic character of Dawstone Park.

The reasoned justification for the criteria set out in Policy CH14 states that Heswall Lower Village Conservation Area was designated in April 1979. Its boundaries are drawn to encompass the original nucleus of the small fishing village which pre-dated the suburban expansion of Heswall after the arrival of the railway in the late nineteenth century, as well as some of the earliest and best of the later suburban development.

A Character Appraisal has been approved for the conservation area. This sets out a description of the area in terms of plot sizes, topography and scale and design of older, and original traditional dwellings as well as the more recent developments in the area. The heart of the original settlement, based around Village Road, Raby Close and The Lydiate, can still be discerned and retains much of the character of a typical English Village, including its church and rectory, public house, village hall, shops and groups of cottage scale dwellings, and former farm buildings such as Lydiate Farm and The Old Smithy. One objective of Policy CH14 is, therefore, to ensure that the distinctive character of the old village continues to be preserved.

Policy CH14 also seeks to preserve the setting and appearance of the surrounding area. This area can be split into two distinct segments: the area characterised by substantial houses set in large grounds, situated towards and along Dawstone Road; and the more clustered modest scale development, based around Dee View Road, The Mount and the upper part of School Hill. In accordance with Policy CH14, new proposals will be required to reflect the specific character of the sub-area in which it is located.

The special character of Dawstone Park, and the significance of its location at the junction of these three distinct areas in the historic development of the Village, also merits special protection. Policy CH14, therefore, provides for the historic character of this open space to be preserved.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources. Policy WM9 also requires development to provide measures for waste collection and recycling.

APPEARANCE AND AMENITY ISSUES

As set out in the Policy Section above, any development on this site needs to contribute positively to the character of the conservation area. The need to make a positive contribution to the conservation area does not preclude the principle of development rather that such development should respect its surroundings in terms of layout, design and use of materials. In this case, the number of dwellings proposed and the layout within the site is considered acceptable and retains the open aspect in order to contribute to the character of the area.

The properties within the immediate vicinity are a mix of detached and terraced properties that consist of a variety of materials. The materials for the proposed dwellings have been chosen to reflect those of the neighbouring properties and include the use of render, brick and grey/blue slate. The materials originally included an element of timber cladding but this has been removed in response to concerns raised about the appropriateness of timber cladding in the conservation area.

It is considered that the scale, layout and design of the proposed dwellings is appropriate within the site and serves to make a positive contribution to the Conservation Area. The proposal has regard to the character of the conservation area and is designed to preserve both the character of the older village core as well as the modest scale developments and the setting of the surrounding area characterised by larger properties set in substantial grounds.

SEPARATION DISTANCES

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 houses at the rear of the site along West Grove are set at a higher level than the proposed dwellings and there is a separation distance of 23 metres. This complies with the current guidance on separation distances.

HIGHWAY/TRAFFIC IMPLICATIONS

The majority of the objections relate to the access and the proximity to the adjacent school. The local residents have stated that there is an existing highway issue in the locality mainly due to the lack of pavement, poor sight lines and existing traffic movements and this proposal would increase this hazard. In terms of providing adequate access to the site from Thurstaston Road, an adoptable standard access for 4 or more dwellings with a minimum 1.8 metre footway co-extensive with its frontage onto Thurstaston Road is required. This is due to the location adjacent to a primary school. The submitted plans show a 2 metre wide foot way and this is considered acceptable and in fact offers an opportunity to improve the current situation i.e. by providing a wider footway. In addition, adequate sight lines into the site are provided and it is considered that the erection of 4 dwellings would not significantly increase traffic movements to a degree that would warrant refusal of the application. The proposal has been discussed with the Council's Road Safety Manager and amended to take account of his comments.

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 layout, scale and design of the proposed dwellings represents an appropriate development within the Conservation Area. The proposal is considered to make a positive contribution to the local area in terms of character and distinctiveness. The proposal is a sustainable housing development which encompasses good design and widens the choice of high quality homes. The proposed development will not result in any harm to the amenities of the occupiers of adjacent houses and is in keeping with the pattern of development and character of the Conservation Area. The proposal therefore accords with the National Planning Policy Framework and UDP Policies CH2, CH14, HS4 and SPG3

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 layout, scale and design of the proposed dwellings represents an appropriate development within the Conservation Area. The proposal is considered to make a positive contribution to the local area in terms of character and distinctiveness. The proposal is a sustainable housing development which encompasses good design and widens the choice of high quality homes. The proposed development will not result in any harm to the amenities of the occupiers of adjacent houses and is in keeping with the pattern of development and character of the Conservation Area. The proposal therefore accords with Policies CH2, CH14, HS4 of the Wirral Unitary Development Plan, SPG3 and the National Planning Policy Framework

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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on (insert date) and listed as follows: (insert plan/drawing numbers & date)

Reason: For the avoidance of doubt and to define the permission.

3. A 2 metre wide footway shall be provided along the frontage of Thurstaston Road, full details including the new access arrangements of which shall be submitted to and approved in writing by the Local Planning Authority PRIOR TO THE COMMENCEMENT OF DEVELOPMENT. The approved footway shall be provided in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: In the interest of highway safety having regard to Policy HS4 of the Wirral Unitary Development Plan

4. NO DEVELOPMENT SHALL TAKE PLACE until full details of the road markings relating to school safety have been submitted to and approved in writing by the Local Planning Authority. The details shall include the amendment of the existing 'School Keep Clear' carriageway markings that extend across the proposed access to be replaced by a 'no waiting at any time restriction' on the Thurstaston Road frontage. The approved road markings shall be completed in accordance with the approved details prior to the first occupation of the development hereby approved.

Reason: In the interest of highway safety having regard to Policy HS4 of the Wirral Unitary Development Plan

5. NO DEVELOPMENT SHALL TAKE PLACE until 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 CH4 of the Wirral Unitary Development Plan.

6. PRIOR TO FIRST OCCUPATION OF THE DEVELOPMENT details of a scheme for all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of amenity

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

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

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

Reason: In order to protect the residential amenities of nearby occupants and to accord with Policy HS4 and CH2 of the Wirral Unitary Development Plan.

9. NO DEVELOPMENT SHALL TAKE PLACE until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policy HS4 of the UDP.

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

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policy GR5 of the UDP.

11. Notwithstanding the submitted details, NO DEVELOPMENT SHALL TAKE PLACE until full details of all fencing, walls, gateways and means of enclosure has been submitted to and approved by the Local Planning Authority. The fencing/walls/gateways and means of means of enclosure shall be implemented in full prior to the first occupation of the development hereby granted permission, in accordance with the details so approved, and shall be retained as such thereafter.

Reason: To ensure a proper standard of separation from, and standard of amenity with respect to neighbouring property and having regard Policies CH2 and HS4 of the Wirral Unitary Development Plan

12. Notwithstanding the submitted details showing the site sections, NO DEVELOPMENT SHALL TAKE PLACE until a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

13. NO DEVELOPMENT SHALL TAKE PLACE until a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. No part of the development shall be brought into use until the drainage system has been constructed and completed in accordance with the approved plans.

Reason: In the interests of providing satisfactory drainage of the site and to accord with Policy HS4 of the Wirral Unitary Development Plan.

14. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan.

15. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM8 and WM9 of the Waste Local Plan.

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. In order to comply with Condition 4, you will be required to contact the Council's Highway Maintenance team on 0151 606 2004 prior to the commencement of development for further information about a Traffic Regulation Order.

Last Comments By: 10/12/2014 17:34:05

Expiry Date: 03/02/2015

Planning Committee

19 March 2015

Reference:
APP/14/01412

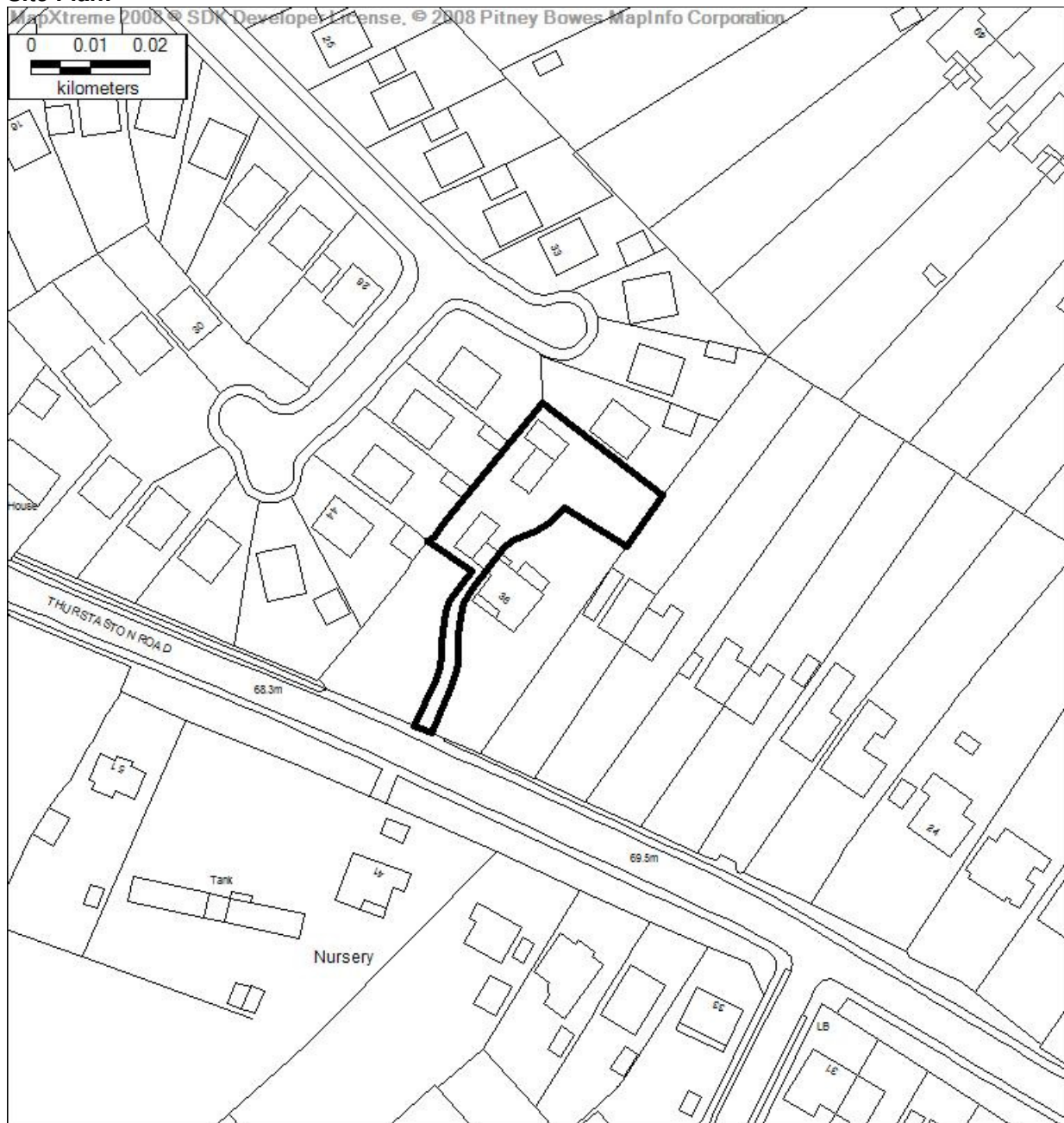
Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
**Greasby Frankby
and Irby**

