



Planning Committee

Date:	Thursday, 15 February 2018
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Brenda Hall
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1. MINUTES (Pages 1 - 8)

To approve the accuracy of the minutes of the meeting held on 18 January 2018

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/15/00249: LAND AT 26 CORNELIUS DRIVE, IRBY, CH61 9PR: DEMOLITION OF EXISTING BUNGALOW, FORMATION OF VEHICULAR ACCESS ONTO LAND, ERECTION OF TEN DWELLINGS (Pages 9 - 18)

5. APP/17/00743: ELMEE'S DISCOUNT, 186 BOROUGH ROAD, SEACOMBE, CH44 6NJ: RETENTION OF SHOP AT GROUND FLOOR AND CHANGE OF USE OF THE REAR STORE, FIRST AND SECOND FLOOR OF THE BUILDING TO A 5 BEDROOM HMO (USE CLASS 4) WITH ASSOCIATED ALTERATIONS. (AMENDED SCHEME) (Pages 19 - 24)

6. APP/17/01009: THE SHIP INN, 208 BRECK ROAD, WALLASEY VILLAGE, CH44 2ED: ERECTION OF 9 NEW DWELLINGS AND ASSOCIATED LANDSCAPING ON LAND ADJACENT TO THE FORMER SHIP INN, BRECK ROAD, WALLASEY (Pages 25 - 34)

7. **APP/17/01217: LORD STREET & CLEVELAND STREET, BIRKENHEAD, CH41 6BL: ALTERATION OF THE EXISTING BUILDING TO CREATE A ROOF AND A SIDE EXTENTION. CONVERSION OF THE EXISTING BUILDING TO CREATE 200 STUDENT UNITS WITH ASSOCIATED FACILITIES, INCLUDING EXTERNAL LANDSCAPING AND RECREATIONAL AREA AND INTERNAL COMMUNAL AREAS. (Pages 35 - 48)**
8. **APP/17/01263: 3-5 TOBIN STREET, EGREMONT, CH44 8DF: INSTALLATION OF 3 NO. ADDITIONAL WINDOWS TO THE NORTH EAST SIDE ELEVATION OF THE BUILDING (AMENDED DESIGN). (Pages 49 - 54)**
9. **APP/17/01266: DARLINGTONS YARD, CHESTER ROAD, GAYTON, CH60 3RZ: RELOCATION OF EXISTING CAR WASH AND THE ERECTION OF A SINGLE STOREY OFFICE/CAR WASH BAY BUILDING (Pages 55 - 62)**
10. **APP/17/01287: 21 GULLS WAY, HESWALL, CH60 9JG: RESUBMISSION: REMOVAL OF EXISTING ROOF AND NEW ROOF WITH RECONFIGURED LAYOUT INCLUDING FRONT AND REAR DORMER WINDOWS. NEW SINGLE STOREY SIDE AND REAR EXTENSION. REMODELLED FRONT ELEVATION INCLUDING NEW FRONT PORCH. (Pages 63 - 70)**
11. **APP/17/01363: LAND NORTH OF OLD CROFT, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NE: ALTERATIONS TO REDUCE THE SIZE OF EXISTING NEWLY CONSTRUCTED BARN FOLLOWING PLANNING APPEAL. (Pages 71 - 78)**
12. **APP/17/01383: ARROWE BROOK LODGE, ARROWE BROOK ROAD, UPTON, CH49 1SX: PROPOSED EXTENSION TO RESIDENTIAL PROPERTY TO BE USED AS A SMALL BUSINESS FOR DOG GROOMING (3 DOGS PER DAY). (Pages 79 - 84)**
13. **APP/17/01489: 4 MILL LANE, GREASBY, CH49 3NU: DEMOLITION OF EXISTING SINGLE AND TWO STOREY REAR OUTRIGGERS, AND CONSTRUCTION OF 2 STOREY REAR OUTRIGGER. ALTERATION TO FRONT AREA OF PROPERTY AND FORMATION OF DROPPED KERB AND PAVEMENT CROSSING TO PROVIDE OFF STREET PARKING WITHIN SITE BOUNDARY. (Pages 85 - 90)**
14. **APP/17/01514: 277 TELEGRAPH ROAD, HESWALL, CH60 6RNL: DEMOLITION OF EXISTING DETACHED HOUSE TO BE REPLACED WITH NEW BUILD APARTMENT BLOCK CONTAINING 5 APARTMENTS WITH PROVISION FOR RESIDENT PARKING AND BIKE STORAGE. NEW ACCESS POINT FROM TELEGRAPH ROAD TO IMPROVE ACCESS TO AND FROM THE SITE. (Pages 91 - 98)**
15. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 09/01/2018 AND 06/02/2018 (Pages 99 - 124)**

16. JUDICIAL REVIEW UPDATE

A verbal update to be given by The Assistant Director for Environmental Services.

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PLANNING COMMITTEE

Thursday, 18 January 2018

Present:

Councillor A Leech (Chair)

Councillors

S Foulkes
E Boulton
P Cleary
D Elderton
P Hackett
T Johnson

S Kelly
I Lewis
D Realey
J Walsh
I Williams

Deputy:

Councillor G Watt (In place of K Hodson)

112 MINUTES

The Director for Business Services submitted the minutes of the meeting held on 14 December 2017.

Resolved- That minutes be approved.

113 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

Councillor S Foulkes declared a prejudicial interest in Item 10 and Item 17 by virtue of being a Board Director for Magenta Living.

Councillor G Watt declared a non-prejudicial interest in Item 14 as he has made long standing opposition to development in Darmonds Green and would consider the application on its own merit.

114 REQUESTS FOR SITE VISITS

The following site visits were unanimously approved.