Location: 38 THURSTASTON ROAD, IRBY, CH61 0HF
Proposal: Erection of house and garage
Applicant: Mr David Hale
Agent : C W Jones

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 38 THURSTASTON ROAD, IRBY, CH61 0HF
Application Type: Outline Planning Permission
Proposal: Outline planning application to create 2 No. new residential properties
Application No: OUT/14/00094
Decision Date: 17/04/2014
Decision Type: Approved

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 15 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 6 objections received from the occupiers of 39, 42, 46, 48 and 50 Martin Close, and 36 Thurstaston Road. The objections are on the grounds of:

1. Proposed dwelling will form overbearing, oppressive and dominant feature;
2. Overlooking;
3. Proposed dwelling is much bulkier than outline permission and out of place to rear of original dwelling;
4. Proposed dwelling is out of scale with surrounding properties and disproportionate for the plot;
5. Increased traffic problems;
6. Loss of light;
7. Proposed garage is too large

Councillor Wendy Clements requested that the application be taken out of delegation due to neighbours believing that the proposal will be detrimental to their amenity.

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - No objection

Head of Environment & Regulation (Traffic and Transportation Division) - No objection

Director's Comments:

The application was deferred from Planning Committee on 19th February 2015 to allow for a formal Members Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Wendy Clements has removed the application from delegation as a result of concerns raised by neighbours. As such, the application is required to be considered and determined by the Planning Committee.

INTRODUCTION

The application is for the erection of a two-storey dwelling to the rear of 38 Thurstaston Road, together with a detached garage. The dwelling will be accessed from the existing Thurstaston Road driveway.

Outline planning permission was recently granted for two additional dwellings on the plot of 38 Thurstaston Road - one in the front garden and one to the rear. This application was at outline level only, with specific details relating to the scale and design of the proposed dwellings reserved for further approval. In any case, this current application is a stand-alone full application, although the outline approval has established the principle of a new dwelling to the rear of 38 Thurstaston Road.

Amendments have been received which have resulted in the proposed dwelling being reduced in height

together with the first-floor (facing 36 Thurstaston Road) being set back a further 0.75 metres from the boundary with 36 Thurstaston Road. The roof of the proposed garage has also been altered to give a true pitched roof.

PRINCIPLE OF DEVELOPMENT

The principle of additional dwellings on a site within a Primarily Residential Area is acceptable, subject to relevant policy and guidelines.

SITE AND SURROUNDINGS

The application site contains an existing two-storey dwelling on large plot. There are other two-storey dwellings surrounding the site, with properties on Martin Close to the north and west of the site, and 36 Thurstaston Road to the east.

POLICY CONTEXT

The application is subject to Wirral's Unitary Development Plan Policy HS4: Criteria for New Housing Development. This policy states that new housing development in Primarily Residential Areas will be permitted provided they are of a scale which relates well to the surrounding area and would not harm the character of the area.

APPEARANCE AND AMENITY ISSUES

The proposed dwelling has been amended from the plan originally submitted. The height of the roof has been reduced, from 7.5 metres to 6.7 metres, with the windows on the south east elevation (facing 36 Thurstaston Road) now being partly incorporated into the roof space. The first-floor has also been reduced, with it being set back a further 0.75 metre from the south east boundary. It is considered that this reduction in scale, whilst fairly minor, ensures that the proposed dwelling will not have an unacceptable adverse impact on the amenities of 36 Thurstaston Road. The first-floor windows will be a distance of almost 11 metres, which is sufficient to prevent any unacceptable overlooking. The first-floor of the proposed dwelling will now be practically in line with the rear elevation of 39 Martin Close, and this is considered acceptable to reduce any overbearing impact a new dwelling would have on the neighbouring property at 36 Thurstaston Road.

The design of the proposed dwelling is fairly simple, although the unusual shape will give it some interest. Given the location of the site, it will not be particularly visible on any street scene. It will be located to the rear of the existing dwelling of 38 Thurstaston Road, and will therefore be barely visible from Thurstaston Road. The dwelling will be partly visible on Martin Close - however, this will be at the very head of the cul-de-sac, and mostly screened from wider view. As such, it will be in no way prominent on the street scene of Martin Close and will therefore not harm the character of the area.

The original proposal for the detached garage included a large mansard roof. It was considered that the side elevation of this, being 3.7 metres high, would have an unacceptable adverse impact on the occupiers of 46 Martin Close due to it being directly adjacent to the rear boundary of this property. To overcome this, the design of the garage has been altered to a more traditional pitched roof. This results in the side elevation only being 2.2 metres in height, which is standard for a single-storey building and will largely be screened by existing boundary treatment, with the pitched roof above now sloping away from the neighbouring property. Whilst the footprint of the proposed garage remains fairly large, it is considered that this amendment to the roof will ensure that it does not have an unacceptable adverse impact on the amenities of neighbouring properties.

SEPARATION DISTANCES

The proposed dwelling has no first-floor windows on the elevation closest to the boundary with 46 - 50 Martin Close. This elevation is approximately 17 metres from these neighbouring properties, which complies with the required distance of 14 metres. There is a habitable window on the other north-west elevation of the proposed dwelling, as well as a landing window, but these are both over 21 metres from windows on the rear elevations of the Martin Close properties.

There will be a distance of approximately 2 metres between the proposed dwelling to the rear and 39 Martin Close. The side elevation of 39 Martin Close contains windows for a stairs/landing, a bathroom and a toilet - as none of these are habitable windows, the close proximity of the proposed dwelling is considered acceptable. Whilst the proposed dwellings projects further to the front of 39 Martin Close, it is not considered that this in itself will result in an unacceptable loss of light. It will project 3 metres

further past the front elevation, but there will be a distance of at least 2 metres between the two properties which will limit the impact. The neighbouring property claims that this proposal will result in a loss of light due to it failing to comply with the '45 degree rule'. However, neither Wirral UDP Policy HS4 nor the NPPF state that a development must comply with this rule, and in any case, the development appears to comply with this rule when measured from the middle of the ground-floor window on the front elevation of 39 Martin Close. To the rear, the amendment results in the first-floor of the proposed dwelling being practically in line with the rear elevation of 39 Martin Close. It is not considered that there will be any unacceptable direct overlooking of this property from the proposed dwelling.

There are no habitable first-floor windows on the south-west elevation of the proposed dwelling, facing the existing dwelling at 38 Thurstaston Road. The elevation of the proposed dwelling is approximately 15 metres from the rear windows of 38 Thurstaston Road, which complies with the required distance of 14 metres.

HIGHWAY/TRAFFIC IMPLICATIONS

The principle of a new dwelling on this site has already been established. It is therefore not considered that this current proposal would result in a highway safety issue.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

Overall, it is considered that the proposal will not have an unacceptable adverse impact on the amenities of neighbouring properties, nor will it harm the character of the area and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and the National Planning Policy Framework.

Summary of Decision:

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

It is considered that the proposal will not have an unacceptable adverse impact on the amenities of neighbouring properties, nor will it harm the character of the area and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

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

3. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy EM8 of the Waste Local Plan.

4. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT, arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previously submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy EM9.

5. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 28th January 2015 and listed as follows: 2793/1 Revision B; and 2793/2 Revision A

Reason: For the avoidance of doubt and to define the permission.