AGENDA ITEM 5 – APP/17/00743: ELMEE'S DISCOUNT, 186 BOROUGH ROAD, SEACOMBE, CH44 6NJ: Retention of shop at ground floor and change of use of the rear store, first floor and second floor of the building to a 5 bedroom HMO (use class c4) with associated alterations (amended scheme)

AGENDA ITEM 6- APP/17/01009: THE SHIP INN, 208 BRECK ROAD, WALLASEY VILLAGE, CH44 2ED: Erection of 9 new dwellings and associated landscaping on land adjacent to the former Ship Inn, Breck Road, Wallasey.

115 **ORDER OF BUSINESS**

The Chair sought and received approval from the Committee to move the following items up the agenda due to attendance of the public with interests in these items.

Agenda Items 4: St Anselmians Rugby Club, Agenda Item 10: Ashton Court, Banks Road, Agenda Item 15: 42 Cavendish Road. These items were heard first in this order followed by the remaining items in the order of business.

116 **APP/17/00179: OLD ANSELMIANS RUGBY CLUB, EASTHAM VILLAGE ROAD, EASTHAM, CH62 0BJ: MIXED DEVELOPMENT FOLLOWING THE DEMOLITION OF THE EXISTING PAVILION BUILDING INCLUDING THE CONSTRUCTION OF 21 HOUSES, THE ERECTION OF A SPORT PAVILION/COMMUNITY FACILITY, THE CONSTRUCTION OF A CAR/COACH PARK, THE REPOSITIONING OF FLOOD LIGHTS, THE LAYOUT OF NEW PITCHES AND THE ERECTION OF BALL CATCHMENT FENCING.**

The Managing Director for Delivery submitted the above application for consideration.

2 Lead Petitioners against addressed the Committee.

The Agent for the Applicant addressed the Committee.

A Ward Councillor addressed the Committee.

The Heritage Champion addressed the Committee.

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

Resolved - (12- 1 Abstention) That the application be approved subject to a section 106 agreement in relation to highway matters, the conditions mentioned in the report and referred to the Secretary of State for consideration before a decision is issued.

117 **APP/17/01222: ASHTON COURT, BANKS ROAD, WEST KIRBY, WIRRAL CH48 0RJ: DEMOLITION OF EXISTING BUILDINGS AND ERECTION OF 14 NO. NEW BUILD RESIDENTIAL PROPERTIES**

The Managing Director for Delivery submitted the above application for consideration.

Councillor S Foulkes left the meeting during consideration of this application.

2 Lead Petitioners addressed the Committee.

The Agent for the Applicant addressed the Committee.

A Ward Councillor addressed the Committee.

On a motion for refusal moved by Councillor I Lewis and seconded by Councillor D Elderton it was:

Resolved- (12-0) That the following application be refused on the following grounds:

In the absence of an Executed Section 106 agreement, Committee is not satisfied that the proposed development would make adequate provision for affordable housing, in accordance with Policy HSG2 and HS6 of the Wirral Unitary Development Plan, nor the reasons stated by the Planning Inspector, which Committee considers to be material consideration.

- 118 **APP/17/01388: 42 CAVENDISH DRIVE, ROCK FERRY, CH42 6RQ: REAR GROUND FLOOR EXTENSION (RETROSPECTIVE).**

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor I Lewis and seconded by Councillor Johnson it was:

Resolved- (13-0) That

- 1. the application be approved.**

- 119 **APP/17/00743: ELMEE'S DISCOUNT, 186 BOROUGH ROAD, SEACOMBE, CH44 6NJ: RETENTION OF SHOP AT GROUND FLOOR AND CHANGE OF USE OF THE REAR STORE, FIRST AND SECOND FLOOR OF THE BUILDING TO A 5 BEDROOM HMO (USE CLASS C4) WITH ASSOCIATED ALTERATIONS. (AMENDED SCHEME).**

Resolved-That the application be deferred for a formal site visit.

- 120 **APP/17/01009: THE SHIP INN, 208 BRECK ROAD, WALLASEY VILLAGE, CH44 2ED: ERECTION OF 9 NEW DWELLINGS AND ASSOCIATED LANDSCAPING ON LAND ADJACENT TO THE FORMER SHIP INN, BRECK ROAD, WALLASEY.**

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

- 121 **APP/17/01114: HILBRE COURT HOTEL, BANKS ROAD, WEST KIRBY, CH48 3HT: RETROSPECTIVE PLANNING APPLICATION FOR PROPOSED DECKING TO FRONT ELEVATION AND ASSOCIATED LANDSCAPING. INCLUDING DOOR AND WINDOW AMENDMENTS. (AMENDED).**

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor S Foulkes and seconded by Councillor D Realey it was:

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

- 1. The development hereby permitted shall be begun before the expiration of 3 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 16/11/17 and listed as follows: Drawing No. PL-01 Rev:A, PL-02 Rev:C, 01 Rev:X, 02 Rev:X.**
- 3. Within 2 months of the date of this decision notice; the window(s) hereby permitted on the North (side) elevation shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7m above the internal floor level of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.**
- 4. The external 'Decked veranda' as shown on Drawing No: PL-01 Rev:A shall not be used by customers (except for egress) between the hours of 19:00 to 9:00 Monday to Sunday.**
- 5. No amplified sound, voice or any music shall be played in external areas at any time.**

122 PLANNING APPEALS DECIDED BETWEEN 01/10/2017 AND 31/12/2017

The Managing Director for Delivery submitted a report detailing planning appeals between 01/10/2017 and 31/12/2017.

Resolved - That the report be noted.

123 APP/17/01092: ALEXANDER HALL, ROCKY LANE, HESWALL, CH60 0BY: DEMOLITION OF THE ALEXANDER HALL AND ERECTION OF TEN APARTMENTS - AMENDMENTS TO APPROVED PROPOSAL, APP/16/00024 & APPROVED PROPOSAL APP/15/00718 INCLUDING AMENDMENTS TO LIFT SHAFTS, WINDOW STYLE & INTERNAL ALTERATIONS, CONDITIONS ATTACHED TO APP/16/00024 ADDRESSED.

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor D Elderton and seconded by Councillor S Foulkes it was:

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

- 1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority and listed as follows: 002 Rev H (11.09.2017) 003 Rev J (21.11.2017) 004 Rev H (11.09.2017) 005 Rev J (21.11.2017) 006 Rev J (21.11.2017) & 008 Rev J (12.12.2017)**

2. The site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority within three months of the date of approval, the scheme shall include details of planting types, heights, soft and hard landscaping, the landscape work shall 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.

3. Within three months of the date of approval a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in accordance with the approved details within three months of the date of the approval of details by the Local Planning Authority.

4. Within three months of the date of approval details of the space and facilities for cycle parking shall be submitted to and agreed in writing by the Local Planning Authority. The cycle parking shall be completed in accordance with the approved details within three months of the date of the approval of details by the Local Planning Authority and shall be permanently retained thereafter.

5. Foul water and surface water discharges shall be drained separately from the site.

6. Within three months of the date of approval a surface water drainage scheme based on the hierarchy of drainage options in the NPPG with evidence of an assessment of the site conditions shall be submitted to and approved in writing by the LPA. The surface water drainage scheme must be in accordance with the non-statutory technical standards for sustainable drainage systems (March 2015) or any subsequent replacement national standards and unless otherwise agreed in writing by the LPA, no surface water shall discharge to the public sewer either directly or indirectly. The scheme shall be carried out in accordance with the approved details.

7. Within three months of the date of approval 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 within three months of the date of the approval of details unless otherwise agreed in writing with the Local Planning Authority.

8. Within 3 months of the date of approval, the windows to the west facing elevation of Flat A10 as shown on plan 004, shall be fitted with fixed and obscure glazing up to a height of 1.7m from the finished first floor internal floor level and shall be permanently retained in that condition thereafter.

9. The outer area of Flat A07 as shown on plan 003 received 21 November 2017 shall not be used as a balcony at any time and the internal screen shall remain in situ to prevent stepping out or use of the external area.

124 APP/17/01186: THORNDAL BUSINESS CENTRE, 182 WALLASEY ROAD, LISCARD, CH44 2AG INSTALLATION OF FOUR NEW ACCESS DOORS

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor A Leech and seconded by Councillor D Realey it was:

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

1. The development hereby permitted shall be begun before the expiration of 3 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 11 October 2017 and listed as follows: PPSD NORTH FACE Rev B & PPSD Plan View Rev B.

3. The four new access doors hereby approved shall not be used and shall remain closed between the hours 20.00 hours and 08.00 hours Monday to Sunday.

- 125 **APP/17/01263: 3-5 TOBIN STREET, EGREMONT, CH44 8DF: INSTALLATION OF 3 NO ADDITIONAL WINDOWS TO THE NORTH EAST SIDE ELEVATION OF THE BUILDING (AMENDED DESIGN).**

This Application was withdrawn from the Agenda.

- 126 **APP/17/01274: 9 RUSSELL ROAD, ROCK FERRY, CH42 1LU: THE PROPOSED AREA WILL BE USED FOR A PERSONAL TRAINING STUDIO WITH A SMALL AREA (WHICH IS ALREADY SEPARATED AND WAS PREVIOUSLY OFFICES) FOR A BEAUTY AND MAKEUP ROOM. THE MAJORITY OF THE AREA WILL HAVE EQUIPMENT SOLELY FOR PERSONAL TRAINERS TO USE FOR THEIR CLIENTS FOR 1-2-1 SESSIONS**

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor S Foulkes and seconded by Councillor Lewis it was:

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

1. The development hereby permitted shall be begun before the expiration of 3 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 the 2 November 2107.

3. The premises shall be used for a Personal Fitness Training Studio (incorporating Beauty Therapy, Sports Massage and ancillary consultation room) and for no other purpose (including any other purpose in D2 of the schedule to the Town and Country Planning Use Order 1987, or any subsequent Order or statutory provision revoking or re-enacting that Order.

4. The use hereby permitted shall be discontinued and the land restored to its former condition on or before ten years of the approval date in accordance with a scheme of work(s) to be submitted to and approved in writing by the Local Planning Authority.

- 127 **APP/17/01287: 21 GULLS WAY, HESWALL, CH60 9JG: RESUBMISSION: REMOVAL OF EXISTING ROOF AND NEW ROOF WITH RECONFIGURED LAYOUT INCLUDING FRONT AND REAR DORMER WINDOWS. NEW SINGLE STOREY SIDE AND REAR EXTENSION. REMODELLED FRONT ELEVATION INCLUDING NEW FRONT PORCH**

This application was withdrawn from the Agenda.

- 128 **APP/17/01331: STONE HIVE, DARMONDS GREEN, WEST KIRBY, CH48 5DU: CONSTRUCTION OF TWO-STOREY DWELLING ADJACENT TO STONE HIVE**

The Managing Director for Delivery submitted the above application for consideration.

On a motion moved by Councillor S Foulkes and seconded by Councillor D Realey it was:

Resolved- (11-2) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 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 19th October 2017 and listed as follows: 1705-01 Rev B; 1705 03 Rev A

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.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory

provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to the dwelling shall be erected unless expressly authorised.

6. The windows in the north elevation (serving the stairway) and the north-facing window serving Bedroom 4 shall be obscurely glazed and non-opening prior to first occupation and retained as such thereafter.

7. Prior to commencement of development, a full scheme of works for the reinstatement to standard footway levels of any vehicle accesses from the highway that are rendered obsolete by the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme.

8. 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.