6. All first-floor windows on the north-east elevation and the first-floor en-suite window on the south-west elevation of the dwelling hereby permitted shall be obscurely glazed and non-opening up to a height of 1.7m above finished floor level, and retained as such thereafter

Reason: To preserve the amenities of neighbouring properties

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

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

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

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

Further Notes for Committee:

Last Comments By: 18/12/2014 16:24:08

Expiry Date: 30/12/2014

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Planning Committee

19 March 2015

Reference:
APP/14/01532

Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Pensby and Thingwall

Location: 560 PENSBY ROAD, THINGWALL, CH61 7UE
Proposal: First floor side extension with internal alterations and extension to existing dormer
Applicant: Mrs Sally Clegg
Agent : SDA

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 560 Pensby Road, Thingwall, Wirral, CH61 7UE
Application Type: Full Planning Permission
Proposal: Erection of single storey side and rear extension and dormer extension at the rear.
Application No: APP/08/05430
Decision Date: 30/04/2008
Decision Type: Approved

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 4 notifications have been sent to adjoining properties and a site notice was displayed near the site - 1 response has been received from 562 Pensby Road objecting on the grounds of;

1. The side extension would be visually unappealing
2. The current symmetry would be lost
3. Overlooking/loss of privacy
4. Loss of light/sunlight
5. Structural implications of building on the boundary adjoining their garage

CONSULTATIONS

No consultations necessary

DIRECTORS COMMENTS:

This application was deferred from Committee on 19 February 2015 to allow for a formal Members 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, an objection to the proposed development has been received from a neighbouring property.

INTRODUCTION

The application is for the erection of a first floor extension above the original garage and the extended kitchen, the extension creates an additional bedroom and a games room.

**The extensions to the roof shown on the submitted drawings amount to a volume of approximately 44 cubic metres and do not require planning permission.*

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The property is a semi-detached house located on the east side of Pensby Road within a mixed street scene. The house is one in a row of only 4 that are identical and built with mock tudor features to the front elevation. The 4 houses are set well back from the highway, centrally positioned with similar

sized front and rear gardens. The garages of nos. 560 and 562 are conjoined and set back behind the front elevation.

POLICY CONTEXT

Unitary Development Plan Policy HS11 (House Extensions) and the Supplementary Planning Policy Guidance Note 11: *House Extensions* and the National Planning Policy Framework (NPPF), have been considered in the determination of this application.

Policy HS11 (House Extensions) focuses on domestic extensions and the criteria they must comply with. SPG11 is a set of guidelines, which have been prepared to inform householders about issues relating to house extensions and to encourage a better standard of design.

The proposal must be considered against the NPPF published on 27th March 2012; this supports sustainable development which encompasses good design. Developments should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

APPEARANCE AND AMENITY ISSUES

The proposed first floor extension would be built directly above the original garage/kitchen, the originally submitted roof design has been amended from a hip to a gable end to tie in with the proposed roof extension (which is permitted development) and the extended roof of the adjoining property, 562 Pensby Road. In design terms the development is acceptable.

The extension would be set back 3.3 metres behind the main front elevation, which will ensure the extension is subordinate to the host dwelling and also that terracing would not occur should the adjoining property add a similar development.

The detached neighbouring house (562) has no habitable room windows in the side elevation and although the extension may cast a shadow when the sun is low the garden is large enough for there to be no significant impact.

Overall the proposed development is considered to be acceptable both in terms of its design and its impact on neighbouring property.

SEPARATION DISTANCES

The distance between the extension and the property behind is 25 metres.

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 considered to have no significant impact on neighbouring property and is acceptable in terms of its impact on the character of the original dwelling and the street scene. The development satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

Summary of Decision:

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

considered the following:-

The proposal is considered to have no significant impact on neighbouring property and is acceptable in terms of its impact on the character of the original dwelling and the street scene. The development satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4 December 2014 and amended on 28 January 2015 and listed as follows: Drawing Nos.81_2014_01 and 02, Revision B, dated 22 January 2015.

Reason: For the avoidance of doubt and to define the permission.

Further Notes for Committee:

Last Comments By: 12/01/2015 15:34:10
Expiry Date: 29/01/2015

Planning Committee

19 March 2015

Reference:
APP/14/01540

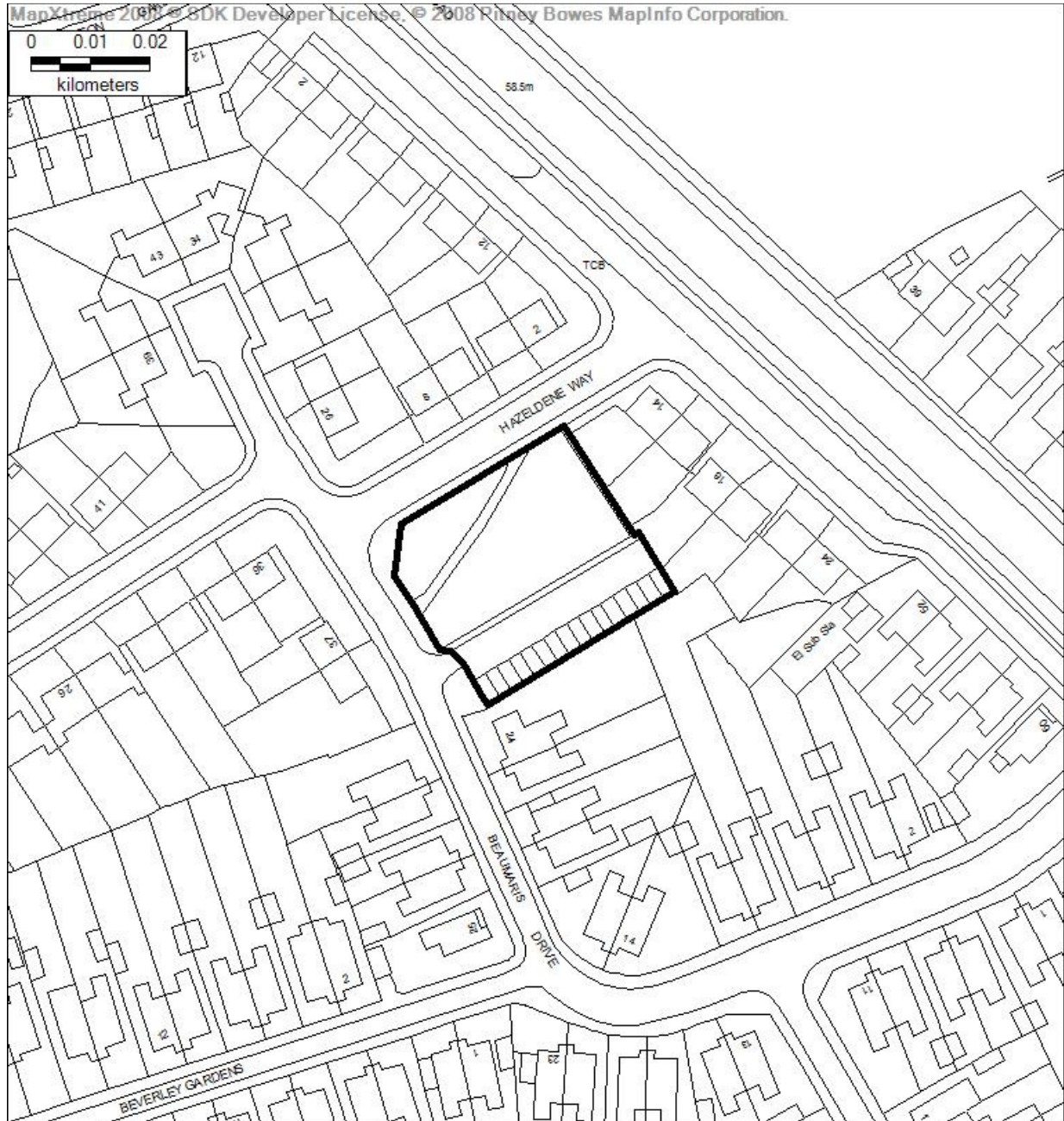
Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
Pensby and Thingwall

Location: LAND AT HAZELDENE WAY, THINGWALL
Proposal: Erection of 7 new build houses
Applicant: Magenta Living
Agent : Watson Batty Architects LTD

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

There is no planning history for this site

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 20 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 3 objections received from the occupiers of 10, 24 and 33 Beaumaris Drive, and two petitions of objection containing 57 and 30 signatures, although some names appear on both petitions. The objections can be summarised as follows:

1. Proposed dwellings are out of character with the area;
2. Overdevelopment of the plot;
3. Increased parking and traffic problems;
4. Loss of trees and green amenity area;
5. Loss of privacy and light;
6. Traffic and disruption during construction;
7. Invasive species on the site;
8. Potential contamination from demolition of garages;
9. Potential increase in anti-social behaviour if streetlight is removed

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - No objection

Head of Environment & Regulation (Traffic and Transportation Division) - No objection

Director's Comments:

The application was deferred from Planning Committee on 19th February 2015 to allow for a formal Members Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection containing 57 signatures has been received. As such, under the provisions of the Scheme of Delegation for Determining Planning Applications, this application has to be considered and determined by the Planning Committee.

INTRODUCTION

The application is for the erection of seven two-storey dwellings. Five of the dwellings will face Beaumaris Drive, with two fronting onto Hazeldene Way.

PRINCIPLE OF DEVELOPMENT

The principle of the development is considered to be acceptable, subject to relevant policy guidelines.

SITE AND SURROUNDINGS

The application site is a large grass verge which contains a number of trees and a footpath across it, together with a row of garages. The site is designated as a Primarily Residential Area in Wirral's Unitary Development Plan, and in keeping with this, it is completely surrounded by residential properties.