9. Prior to the first occupation of the dwelling, arrangements for the storage, recycling 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 and retained as such thereafter unless otherwise agreed in writing with the local planning authority.

129 JUDICIAL REVIEW UPDATE

The Assistant Director for Environmental Services updated members on

1 – Thornton Manor Hotel - That legal proceedings would be starting by the end of January 2018.

2 - Hillbark Hotel - Further legal advice had been sought and the enforcement notice served had been withdrawn and a new compliance notice had been reissued for 3 months had been served. Start effective 15 February 2018 – compliance by 19 May 2018 subject to any planning appeal to this enforcement notice.

130 PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 05/12/2017 AND 08/01/2018

The Managing Director for Delivery submitted a report detailing planning applications decided under delegated powers between 05/12/2017 and 08/01/2018.

Resolved - That the report be noted.

Planning Committee

15 February 2018

Reference:
OUT/15/00249

Area Team:
North Team

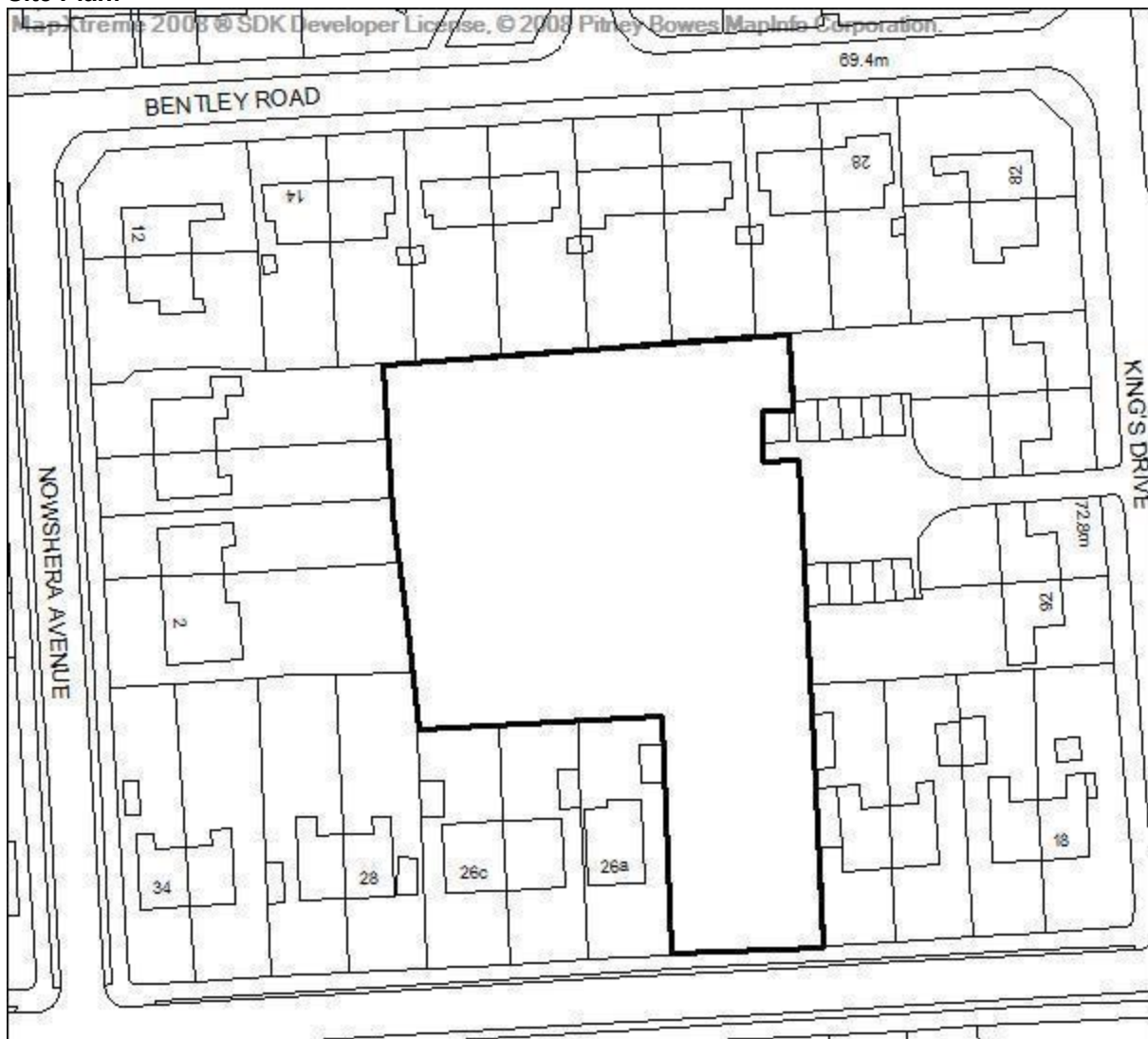
Case Officer:
Mr K Spilsbury

Ward:
**Pensby and
Thingwall**

Location: Land at 26 CORNELIUS DRIVE, IRBY, CH61 9PR
Proposal: Demolition of existing bungalow, formation of vehicular access onto land, erection of ten dwellings

Applicant: Mr John Rixon
Agent : C W Jones

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

There is no relevant planning history.

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 36 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing this report 19 objections have been received as well as a petition of objection. The objections are summarised as follows:

1. noise pollution
2. eye sore at rear of my property
3. impact upon property prices
4. impact upon wildlife in the area
5. loss of trees
6. parking, highway impact and possible congestion
7. Over-development of the site, development inappropriate and out of character
8. inconvenience and disruption
9. security risk and loss of privacy
10. Boundary dispute exists between resident adjacent to the site and the applicant

Councillor Brightmore and Councillor Sullivan have requested the application be taken out of delegation due to the concerns of local residents

CONSULTATIONS

Highways - No objection.

Environmental Health No Objection

Wirral Wildlife - No Objection

Merseyside Fire and Rescue - No planning related comments

United Utilities - No Objection

DIRECTORS COMMENTS:**REASON FOR REFERRAL**

Councillor Brightmore and Councillor Sullivan have requested the application be taken out of delegation due to the concerns of local residents in addition a qualifying petition of objection has been received.

INTRODUCTION

The proposed development is for the demolition of the existing bungalow, the formation of vehicular access onto land and the erection of ten dwelling. The application is outline however the only matter that is reserved is landscaping. Layout, scale, access and appearance are all to be determined at outline stage.

PRINCIPLE OF DEVELOPMENT

The site is designated as a Primarily Residential Area under the adopted Wirral Unitary Development Plan (UDP) and as such the principle of residential development is acceptable subject to the policies outlined below.

SITE AND SURROUNDINGS

The site comprises a square portion of land belonging to no.26 and currently used as a garden and

orchard. The land is surrounded on all sides by the rear gardens of adjacent residential properties on Kings Drive, Bentley Road and Nowshera Avenue.

POLICY CONTEXT

The application is assessed under UDP Policy HS4: Criteria for New Housing Development and Policy HS10: Backland Development.

UDP Policy HS4 Criteria for New Housing Development of the adopted Wirral Unitary Development Plan (UDP) criteria sets out proposals must relate well with neighbouring properties and the character of the surrounding area.

UDP Policy GR5 – Landscaping & New Development – requires submission of full details before full permission granted.

UDP Policy GR7 - Trees and New Development

UDP Policy HS10 Backland Development and Supplementary Planning Guidance Note SPG10 requires the proposal not to change the character of the area, adequate access, garden space and turning provision.

Supplementary Planning Document SPD4 sets out the Council's Parking Standards

UDP Policies NC01 and NC7 relate to nature conservation and species protection. In this respect the Local Planning Authority will not approve any development that would have an adverse impact upon wildlife species protected by law unless the Local Planning Authority can be sure that the species can be protected by planning condition

In Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton - Policy WM8 requires development to incorporate measures for achieving efficient use of resources, and Policy WM9 requires development to provide measures for waste collection and recycling, including home composting. Conditions can be imposed to ensure this is achieved.

The National Planning Policy Framework (NPPF) is a material consideration, Parts 6 and 7 being particularly relevant to this development.

APPEARANCE AND AMENITY ISSUES

The proposed scheme is to construct 10 new residential units on the plot, with the existing No.26 property being demolished to make way for suitable vehicle access. The application is outline, however the only matter which is reserved for subsequent approval is landscaping. Access, appearance, layout and scale are all to be secured at outline stage.

The demolition of the existing bungalow is not considered detrimental to the character of the street scene. The small sandstone wall and vegetation to the front boundary are to be retained in order to maintain the overall character of the area. The replacement bungalow facing Cornelius Drive is acceptable in scale and reflects the style of the adjacent property no.26A Cornelius Drive. The plot size of the replacement bungalow reflects the adjacent plot sizes in width and length. The bungalow is set back from the road with a 10m long rear garden and would thereby sit well within the street scene.

As the development is located on a backland site the access needs to meet the requirements of HS10 and SPG10, listed above. In addition the highways team has requested the road is built to an adoptable standard, as such the plans have been amended and the new road width increased. The access is now deemed a sufficient width to provide a road 5 metres wide together with a pedestrian walkway on both sides and as such complies with UDP Policy HS10 and SPG10. In addition in accordance with the above policies the use of the access must not affect the amenity of dwellings through noise, disturbance or loss of privacy. No.24 has secondary/non habitable windows in the side facing elevation facing the access road. The separation distance is 5 metre from the side elevation of the existing neighbouring dwelling (No.24) to the road and 5m from the proposed bungalow to the new access Road. As such the proposal accords with SPG10. In addition an acoustic fence and planting scheme that would reduce the noise and disturbance to the neighbouring property will be conditioned

should members be minded to approve the proposed scheme.

In addition dwellings 2 and 3 have been amended from two storey dwellings to bungalows in order to protect the amenities of 26A, B and C.

At the time of writing this report 19 objections have been received as well as a petition of objection. The objections are summarised as follows:

1. noise pollution
2. eye sore at rear of my property
3. impact upon property prices
4. impact upon wildlife in the area
5. loss of trees
6. parking, highway impact and possible congestion
7. Over-development of the site, development inappropriate and out of character
8. inconvenience and disruption
9. security risk and loss of privacy
10. Boundary dispute exists between resident adjacent to the site and the applicant

Having regards to the design of the proposed development the proposal is for the erection of a mixture of semi detached dwellings, a detached dwelling and a bungalow. There is a varied design pallet in the area and as such the proposed scheme is not deemed out of character with the local vernacular.

Properties have been sited so as to minimise impact upon surrounding neighbours with sufficient garden space and off road parking. The design is simple and traditional with pitched roofs, a small entrance porch and patio doors at the rear. The bungalow will mimic that of the neighbour 26 Cornelius Drive in size and form. The development is therefore not deemed out of character with the surrounding area.

As there are a number of mature trees being removed in order to make way for the scheme, a tree survey assessment has been carried out. This has identified a number of trees along the eastern boundary to be retained and a large number to be removed. The arboricultural officer has assessed the proposal and is content for the trees to be removed in accordance with the tree survey. The site is not protected by a TPO and should members be minded to approve the scheme a landscaping plan condition will be imposed.

Having regards to wildlife and habitat of protected species a preliminary ecological appraisal has been carried out by the applicant. This has been submitted to Wirral Wildlife.