POLICY CONTEXT

The application is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development. This policy states proposals should be of a scale which relates well to surrounding property, should not result in a detrimental change in the character of the area, should provide adequate individual private garden space for each dwelling and make provision for appropriate landscaping,

boundary treatment paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5. UDP Policy GR7 and supplementary guidance SPG17 sets out criteria for assessing the protection that should be given for the protection of trees on development sites. The National Planning Policy Framework is also relevant, stating that planning decisions should add to the quality of the area, create attractive places with appropriate landscaping.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources. Policy WM9 also requires development to provide measures for waste collection and recycling.

APPEARANCE AND AMENITY ISSUES

The site currently contains a number of trees on a grass verge which does contribute positively to the appearance of the street scene. Whilst the retention of these trees would be preferred, it would not be possible to redevelop the site should they be retained. The site is privately owned, and the footpath and trees, which are not protected, can therefore be removed without planning permission. Given this, it is considered that there is insufficient reason to support a refusal of development on this site. In any case, the loss of the trees on this site will be offset by replacement planting throughout the new development.

Each of the proposed dwellings are located on plots which are generally consistent with those throughout the immediate area. Whilst it is acknowledged that there are houses set in larger plots within the area, the development of seven dwellings on this site certainly does not constitute overdevelopment, with each of the proposed dwellings having a good sized private amenity area and front garden.

The design of the proposed dwellings is considered to have sufficient interest to ensure that the development is a positive addition to the street scene. There are a number of different types of dwelling in the immediate area surrounding the application site, with bungalows, brick houses and rendered houses all prevalent and as such, there is no defining design characteristic. The proposed development involves the use of both brick and render, and this will help the development to blend in with the surrounding, varied streetscape.

The property on the corner of the development (Plot 3) has been designed so that it addresses both Beaumaris Drive and Hazeldene Way with main windows facing both ways, meaning there will be no large blank elevations facing either road and therefore ensuring it does not harm the appearance or character of the street scene.

Overall, the development of this site for residential purposes is considered to be acceptable and will not harm the character of the area or the street scene, and therefore complies with Wirral UDP Policy HS4 and the National Planning Policy Framework.

SEPARATION DISTANCES

The front of the proposed dwellings will be a minimum of 21 metres from properties opposite on Beaumaris Drive, and a minimum of 27 metres from properties opposite on Hazeldene Way. There will be a minimum distance of 14 metres from the rear of the bungalow of 14 Barnston Road to the blank side elevation of the proposed dwelling at Plot 1. These distances all comply with the required separation distances.

The rear windows of Plots 1 and 2 are a minimum distance of 15 metres from the rear boundary, and this is sufficient to ensure that there is no overlooking of the neighbouring property.

HIGHWAY/TRAFFIC IMPLICATIONS

Three of the proposed dwellings have two off-street parking spaces each, whilst the other four properties each have one off-street parking space. As such, it is not considered that the development will result in an unacceptable increase in parking in the surrounding area. The addition of seven dwellings on this site is not considered to result in any unacceptable highway safety implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals. An Ecology Appraisal submitted with the application concludes that the garages would not support bat roosts, whilst the

threes on site are either not typically large enough and/or do not contain features which could be used by roosting bats. The site could provide some value for foraging bats which may be roosting in neighbouring houses - however, these bats are typically very versatile and have a number of roosting and foraging locations they make use of, and therefore impacts on bats are likely to be minimal given the site's limited size and connection to higher value areas. The report recommends that two artificial bat roosting boxes and a minimum of two bird nesting units within the development. This requirement has been attached as a condition.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The development of this site for residential purposes is considered to be acceptable and will not harm the character of the area or the street scene, nor will the new dwellings harm residential amenity. The proposal therefore complies with Wirral UDP Policy HS4 and the National Planning Policy Framework.

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 of this site for residential purposes is considered to be acceptable and will not harm the character of the area or the street scene, nor will the new dwellings harm residential amenity. The proposal therefore complies with Wirral UDP Policy HS4 and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

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

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

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4th December 2014 and listed as follows: 3939-008 PL03; 3939-008 PL10; 3939-008 PL11; 3939-008 PL12; 3939-008 PL20 and R/1655/1

Reason: For the avoidance of doubt and to define the permission.

4. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited

resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the Waste Local Plan.

5. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM8 and WM9 of the Waste Local Plan.

6. The landscaping shown on drawing R/1655/1 shall be implemented in full no later than the first planting season following first occupation. Any plants or shrubs which die within the first 5 years of the development shall be replaced.

Reason: In the interests of visual amenity

7. NO DEVELOPMENT SHALL COMMENCE until details of two artificial bat boxes and two bird nesting units to be installed within the development have been submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented in full prior to first occupation and retained as such thereafter.

Reason: In the interest of local wildlife

8. NO DEVELOPMENT SHALL COMMENCE UNTIL details for reinstatement of all obsolete vehicle crossings to standard footway levels, tactile paving and the removal, relocation and/or renewal of any street furniture required as a result of the development approved, have been submitted to and approved in writing by the Local Planning Authority. THE DEVELOPMENT SHALL NOT BE FIRST BROUGHT INTO USE UNTIL such works have been completed and laid out in accordance with approved details and shall be constructed and laid out having regard to the authority's specifications.

Reason: In the interests of highway safety and to ensure a satisfactory standard of development.

9. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a scheme of works to alter the public highway at Beaumaris Road and Hazeldene Way has been submitted to and agreed in writing by the Local Planning Authority. Such a scheme of works shall include but not be limited to works to the footways adjacent to the site, the creation of new and reinstatement of obsolete vehicle crossings, the provision of pedestrian crossing points and tactile paving at the junction of Hazeldene Way and Beaumaris Drive and the relocation and/or renewal of street furniture as required. THE DEVELOPMENT SHALL NOT BE FIRST OCCUPIED UNTIL such works have been completed and laid out in accordance with the approved details.

Reason: In the interests of highway safety having regard to Policy HS4 of the Wirral Unitary Development Plan.

Further Notes for Committee:

1. You are advised that consent is required for the formal closure of an existing highway. A formal closure is required for the footpath diagonally across the site and the reduction in the footway to 1.8 metres width adjacent to the development site in Beaumaris Drive. All costs will be recharged to the applicant/developer, who should contact the Council's Highway Management Team on 0151 606 2004 for further information and discussion.

2. You are advised that consent is required under the Highways Act for the construction of a new or the amendment/removal of an existing vehicular access. Such works shall be undertaken at the applicant/developers expense, including the relocation/replacement/removal of any street furniture and/or landscaping as may be required. You are advised to contact the Council's Highway Management Team on 0151 606 2004 for further information and details.

Last Comments By: 12/01/2015 15:59:40
Expiry Date: 29/01/2015

Planning Committee

19 March 2015

Reference:
APP/15/00084

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:

Bromborough

Location: Land Adjacent to 13 New Chester Road, New Ferry, Wirral, CH62 1DG

Proposal: Construction of three domestic dwellings.

Applicant: Mr J Mitchell

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 13 New Chester Road, New Ferry
Application Type: Advertisement Consent
Proposal: Illuminated box sign
Application No: ADV/74/01405
Decision Date: 23/01/1975
Decision Type: Conditional Approval

Location: 15, New Chester Road, New Ferry. L62 1DG
Application Type: Full Planning Permission
Proposal: Change of use to a used car showroom.
Application No: APP/96/06180
Decision Date: 04/10/1996
Decision Type: Refuse

Location: Land adjacent to 13 New Chester Road, NEW FERRY, CH62 1DG
Application Type: Full Planning Permission
Proposal: Construction of a four storey building, including shop unit and six; 2 bed flats above.
Application No: APP/13/01262
Decision Date: 09/01/2014
Decision Type: Refuse

Location: 15, New Chester Road, New Ferry. L62 1DG
Application Type: Full Planning Permission
Proposal: Change of use to fast food outlet.
Application No: APP/89/07322
Decision Date: 06/11/1989
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 34 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 1 objection has been received, listing the following grounds:

1. Design relating to the gap between the properties with frontages on Esher Road
2. Access to yards from Esher Road
3. 3-storey in scale
4. Lack of parking

CONSULTATIONS:

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Irene Williams has requested that the application be taken out of delegated powers due to lack of bin storage and car parking.

INTRODUCTION

The proposal is for the erection of three dwellings. The application is a resubmission of a previously refused planning application APP/13/01262 which was for the erection of a four storey building containing 6 residential units.

PRINCIPLE OF DEVELOPMENT

The site is a previously developed site within the designated residential area and as such is acceptable in principle.

SITE AND SURROUNDINGS

The site is a vacant plot that is located on the corner of New Chester Road and Esher Road, New Ferry. The surrounding buildings are a mix of two-storey and three/four storey buildings that also include traditional dormer windows to the front elevations, the area is also a mix of uses, the plot is located within the designated primarily residential area however there is a car garage opposite, a medical centre and the block of buildings adjacent to the application site are retail uses on the ground floor. The application site is located approximately 150m from New Ferry Key Town Centre.

The proposal is for three dwellings, two of which will have frontage onto Esher Road, Esher Road is a small residential road that contains 9 dwellings pre-war terraces and is a no-through road, the houses are traditional terraced houses with small rear yards and no parking although there are no parking restrictions on Esher Road.

POLICY CONTEXT

The proposal is for three residential dwellings which will be assessed in accordance with Wirral's UDP Policy HS4 and taking into consideration UDP Policy TR9 with SPD4 and Policies WM8 and WM9 of the Waste Local Plan.

Policy HS4 states; Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

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

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be

kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

The reasoned justification for HS4 states that: 'the environment around the home has a major impact on residents' quality of life. When new residential development is proposed, both on allocated sites where a new environment is being created and where new housing is proposed within the existing residential areas, it is important that new housing blends in well with that already built and creates a safe external environment.'