The survey identified a maximum of three common pipistrelles roosting within Tree 20. It was concluded that the tree is used as an occasional summer roost by small numbers of male common pipistrelle bats. Therefore it will be necessary for the developer to obtain a Development License for bats before any work on the scheme may take place. Whilst, the granting of licence is within the remit of Natural England, the Local Planning Authority need to be satisfied that measures to protect the species can be put in place and can impose conditions to prevent development taking place before the license is acquired, This could include measures such as the installation of bat boxes to mitigate the loss of the existing habitat, controls on lighting to minimise the impact upon bats and a further condition for the protection of nesting birds can be provided (Circular 06/2005, paragraph 99 refers).

Concerns raised over parking, highway impact and possible congestion are dealt with below. The impact of the development on property prices is not a planning matter and the boundary dispute between the neighbouring properties is a civil matter.

SEPARATION DISTANCES

The Council's standards for separation are 14m window to wall and 21m window to window. The proposal exceeds the Councils standards and as such is considered acceptable having regards to Policy HS4 Criteria for New Housing Development of the adopted Wirral Unitary Development Plan.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal. The Highways department has been consulted with regards to the development and the concerns of the residents and has raised no

objection to the scheme. The site plan has been amended to ensure the access road is built to an adoptable standard in order to ensure highway safety. Each of the dwellings would have street parking spaces and as such accords with SPD4.

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 outline proposal for 10 dwellings is considered acceptable in this instance having regard to Wirral's UDP Policies HS4, HS10, GR7, NC01 and NC7 and the NPPF and is therefore recommended for approval.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-
The outline proposal for 10 dwellings is considered acceptable in this instance having regard to Wirral's UDP Policies HS4, HS10, GR7, NC01 and NC7 and the NPPF and is therefore recommended for approval.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

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

2. No development shall commence on site until details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority within three years from the date of this permission.

(d) The **landscaping** of the site; and

The development shall be carried out in accordance with the approved details.

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

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.

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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25th January 2018 and listed as follows: 2787/1 rev B (Dated 19/12/17), 2787/4 (Dated 18/12/2017) & 2787/3 (Dated 18/12/17)

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

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

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

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 Policies WM8 of the Waste Local Plan.

7. 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 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 WM9 of the Waste Local Plan.

8. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

9. "No works or development shall take place until a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include [include those that are pertinent]:

A; the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.

B; a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

C; a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.

D; written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

An arboricultural method statement (section 6 BS 5837) containing;

E; the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

F; the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).

G; the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).

H; the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).

I; the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

J; the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

K; the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).

L; the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)

M; the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

N; the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

O; the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).

P; the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).

Q; the timing of the various phases of the works or development in the context of the tree protection measures"

The development shall then be carried out strictly in accordance with the approved Arboricultural Method Statement.

Reason: To ensure the appropriate retention and protection of suitable trees for applications which involve complex tree issues in accordance with policies GR7 of the adopted UDP.

10. Prior to the commencement of site clearance, demolition, storage of plant (non-tree related), materials, machinery, including site huts and WCs, Tree Protection Barriers shall be installed immediately following tree works and Barriers shall conform to the specification within the method statement. The Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the local planning authority or client arboriculturist, but shall remain in a functional condition throughout the entire development, until all development related machinery and materials have been removed from site. If such protection measures are damaged beyond effective functioning then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection.

The tree protection measures shall not be dismantled until all construction related machinery and materials have been removed from site and not without written authorisation from the local planning authority or client arboriculturist. Once authorisation has been given the protection measures can be removed by hand and transported off site. During which time, no machinery or vehicles shall enter the area previously protected. No excavations, storage of materials, soil stripping, the raising or lowering of levels or the laying of hard surfacing without prior approval of the arboricultural consultant and / or the local planning authority. Any issues regarding tree protection should be agreed and implemented prior to commencement of development.

Reason: To ensure the appropriate retention and protection of suitable trees for applications which involve complex tree issues in accordance with policies GR7 of the adopted UDP.

11. Prior to commencement of any works on site, full details of bat boxes and a time frame for installation in accordance with Etive Ecology Ltd Preliminary Ecological Appraisal (Dated June 2017) shall be submitted to and agreed in writing with the Local Planning Authority. The bat boxes shall be installed in accordance with the approved details and time frame and shall be retained as such thereafter.

Reason: In the interest of species protection having regards to Policy NC7 of Wirral's Unitary Development Plan.

12. Prior to commencement of development, full details of any lighting that shall minimise the impacts on bats and their insect food shall be submitted to and agreed in writing with the Local Planning Authority. Any lighting shall only be installed in accordance with the approved details and shall be retained as such thereafter.

Reason: In the interest of species protection having regards to Policy NC7 of Wirral's Unitary Development Plan.

13. Notwithstanding any indication on the approved plans no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing with the Local Planning Authority. For the avoidance of doubt surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined public sewerage systems. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow that mimics the existing greenfield run off. The development shall be completed maintained and managed in accordance with the approved details

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

14. 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 & HS10 of the Wirral Unitary Development Plan.

15. 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 & HS10 of the Wirral Unitary Development Plan.

Last Comments By: 15/04/2015 14:50:04
Expiry Date: 25/05/2015

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Planning Committee

15 February 2018

Reference:
APP/17/00743

Area Team:
North Team

Case Officer:
Mr K Spilsbury

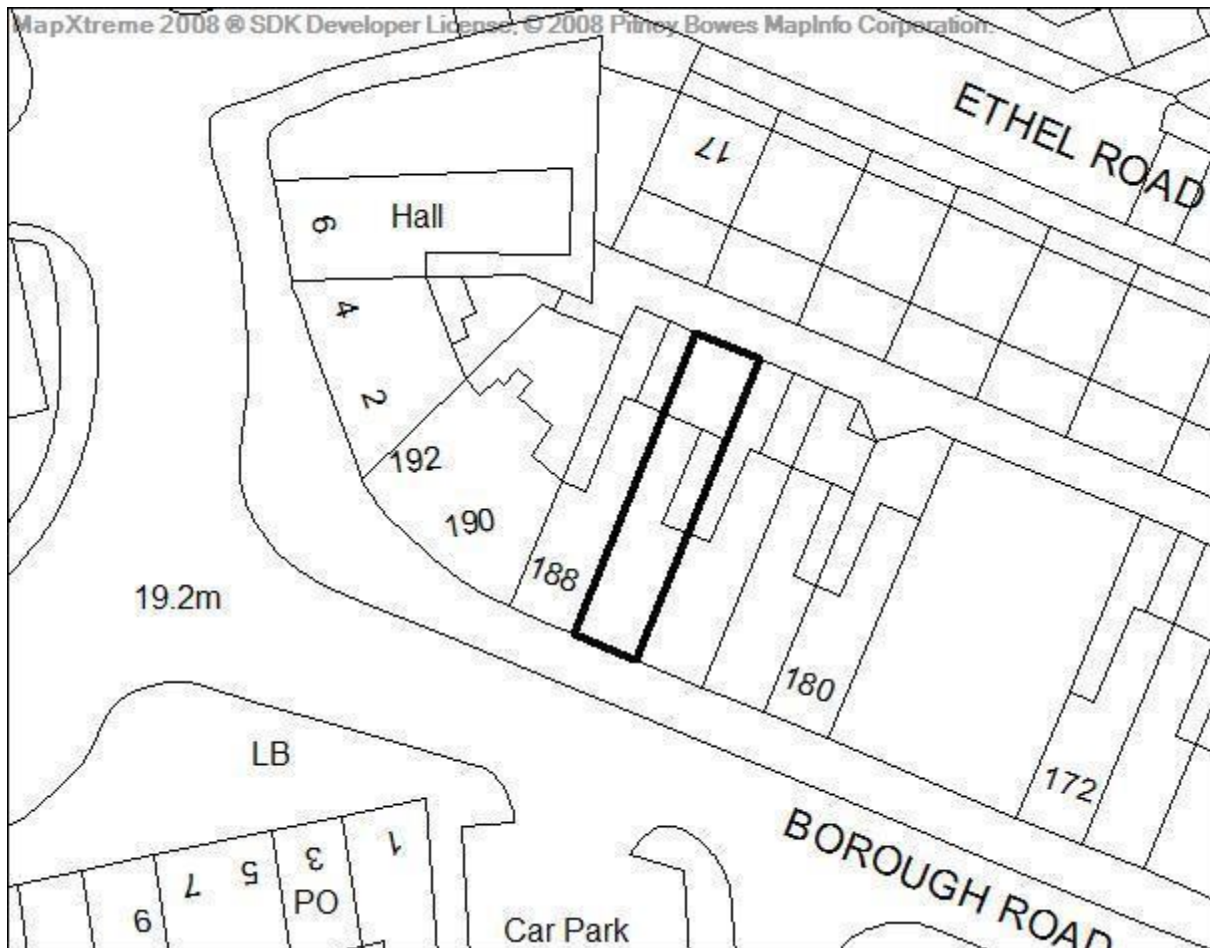
Ward:
Seacombe

Location:
Proposal:

Elmees Discount, 186 BOROUGH ROAD, SEACOMBE, CH44 6NJ
Retention of shop at ground floor and change of use of the rear store,
first and second floor of the building to a 5 bedroom HMO (Use class
C4) with associated alterations. (Amended scheme).

Applicant: Mr Ale
Agent :

Site Plan:



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Development Plan designation:
Traditional Suburban Centre

Planning History:

Location: 186, Borough Road, Seacombe. L44 6NJ
Application Type: Full Planning Permission
Proposal: Erection of new shop front.

Application No: APP/92/06872
Decision Date: 22/12/1992
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 11 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received from surrounding properties.

Councillor Stuart, Councillor Chris Jones & Councillor Adrian Jones have requested the application be taken out of delegation as they have strong reservations regarding the intensification of overcrowding and HMO's in this area.

CONSULTATIONS:

Engineers Department - No objections

Environmental Health – No objections

DIRECTORS COMMENTS:

The application was deferred from Planning committee on 18th January 2018 to allow a members site visit.

REASON FOR REFERRAL

Councillor Stuart, Councillor Chris Jones & Councillor Adrian Jones have requested the application be taken out of delegation as they have strong reservations regarding the intensification of overcrowding and HMO's in this area.

INTRODUCTION

The proposed development is for the retention of shop at ground floor and change of use of the rear store, first and second floor of the building to a 5 bedroom HMO (Use class C4) with associated alterations. (This is an amended scheme from that originally submitted as the applicant had wanted to convert the shop at ground floor into living space. The applicant was informed that this would not comply with policy as it was in a traditional suburban centre and the scheme has been amended to retain the ground floor shop.

PRINCIPLE OF DEVELOPMENT

UDP Policy SH7 permits conversion of upper floors in retail premises subject to access, parking, servicing, amenity, security and compatibility considerations.

Proposals for HMO's are not permitted unless all the criteria in Policy HS14 are fulfilled.

SITE AND SURROUNDINGS

The site is made up of a retail premises at ground floor with what appears from the outside to be a residential flat above. There are a mix of properties in the area including a public house, shops, cafes, hot food takeaways as well as housing mixed in with the commercial properties further down Borough Road. The property is located within a terrace block and there are a number of vacant units along this particular parade.