National policy at NPPF section 7 also indicates that good design is a key aspect of sustainable development, and should contribute positively to making places better for people. Permission for development of poor design that fails to take the opportunities available for improving the character and quality of the area should be refused (paragraphs 75 and 64 refer).

APPEARANCE AND AMENITY ISSUES

The proposed development is for three town house style dwellings, the properties are to be built in two blocks and one of the houses is detached, the buildings are three storey although the second floor is located within the roof space so as to retain the general heights of the surrounding buildings, the existing row of shops adjacent to the application site also have a second floor within the roof space. The siting of the three houses is on a corner plot that fronts both New Chester Road and Esher Road, both street elevations will have dwelling frontages so as not to have a detrimental impact onto the appearance of the two street scenes.

The siting of the building is on the footprint of a previous building that has since been demolished, the original building would have been the corner unit of the remaining row of terraced properties, there is a similar existing building on the opposite corner no.17 New Chester Road, which has been converted into two flats.

The proposed residential units have two frontages, one facing across New Chester Road and two properties facing Esher Road, the design of the buildings is a similar scale to the existing adjacent properties and has a similar outlook, the buildings also reflect the footprint of the demolished building. The main impact from the development is the outlook from the front elevations of the two houses on Esher Road that face the side elevation of 17 New Chester Road, the separation distances at this point is 11m, the existing face to face properties on Esher Road are set 14m apart. The detached property and the corner unit both have sufficient outlook due to the siting of the properties in relation to existing neighbouring buildings. The middle residential unit has a similar outlook to the existing house layout on Esher Road which is considered to follow the character of the street scene in terms of building relationships, two of the residential units also include oriel windows to improve outlook and retain privacy.

The two proposed houses that front Esher Road are a modern interpretation of the existing terrace properties, both of these properties have small gardens at ground floor as well as second floor balconies, both properties have access from the gardens onto Esher Road for the purposes of access and bin storage, there is a visual gap between these two properties that provides an area for private amenity space and a visual break within the street scene. The dwelling located adjacent to 13 New Chester Road has dual outlook across New Chester Road and Esher Road, the main entrance is from New Chester Road with access from the rear into a purpose built alley that gives access onto Esher Road.

The three units all include a balcony which increases external amenity space, the two properties on Esher Road have covered balconies to the roof space and the dwelling on New Chester Road has a first floor balcony. The two balconies at second floor on Esher Road are covered balconies so have limited views over neighbouring properties, for safety reasons the balconies also have a screen to the front, whilst there will be outlook at a higher level the outlook will not cause harm to the existing neighbouring properties, the balcony at first floor to the corner unit has outlook over New Chester Road and adds to the design of the proposed building, the design is a cut away of the corner which

takes into account the original chamfer of the corner plot layout as well as softening the impact of the building at this visible point.

Each residential unit is three bed with private amenity space, each property has a yard and a balcony, the scale of the buildings reflect the existing scale within the immediate area. The design of the three units is more modern however the buildings relate to the scale and appearance of the existing buildings in such a way that with the right finish/materials the buildings will relate to one another without having a detrimental impact onto the character of the area or the street scene.

Concerns have been raised with regard to bin storage, each unit has access from the ground floor amenity space onto Esher Road, thus a condition could be reasonably applied to secure bin storage and collection within the footprint of the premises rather than on the highway under the terms of Policy WM9 in the Joint Waste Local Plan.

Concerns have also been raised with regards to car parking or lack thereof, the Councils current standards are maximums of one space per residential unit, also Esher Road has no parking restrictions so there is availability of on street parking whilst New Chester Road is restricted with double yellow lines, it must be taken into consideration however the proximity of the plot to New Ferry Key Town Centre and the fact that New Chester Road is on a busy bus route.

UDP Policy TR9 indicates that when assessing off street parking that the Local Planning Authority will be guided by a number of factors including road safety, traffic management, alternative transport and the likelihood of cars being parked on residential roads. This is supplemented by SPD4 which sets a general maximum of one off street parking space per dwelling, but makes it clear at paragraph 47 that "it must be demonstrated that there will be no over-spill parking that would have an adverse impact on the safety or amenity of existing residents and/or other occupiers.

The redevelopment of the site will have a positive visual impact in terms of two street scenes, the site can accommodate the three proposed dwellings at a scale that reflects the existing residential properties, as such it is considered that the proposal is acceptable having regard to Wirral's UDP Policy HS4.

SEPARATION DISTANCES

The corner unit and the detached unit utilise the space of the plot in order to gain sufficient outlook and meet the separation distances of 14m window to blank wall or 21m window to window. The central property has outlook of approximately 11m from the main living rooms across Esher Road to an existing building however it is considered that the unit is built on a previously established footprint and follows the scale and proximity of existing residential dwellings along Esher Road. It is, therefore, considered that the siting, scale and outlook from this building reflect the general character of the area and the proposal will not have a detrimental impact onto existing properties or the proposed house.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal is likely to lead to an increase in on-street parking demand, however the nearby junction is protected by waiting restrictions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Due to the proximity of shops, services, New Ferry Town and public transport routes, the site is in an accessible location.'

CONCLUSION

The three town houses accommodate a plot that is currently having a negative impact onto two street scenes, the proposed buildings reflect the scale and design of existing buildings within the immediate area without having a detrimental impact onto existing residential amenity. The proposal is considered to be acceptable having regard to Wirral's UDP Policy HS4.

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 three town houses accommodate a plot that is currently having a negative impact on two street scenes, the proposed buildings reflect the scale and design of existing buildings within the immediate area without having a detrimental impact onto existing residential amenity. The proposal is considered to be acceptable having regard to Wirral's UDP Policy HS4.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3 February 2015 and listed as follows: A100/04 Revision A, A100/05 Revision A & A100/07

Reason: For the avoidance of doubt and to define the permission.

3. Before any construction commences, samples of all materials, including design finishes, 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

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

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

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

6. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in

writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with Policy WM8 of the Waste Local Plan.

7. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage, disposal and collection of waste refuse including recyclable material, , shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved arrangements shall be implemented in full and shall be retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Policy WM9 of the Waste Local Plan

Last Comments By: 10/03/2015 12:00:56
Expiry Date: 31/03/2015

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Planning Applications Decided Under Delegated Powers Between 06/02/2015 and 09/03/2015

Application No.:	APP/12/00568	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	13/02/2015	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Malcolm Scott Consultants Ltd
Location:	Nursery and Garden Centre, Carr Farm, BIRKENHEAD ROAD, MEOLS, CH47 9RE		
Proposal:	Retention of shed and 3 containers for storage purposes		
Application No.:	APP/12/00939	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	06/02/2015	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	ARJ Associates Ltd
Location:	Vacant Building, 58 ALBION STREET, NEW BRIGHTON, CH45 9JH		
Proposal:	Demoliton of existing garage and erection of 8 no. apartments with parking (Extension of planning permission 08/06627)		
Application No.:	APP/13/01313	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	13/02/2015	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:	Mr Steve Molloy	Agent:	Mrs D Barber
Location:	Rear of Molloy Market Gardens, LEASOWE ROAD, LEASOWE, CH46 2RH		
Proposal:	Retention of an industrial building for storage of vehicles associated with surface contracting business		
Application No.:	APP/13/01571	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	04/03/2015	Decision:	Withdrawn
Case Officer:	Mrs J Malpas		
Applicant:	Mr Tom Rock	Agent:	SDA Architects & Surveyors
Location:	2 PALM GROVE, CLAUGHTON, CH43 1TE		
Proposal:	Demolition of the former dairy buildings to the rear of 2 palm grove Claughton, and the erection of a 3 unit 'Mews' type residential development		
Application No.:	APP/14/00413	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	02/03/2015	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Deloitte LPP
Location:	Asda WELTON ROAD, BROMBOROUGH, CH62 3PN		
Proposal:	Construction of a canopy to house seasonal products.		

Application No.:	APP/14/00788	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	09/02/2015	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Mr David Doughty
Location:	Gerald Court, 2A GERALD ROAD, OXTON		
Proposal:	To remove planning condition 1 of approved planning application APP/13/01273		
Application No.:	APP/14/00789	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	09/02/2015	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	
Location:	Pelwood Court, GLEBE HEY ROAD, WOODCHURCH		
Proposal:	Variation of planning condition 1 relating to installation of dormer of approved planning application APP/13/00501.		
Application No.:	APP/14/01001	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	20/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Miss A Evans	Agent:	Cliff Elliot
Location:	Land to the rear of 14 VILLAGE ROAD, HIGHER BEBINGTON, CH63 8PT		
Proposal:	Erection of a bungalow - Amended scheme		
Application No.:	ADV/14/01092	Application Type:	Advertisement Consent
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Refuse
Case Officer:	Mrs J McMahon		
Applicant:	Mr I Beecham	Agent:	
Location:	348 WOODCHURCH ROAD, PRENTON, CH42 8PG		
Proposal:	Erection of an illuminated fascia and projecting sign.		
Application No.:	APP/14/01176	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	16/02/2015	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:	Mr Chard	Agent:	KJP Architecture
Location:	40 CALDY ROAD, WEST KIRBY, CH48 2HQ		
Proposal:	Variation of condition 5 of approved planning application APP/13/01203 stating the first floor windows in the side elevations facing north and south shall not be glazed otherwise than with obscured glass, to alter window opening arrangement.		

Application No.:	APP/14/01197	Application Type:	Full Planning Permission
Ward:		Decision Level:	Delegated
Decision Date:	06/02/2015	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:	Ms A Coles	Agent:	ACR
Location:	169 - 171 Victoria Road, Wallasey, CH45 9LB		
Proposal:	The conversion of two existing properties from around 20 bedsits into 14 apartments ranging from studio to two-bedroom apartments.		
Application No.:	APP/14/01225	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	10/02/2015	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	
Location:	Upton Post Office, 108 FORD ROAD, UPTON, CH49 0TQ		
Proposal:	Change of use from a Post Office to a tuition centre (Use Class D1). No external changes.		
Application No.:	APP/14/01263	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	06/02/2015	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Kevin Odger	Agent:	
Location:	LAND TO THE REAR OF 56 KING STREET, EGREMONT, CH44 8AU		
Proposal:	Demolition of existing rear garages and erection of 2 apartments		
Application No.:	ADV/14/01284	Application Type:	Advertisement Consent
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	09/02/2015	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Miss S Lang	Agent:	
Location:	TALULLAS, 122 VICTORIA ROAD, NEW BRIGHTON, CH45 9LD		
Proposal:	Erection of 1 illuminated fascia sign		
Application No.:	APP/14/01300	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Joe Tunn	Agent:	Collins Architecture
Location:	41 LANG LANE, WEST KIRBY, CH48 5HQ		
Proposal:	Amended description:single storey rear extension and decking		

Application No.:	APP/14/01308	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	09/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr David Club	Agent:	SDA
Location:	Bidston View, 22 FORD LANE, UPTON, CH49 0TT		
Proposal:	Retrospective application for the retention of double side garage, front extension and side extension.		
Application No.:	OUT/14/01352	Application Type:	Outline Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr & Mrs Thomas	Agent:	Garry Usherwood Associates Limited
Location:	Beech House, NOCTORUM ROAD, NOCTORUM, CH43 9UG		
Proposal:	Erection of detached 2 storey dwelling and garage (amended layout)		
Application No.:	APP/14/01363	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	04/03/2015	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Wirral Planning & Advice Appeals
Location:	CHURCH FARM, CHURCH LANE, THURSTASTON, WIRRAL, CH61 0HW		
Proposal:	Change of existing lavender drying shed to a use for the holding of Civil marriage ceremonies and the use of two adjoining fields for the siting of wedding reception marquees on 18 occasions each year.		
Application No.:	APP/14/01387	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	16/02/2015	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Edgeplan
Location:	Classic Cars Of Wirral Ltd, WALLASEY VILLAGE, CH45 3LP		
Proposal:	Construction of retail store (use class A1) with access, car parking and associated works (REVISED SCHEME)		
Application No.:	APP/14/01403	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	10/02/2015	Decision:	Approve
Case Officer:	Mrs C Parker		
Applicant:	Mr Grant	Agent:	
Location:	195 MOUNT ROAD, PRENTON, CH42 6SD		
Proposal:	Change of use from grass verge to garden land and brick wall. Hedge to be planted to extend the current hedge perimeter		

Application No.:	APP/14/01415	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	27/02/2015	Decision:	Refuse
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	
Location:	Cheshire and Wirral Partnership NHS Trust, 40 MILL LANE, LISCARD, CH44 5UG		
Proposal:	Change of use from B1 to D1 substance misuse and counselling service. The service will incorporate care planned counselling and intervention work, one to one counselling, clinical support and harm reduction services. The service will also provide support to family and carers, employment advice support and group work.		
Application No.:	OUT/14/01425	Application Type:	Outline Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	06/02/2015	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:	Mr C Munro	Agent:	Graham Patrick
Location:	158-164 PRICE STREET, BIRKENHEAD, CH41 3PR		
Proposal:	Demolition of existing industrial unit and erection of 3 x 2 bedroom & 10 x 1 bedroom apartments over 3 floors at: 158-164 Price Street, Birkenhead, CH41 3PR		
Application No.:	APP/14/01437	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	27/02/2015	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Mr M Loughran
Location:	HIGHWAY LAND, MARION STREET, BIRKENHEAD, CH41 6LT		
Proposal:	Change of use of highway land to industrial use with controlled vehicle access retained for existing premises on Marion street, erection of 3m high palisade gated fencing across Marion street (Amended description).		
Application No.:	APP/14/01453	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr John Williams	Agent:	
Location:	The Gate House, Champions Business Park, ARROWE BROOK ROAD, UPTON, CH49 0AB		
Proposal:	Proposed change of use from former gatehouse to hot food takeaway for sandwich bar and breakfast bar (Use Class A5). No external alterations proposed		
Application No.:	OUT/14/01454	Application Type:	Outline Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	16/02/2015	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Terry Tarr	Agent:	
Location:	VACANT PLOT BETWEEN 32&42 THURSTASTON ROAD, HESWALL, CH60 6RY		
Proposal:	Outline application for a new split level dormer bungalow		

Application No.:	APP/14/01464	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	10/02/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Walls	Agent:	
Location:	Marsh Hey, 46 STANLEY AVENUE, HIGHER BEBINGTON, CH63 5QF		
Proposal:	Erection of 2-storey side extension including a balcony to the side and rear, single storey rear extension, rear dormer extensions, tiled canopy over front door and replacement boundary wall at the front.		
Application No.:	ADV/14/01471	Application Type:	Advertisement Consent
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	13/02/2015	Decision:	Approve
Case Officer:	Mr S Lacey		
Applicant:		Agent:	Escott Signs Ltd
Location:	Bon Marche Clothes Shop, 4-6 GREENFIELD WAY, LISCARD, CH44 5XX		
Proposal:	Erection of 2 Internally illuminated fascia signs and 1 internally illuminated projecting sign		
Application No.:	APP/14/01472	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	27/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Firth	Agent:	CS-PES Planning Consultant
Location:	Willow Cottage, BANKS ROAD, HESWALL, CH60 9JS		
Proposal:	Demolition of existing dwelling and associated outbuildings and construction of two detached bungalows		
Application No.:	APP/14/01487	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	13/02/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Simon Kelly	Agent:	Maghull Design
Location:	9 WOODBURN BOULEVARD, HIGHER BEBINGTON, CH63 8NG		
Proposal:	Single storey extension to rear containing dining/kitchen		
Application No.:	LBC/14/01490	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	02/03/2015	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Miss H Dennis	Agent:	
Location:	49 GREENDALE ROAD, PORT SUNLIGHT, CH62 5DG		
Proposal:	Retrospective permission required for placement of skydish on the rear wall of house		

Application No.:	APP/14/01493	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	06/02/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs E Atherton	Agent:	CADStation Ltd
Location:	20 REEDVILLE GROVE, LEASOWE, CH46 1QX		
Proposal:	First floor extension over existing ground floor		
Application No.:	APP/14/01499	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	09/03/2015	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr D Lynn	Agent:	
Location:	The Cottage, WETSTONE LANE, WEST KIRBY, CH48 7HQ		
Proposal:	The erection of a double garage with store room above. The construction will be oak frame.		
Application No.:	APP/14/01513	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	17/02/2015	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:	Mr P Wainwright	Agent:	Bryson McHugh Architects
Location:	Brookfield Family Resource Centre, BIRKENHEAD ROAD, MEOLS, CH47 9SJ		
Proposal:	Change of use to 4no. two-bedroom self contained apartments with two-storey extension		
Application No.:	APP/14/01517	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	02/03/2015	Decision:	Refuse
Case Officer:	Miss A McDougall		
Applicant:	Mr Thomas Parry	Agent:	
Location:	32 BERYL ROAD, NOCTORUM, CH43 9RT		
Proposal:	Retrospective application of a front boundary wall		
Application No.:	APP/14/01525	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	06/02/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Glen Costain	Agent:	Mr Tony Roberts
Location:	Boynton, 17 BROOKHURST CLOSE, EASTHAM, CH63 0LF		
Proposal:	Demolish existing garage with toolshed and construct larger garage with utility and games room.		

Application No.:	APP/14/01527	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	23/02/2015	Decision:	Withdrawn
Case Officer:	Mrs C Parker		
Applicant:		Agent:	Pozzoni LLP
Location:	Barncroft, LARCHWOOD CLOSE, PENSBY		
Proposal:	28 Extra care apartments including support facilities, car parking and landscaped garden.		
Application No.:	APP/14/01542	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	16/02/2015	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Marc Gleave	Agent:	Oakdale Property Consultants Ltd.
Location:	19 APPLETON DRIVE, GREASBY, CH49 1SJ		
Proposal:	Resubmission for 2 storey side extension and rear single storey extension		
Application No.:	APP/14/01543	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Mr S Williamson		
Applicant:	Mrs J Byrne	Agent:	RADM Architects
Location:	12 LEISTON CLOSE, IRBY, CH61 4YR		
Proposal:	Single storey rear extension		
Application No.:	APP/14/01547	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	17/02/2015	Decision:	Refuse
Case Officer:	Mr K Spilsbury		
Applicant:	Mr John Harrison	Agent:	MDH Architects Ltd
Location:	Garden east of 1 CASTLE DRIVE, HESWALL, CH60 4RJ		
Proposal:	Erection of one detached dwelling and demolition of existing garage.		
Application No.:	APP/14/01549	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	13/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr P Garrigan	Agent:	dowelldesignservices
Location:	3 GREENCROFT HEY, SPITAL, CH63 9AY		
Proposal:	Conversion of existing garage into habitable room and construction of detached single storey garage at front/side		

Application No.:	APP/14/01556	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr S Morris	Agent:	
Location:	Meadowcroft, 1 SANDSTONE WALK, GAYTON, CH60 0BX		
Proposal:	Side extensions to either side of the property, new porch area to the front, and an amendment to the rear roof.		
Application No.:	APP/14/01558	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	09/02/2015	Decision:	Refuse
Case Officer:	Miss A McDougall		
Applicant:	Mr Steve Morris	Agent:	SDA Architects & Surveyors
Location:	111 PALM GROVE, OXTON, CH43 1TQ		
Proposal:	Single and Double storey rear extension with balcony		
Application No.:	APP/14/01559	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	23/02/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr M Joyce	Agent:	Architects-Direct.com
Location:	12 WATERPARK ROAD, PRENTON, CH42 9NZ		
Proposal:	2 Storey side extension forming family room with dressing / en-suite over single storey side extension. New porch entrance alterations to existing rear extensions.		
Application No.:	APP/14/01563	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr P Malthouse	Agent:	
Location:	3 GREENBANK DRIVE, PENSBY, CH61 5UE		
Proposal:	Single storey rear extension and first floor extension above existing at the side.		
Application No.:	LBC/14/01565	Application Type:	Listed Building Consent
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr Charles Grundy	Agent:	Paterson Macaulay & Owens
Location:	Hill Bark Farm House, HILL BARK ROAD, FRANKBY, CH48 1NP		
Proposal:	Proposed internal alterations creating opening through 'lounge' wall into existing covered area, proposed to be enclosed, to create study with external access		

Application No.:	LBC/14/01566	Application Type:	Listed Building Consent
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	02/03/2015	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	
Location:	Seacombe Ferry Terminal, VICTORIA PLACE, SEACOMBE		
Proposal:	Proposed to remove existing felt from the clock tower roof, replace with a copper covering to reinstate back to original status		
Application No.:	APP/14/01567	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	06/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Edmont Ltd
Location:	149 TELEGRAPH ROAD, HESWALL, CH60 7SE		
Proposal:	Formation Of External & Internal Ramps To Comply With Latest Access For All Requirements		
Application No.:	APP/14/01570	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	06/02/2015	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Mason Owen
Location:	36 BOROUGH PAVEMENT, BIRKENHEAD, CH41 2XX		
Proposal:	Change of use from A1 (shops) to A2 (Financial & Professional Services). No external or internal alterations are being proposed.		
Application No.:	APP/14/01571	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	06/02/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr B Finch	Agent:	
Location:	Newlands, 300A TELEGRAPH ROAD, HESWALL, CH60 7SQ		
Proposal:	Construction of a detached garage		
Application No.:	APP/14/01575	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	27/02/2015	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr & Mrs Dawson	Agent:	Architects-Direct.com
Location:	Weald House, MANOR ROAD, THORNTON HOUGH, CH63 1JA		
Proposal:	Remove existing oil tank and demolish part of existing outbuilding workshop and boiler room, and construct new single storey extension to rear with green roof, new rear dormer window, new gable window, flue on existing garage for biomass boiler and new gates to front and rear		

Application No.:	APP/14/01576	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	06/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Dave Griffin	Agent:	Mr Cliff Elliott
Location:	87 SPARKS LANE, THINGWALL, CH61 7XF		
Proposal:	Garage conversion with a with a double storey extension to the side of the property		
Application No.:	APP/14/01580	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	09/03/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Gary Ledsham	Agent:	
Location:	5 GRANGE ROAD, HESWALL, CH60 7RY		
Proposal:	Two storey side extension, rear single storey extension & extension to rear dormer to form extended loft room		
Application No.:	OUT/14/01581	Application Type:	Outline Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	27/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs G Cole	Agent:	WIRRAL PLANNING ADVICE & APPEALS SERVICE
Location:	Garden rear of Turnberry, 3 THE RIDGEWAY, GAYTON, CH60 8NB		
Proposal:	Erection of a detached dwelling house with detached garage		
Application No.:	APP/14/01583	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Robert Griffiths	Agent:	C W Jones
Location:	23 PARK ROAD, EASTHAM, CH62 8AH		
Proposal:	Demolish garage, erect rear extension		
Application No.:	APP/14/01592	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	19/02/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Miss A Haddock	Agent:	Mr John O'Donnell
Location:	Elstead, 28 MOSTYN AVENUE, HESWALL, CH60 9LA		
Proposal:	Single storey rear extension		

Application No.:	APP/14/01594	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	09/03/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Turner	Agent:	Cheshire House Plans
Location:	Birkenhead School, 58 BERESFORD ROAD, OXTON, CH43 2JD		
Proposal:	Single storey boiler room extension		
Application No.:	APP/14/01597	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Matischok & Ross - Architectural Services
Location:	LAND ADJACENT TO 123 LIVINGSTONE STREET, BIRKENHEAD, CH41 4HQ		
Proposal:	Proposed demolition of existing disused garages and the erection of two self-contained two bedroom flats & associated works.		
Application No.:	APP/14/01598	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Bryson McHugh Architects
Location:	Amenity Open Space, BECKWITH STREET, BIRKENHEAD		
Proposal:	Erection of 5 two-bed dwelling houses		
Application No.:	APP/14/01602	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr R Houghton	Agent:	Mr Greg Phillips
Location:	16 GAYTON ROAD, GAYTON, CH60 8PZ		
Proposal:	Retention of boundary fence enclosing front and side boundaries.		
Application No.:	APP/15/00002	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	17/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Fuse 3
Location:	Tesco Superstore, BIDSTON LINK ROAD, BIDSTON		
Proposal:	Installation of dry cleaning, key cutting, shoe & watch repairs pod to class 1 retail premises.		

Application No.:	ADV/15/00003	Application Type:	Advertisement Consent
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	17/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Fuse 3
Location:	Tesco Superstore, BIDSTON LINK ROAD, BIDSTON		
Proposal:	Consent to display brand adverts on proposed retail pod.		
Application No.:	APP/15/00005	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	13/02/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:		Agent:	Space Industries Ltd
Location:	25 PARKVALE AVENUE, PRENTON, CH43 3HE		
Proposal:	Install new windows to Front and RHS Elevations		
Application No.:	APP/15/00006	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr & Mrs Potts	Agent:	The Kenefick Jones Partnership Ltd
Location:	Canberra, 255 PENSBY ROAD, PENSBY, CH61 5UA		
Proposal:	Proposed loft conversion including roof extension and rear dormer windows, and internal/external alterations		
Application No.:	RESX/15/00008	Application Type:	Prior Approval Householder PD
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	13/02/2015	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Ms Julie Keene	Agent:	The Kenefick Jones Partnership
Location:	6 DALE AVENUE, HESWALL, CH60 7TA		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.900m for which the maximum height would be 3.579m and for which the height of the eaves would be 2.410m		
Application No.:	APP/15/00010	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	02/03/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	D.J. Cooke & Co Ltd
Location:	1-11 LISCARD VILLAGE, & 2 SEAVIEW ROAD, LISCARD, WIRRAL CH45 4JG		
Proposal:	Minor external alterations to existing building including the erection of a steel fire escape staircase, additional windows, the formation of secure parking and amenity space area.		

Application No.:	APP/15/00011	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	23/02/2015	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Peter Brown & Miss J Montague	Agent:	D.J. Cooke & Co Ltd
Location:	Harsant Services and Newton Systems Ltd, 321 PENSBY ROAD, PENSBY, CH61 9ND		
Proposal:	Change of use from offices (Use Class B1a) to retail outlet (Use Class A1) at ground floor, self contained flat above, and internal/external alterations		
Application No.:	APP/15/00012	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	16/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr T Broad	Agent:	
Location:	35 SEABANK ROAD, HESWALL, CH60 4SN		
Proposal:	Two storey extension to side of house with rear balcony		
Application No.:	APP/15/00013	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	03/03/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr John Iley	Agent:	Edward Welch Design
Location:	19 VENABLES DRIVE, SPITAL, CH63 9LY		
Proposal:	Two storey extension to front elevation		
Application No.:	APP/15/00014	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	11/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Scott Ward	Agent:	D.J. Cooke & Co Ltd
Location:	Vacant Shop, 60 KING STREET, EGREMONT, CH44 8AU		
Proposal:	Change of use/conversion from vacant shop to self contained flat		
Application No.:	APP/15/00015	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	27/02/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Nugent	Agent:	Mr R Graham
Location:	2 BUDWORTH ROAD, OXTON, CH43 9TW		
Proposal:	Proposed single storey extension to front of single storey house to form bedroom and entrance.		

Application No.:	OUT/15/00018	Application Type:	Outline Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	04/03/2015	Decision:	Withdrawn
Case Officer:	Mrs J Malpas		
Applicant:	Mr P Cavanagh	Agent:	
Location:	41 NOCTORUM AVENUE, NOCTORUM, CH43 9RZ		
Proposal:	Resubmission for Outline planning application for one bungalow with a private drive		
Application No.:	APP/15/00021	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	17/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Firstplan Ltd
Location:	Unit RU4B WELTON ROAD, BROMBOROUGH		
Proposal:	Use of unit RU4B as A3 with internal alterations including a mezzanine floor and an outdoor seating area.		
Application No.:	ADV/15/00022	Application Type:	Advertisement Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	17/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Firstplan Ltd
Location:	Unit RU4B WELTON ROAD, BROMBOROUGH		
Proposal:	Consent to display adverts including fascia sign, menu box and projecting sign.		
Application No.:	APP/15/00023	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	17/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Metis Design and Developments
Location:	LAND ADJACENT TO, 1 HALSTEAD ROAD, POULTON, CH44 4BH		
Proposal:	Demolition of single storey garages and the erection of a two bed dwelling and amenity space to the rear - Revised scheme.		
Application No.:	ADV/15/00024	Application Type:	Advertisement Consent
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	16/02/2015	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Chartwell Project Management
Location:	Unit 5 Junction One Retail Park, BIDSTON MOSS, LEASOWE, CH44 2HE		
Proposal:	1 Fascia Sign		

Application No.:	APP/15/00025	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	03/03/2015	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	
Location:	Vacant Shop, 112 LAIRD STREET, BIRKENHEAD, CH41 8EN		
Proposal:	Proposed change of use from bakery (Use Class A1) to health food & drink cafe (Use Class A3). No external alterations proposed.		
Application No.:	APP/15/00026	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	19/02/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr C Sheppard	Agent:	S N Amery Architectural Services
Location:	3 SEAFIELD AVENUE, HESWALL, CH60 4SJ		
Proposal:	Single storey rear extension and conversion of existing garage to utility room		
Application No.:	APP/15/00029	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	03/03/2015	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	
Location:	Land adjacent to Community Centre, Ridgewood Park, FISHERS LANE, PENSBY CH61 5XB		
Proposal:	Erection of a small detached community workshop		
Application No.:	APP/15/00031	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	17/02/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs A Theobald	Agent:	Neville Pickard
Location:	20 HEATHER BANK, HIGHER BEBINGTON, CH63 5NZ		
Proposal:	First floor rear extension		
Application No.:	APP/15/00032	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	19/02/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Roberts	Agent:	Bryson McHugh Architects
Location:	49 CALDY ROAD, WEST KIRBY, CH48 2HF		
Proposal:	Two storey rear extension		

Application No.:	APP/15/00035	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	02/03/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr A Macaulay	Agent:	
Location:	45 CROOME DRIVE, NEWTON, CH48 8AD		
Proposal:	First floor extension to front and side elevations, internal alterations and replacement of conservatory .		
Application No.:	APP/15/00039	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	02/03/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Andy Harris	Agent:	Bryson McHugh Architects
Location:	27 PINE WALKS, PRENTON, CH42 8NF		
Proposal:	Erection of a single storey extension		
Application No.:	DEM/15/00040	Application Type:	Prior Notification of Demolition
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	25/02/2015	Decision:	Prior approval is required
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Hague Plant LTD
Location:	D1 Oil Subsidiary Ltd, DOCK ROAD SOUTH, BROMBOROUGH, CH62 4SQ		
Proposal:	Demolition of warehouse storage building and associated structures, pipe work and storage tanks		
Application No.:	APP/15/00042	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	04/03/2015	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Beaton	Agent:	Bromilow Architects Ltd
Location:	Priory House, 2 PRIORY ROAD, WEST KIRBY, CH48 7EU		
Proposal:	Proposed replacement garage, store and greenhouse to side of property		
Application No.:	ADV/15/00043	Application Type:	Advertisement Consent
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	03/03/2015	Decision:	Approve
Case Officer:	Mr S Williamson		
Applicant:		Agent:	Child Graddon Lewis
Location:	Conlons Opticians, 123 TELEGRAPH ROAD, HESWALL, CH60 0AF		
Proposal:	New internally illuminated aluminium shop front fascia. New advertising fascia on side elevation. New aluminium projecting sign.		

Application No.:	APP/15/00044	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	02/03/2015	Decision:	Approve
Case Officer:	Mr S Lacey		
Applicant:	Mr J Holt	Agent:	S Yates Design Services
Location:	Caldecot, 115 CALDY ROAD, CALDY, CH48 1LP		
Proposal:	Proposed demolition of existing Pool House and construction of Proposed New Pool House.		
Application No.:	APP/15/00045	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	03/03/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Melliush	Agent:	Neil Braithwaite Architect
Location:	15 WELL LANE, HIGHER BEBINGTON, CH63 8QJ		
Proposal:	Single storey extension to front of dwelling.		
Application No.:	APP/15/00047	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	03/03/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs D Jeffrey	Agent:	
Location:	Leasowe Lodge, DITTON LANE, LEASOWE, CH46 3SA		
Proposal:	Single storey dining room extension to side of house with a flat roof.		
Application No.:	APP/15/00048	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	24/02/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs Feely	Agent:	Mr Frank Gore
Location:	2 CLAUGHTON GREEN, OXTON, CH43 1YA		
Proposal:	Proposed detached bungalow		
Application No.:	APP/15/00052	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	03/03/2015	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:		Agent:	Weightman & Bullen Ltd
Location:	St Georges Primary School, ST GEORGES ROAD, WALLASEY VILLAGE, CH45 3NF		
Proposal:	Erection of extensions to existing primary school to provide accessible entrance		

Application No.:	APP/15/00056	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	09/03/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	
Location:	Graham House, COLE STREET, BIRKENHEAD		
Proposal:	Change of use of existing building to a day nursery for 60 children, no external changes or building work to be carried out		
Application No.:	APP/15/00058	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	03/03/2015	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mrs Lindsay Housley	Agent:	C W Jones
Location:	Silver Birch, 4 CIRCULAR DRIVE, HESWALL, CH60 6RA		
Proposal:	Use part of premises as Bed & Breakfast		
Application No.:	APP/15/00059	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	09/03/2015	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr John Davies	Agent:	
Location:	114 HEATH ROAD, BEBINGTON, CH63 2HE		
Proposal:	Single storey side extension		
Application No.:	APP/15/00060	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	09/03/2015	Decision:	Approve
Case Officer:	Mr M Povall		
Applicant:	Mr A Harding	Agent:	
Location:	11 THE PIPERS, HESWALL, CH60 9LL		
Proposal:	Single storey rear extension		
Application No.:	ADV/15/00065	Application Type:	Advertisement Consent
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	03/03/2015	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	CFM Consultants Ltd.
Location:	58 MARKET STREET, HOYLAK, CH47 3BB		
Proposal:	Installation of 1 No. internally illuminated fascia sign and 1 No. internally illuminated projecting sign		

Application No.:	RESX/15/00072	Application Type:	Prior Approval Householder PD
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	19/02/2015	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Devine	Agent:	The Kenefick Jones Partnership
Location:	21 MEADOWCROFT, BARNSTON, CH60 1UT		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.356m for which the maximum height would be 3.570m and for which the height of the eaves would be 2.580m		
Application No.:	APP/15/00087	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	03/03/2015	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr P Hardy	Agent:	Cliff Elliot
Location:	LAND ADJACENT TO,65 BIG MEADOW ROAD, WOODCHURCH, CH49 9AG		
Proposal:	Construct an end terraced house with a pitched roof and materials to match the existing properties in the immediate location		
Application No.:	RESX/15/00105	Application Type:	Prior Approval Householder PD
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	23/02/2015	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mr Martin	Agent:	N&P Windows Ltd
Location:	121 CHESTERFIELD ROAD, EASTHAM, CH62 8DX		
Proposal:	Erection of conservatory to the rear which would extend beyond the rear wall of the original house by 4.000m for which the maximum height would be 3.350m and for which the height of the eaves would be 2.250m		
Application No.:	RESX/15/00123	Application Type:	Prior Approval Householder PD
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	04/03/2015	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mr A Bull	Agent:	
Location:	30 PARKVIEW CLOSE, BIRKENHEAD, CH41 4NX		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5600m for which the maximum height would be 4000m and for which the height of the eaves would be 3850m		
Application No.:	RESX/15/00134	Application Type:	Prior Approval Householder PD
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	09/03/2015	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Warburton	Agent:	Hardmans Windows
Location:	117 ST GEORGES ROAD, WALLASEY VILLAGE, CH45 3NG		
Proposal:	Erection of a single storey rear conservatory which would extend beyond the rear wall of the original house by 4.5m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.1m		

Application No.:	RESX/15/00143	Application Type:	Prior Approval Householder PD
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	03/03/2015	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mr R Goodwin	Agent:	Bryson McHugh Architects
Location:	Heathfield Lodge, BRIMSTAGE ROAD, BEBINGTON, CH63 3EN		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.35m for which the maximum height would be 3.95m and for which the height of the eaves would be 2.25m		

Application No.:	RESX/15/00169	Application Type:	Prior Approval Householder PD
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	04/03/2015	Decision:	Prior approval is not required
Case Officer:	Mr S Williamson		
Applicant:	Mr G Colvin	Agent:	
Location:	24 WOODKIND HEY, SPITAL, CH63 9JZ		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.57m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.92m		

Application No.:	RESX/15/00174	Application Type:	Prior Approval Householder PD
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	04/03/2015	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Smith	Agent:	The Kenefick Jones Partnership
Location:	49 KENTMERE DRIVE, PENSBY, CH61 5XW		
Proposal:	Erection of a conservatory which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.557m and for which the height of the eaves would be 2.590m		

Application No.:	RESX/15/00191	Application Type:	Prior Approval Householder PD
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	09/03/2015	Decision:	Prior approval is not required
Case Officer:	Mrs S Day		
Applicant:	Mrs D Hart	Agent:	
Location:	5 HILLINGDON AVENUE, PENSBY, CH61 6XA		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3m and for which the height of the eaves would be 3m.		

Application No.:	RESX/15/00194	Application Type:	Prior Approval Householder PD
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	09/03/2015	Decision:	Prior approval is not required
Case Officer:	Mrs S Day		
Applicant:	Mr & Mrs Passman	Agent:	The Kenefick Jones Partnership
Location:	18 HARTFORD CLOSE, OXTON, CH43 2LT		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.033m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.375m.		

Total Number of Applications Decided: 105

Summary of data

	Total Per D
Approve	76
Prior approval is not required	10
Prior approval is required	1
Refuse	15
Withdrawn	3
Report Total	105