POLICY CONTEXT

UDP Policy HS14: Houses in Multiple Occupation is the relevant local plan policy. The policy establishes a number of criteria that must be fulfilled: the property being of sufficient size to accommodate the proposal and not of modern domestic scale; if the property is not detached then adjoining property is not in single family occupation; the proposal not resulting in a private dwelling having an HMO on both sides; the proposal not resulting in a change in the character of the surrounding area which would be detrimental; the proposal not resulting in a concentration of HMO's in a particular area such that the character of the area is adversely affected; the proposal ensuring the privacy of neighbours and occupants, including the layout of car parking areas, to prevent overlooking of habitable room windows; staircase access normally being provided within the main structure of the

building. If external staircases have to be provided they must not result in significant overlooking of neighbours' windows or private amenity space; any extensions required complying with Policy HS11; any new windows required to serve habitable rooms, such as living rooms, kitchens or bedrooms, not overlooking adjoining properties to an unacceptable degree; any interior vertical partitions not cutting across windows and ceiling height reductions not being visible externally; adequate sound proofing being provided; any basement accommodation having windows with two-thirds of their height above the existing outside ground level giving sufficient daylight penetration, a reasonable outlook and not immediately adjacent to parking bays and vehicle access ways; main living rooms having a reasonable outlook and not lit solely by roof lights, nor in close proximity to high boundary or gable walls; access to rear yards/gardens being provided from each flat; adequate visibility at entrance and exit points and turning space for vehicles; and the proposal otherwise complying with Policy HS4 and Policy HS5.

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

Policy SH7 - Upper Floor Uses in Retail Premises states the Local Planning Authority will permit the conversion of upper floors above shops for office uses or for residential uses not covered by permitted development rights, subject to access, parking, servicing, amenity and shop security considerations and the compatibility of the proposed use with neighbouring upper floor activities.

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, including home composting.

The National Planning Policy Framework states that the purpose of planning is help to achieve sustainable development. Development is expected to make a positive contribution to an area and use opportunities to improve the character and quality of an area. It is a core principle that planning decisions should always seek to secure a good standard of amenity for all existing and future occupants.

APPEARANCE AND AMENITY ISSUES

As stated above the plans have been amended to improve the layout and retain the commercial frontage at ground floor which has been reviewed by the Housing Standards scheme. The number and size of the bedrooms is therefore deemed acceptable having regards to UDP policy HS14. No objections have been raised to the application by the Environmental Health Team and therefore given the size, layout and location of the application building and curtilage, it is not considered that significant impacts would arise from the grant of planning permission.

The HMO will allow the first and second floor of the premises to be used effectively without detriment to the commercial frontage. The use of the ground floor for A1 is deemed acceptable having regards to policy SH2 and the introduction of a HMO above ground floor is deemed as an acceptable use within a Traditional Suburban Centre. The first and second floors were already being used as residential accommodation and as such the conversion to a HMO will have minimal disruption to the area.

Considering appearance, internal alterations will be undertaken to facilitate the use, including the insertion of partitions and the addition of additional bathroom areas and a kitchen diner at ground floor. The only external alteration is for the introduction of a window in the kitchen to ensure there is outlook and ventilation.

The applicant has confirmed that the existing outbuilding at the rear of the premises has been demolished providing out door amenity space in the form of a rear yard with access to a gated alley way. A condition is proposed to secure appropriate cycle parking facilities at the site should members be minded to approve the application in addition to a bin storage condition.

Concern had originally been raised by the Housing Team over the size and design of the kitchen/dinning/lounge area. The applicant has confirmed that the room will be in excess of the required 18m², measuring 2.7m x 6.8m = 18.36m². In addition the applicant states that the layout of this room has not been finalised and as such they will work with the housing standards team to secure a HMO licence. The layout of the kitchen/dinner/lounge will therefore need to be amended to comply

with housing standards legislation as such the Council considers that the layout of this room alone would not be a valid reason to refuse a planning application.

It is considered that the proposed development is acceptable in terms of its use and the proposed amendments will ensure the commercial aspect of the traditional suburban centre is preserved. The introduction of a HMO at first and second floor will not result in a detrimental impact upon the amenities of surrounding properties and as such the development is deemed acceptable in terms of the criteria set out in UDP Policy HS14 and SH7 as well as the NPPF.

SEPARATION DISTANCES

The proposal is for a change of use of an existing building, and as such the only consideration is whether the use would result in new opportunities for overlooking, or result in additional rooms being used for a habitable purpose that might result in privacy issues. It is not considered that privacy or overlooking issues would arise to the front, side or rear of the property, given that all of the windows are existing. The new window at ground floor will only allow views into the rear yard area.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no significant highway implications relating to this proposal, the site is deemed to be located within a sustainable location with good transport links to local services and beyond.

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 be of a scale and design which would not result in a detrimental change in the character of the surrounding area. The ground floor use is retained as commercial within the Traditional Suburban Centre and the first and second floor HMO development will not result in any significant impacts on the amenities of neighbours surrounding the site in terms of loss of outlook, privacy, daylight or sunlight. It is considered that the proposal complies with Policy HS14 and SH7 of the adopted Wirral Unitary Development Plan 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-
The proposal is considered to be of a scale and design which would not result in a detrimental change in the character of the surrounding area. The ground floor use is retained as commercial within the Traditional Suburban Centre and the first and second floor HMO development will not result in any significant impacts on the amenities of neighbours surrounding the site in terms of loss of outlook, privacy, daylight or sunlight. It is considered that the proposal complies with Policy HS14 and SH7 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 26th September 2017 and 16th October 2017 and listed as follows: 16_2017_01 rev C, 16_2017_02 rev C, 16_2017_03 rev C, 16_2017_04 rev D, 16_2017_05 rev C & 16_2017_06 rev C (Dated 22.08.17).

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

3. No development shall take place until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

4. Prior to the first occupation of the HMO 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 Policy WM8 of the Waste Local Plan.

Last Comments By: 03/11/2017 16:46:11

Expiry Date: 11/09/2017

Planning Committee

15 February 2018

Reference:
APP/17/01009

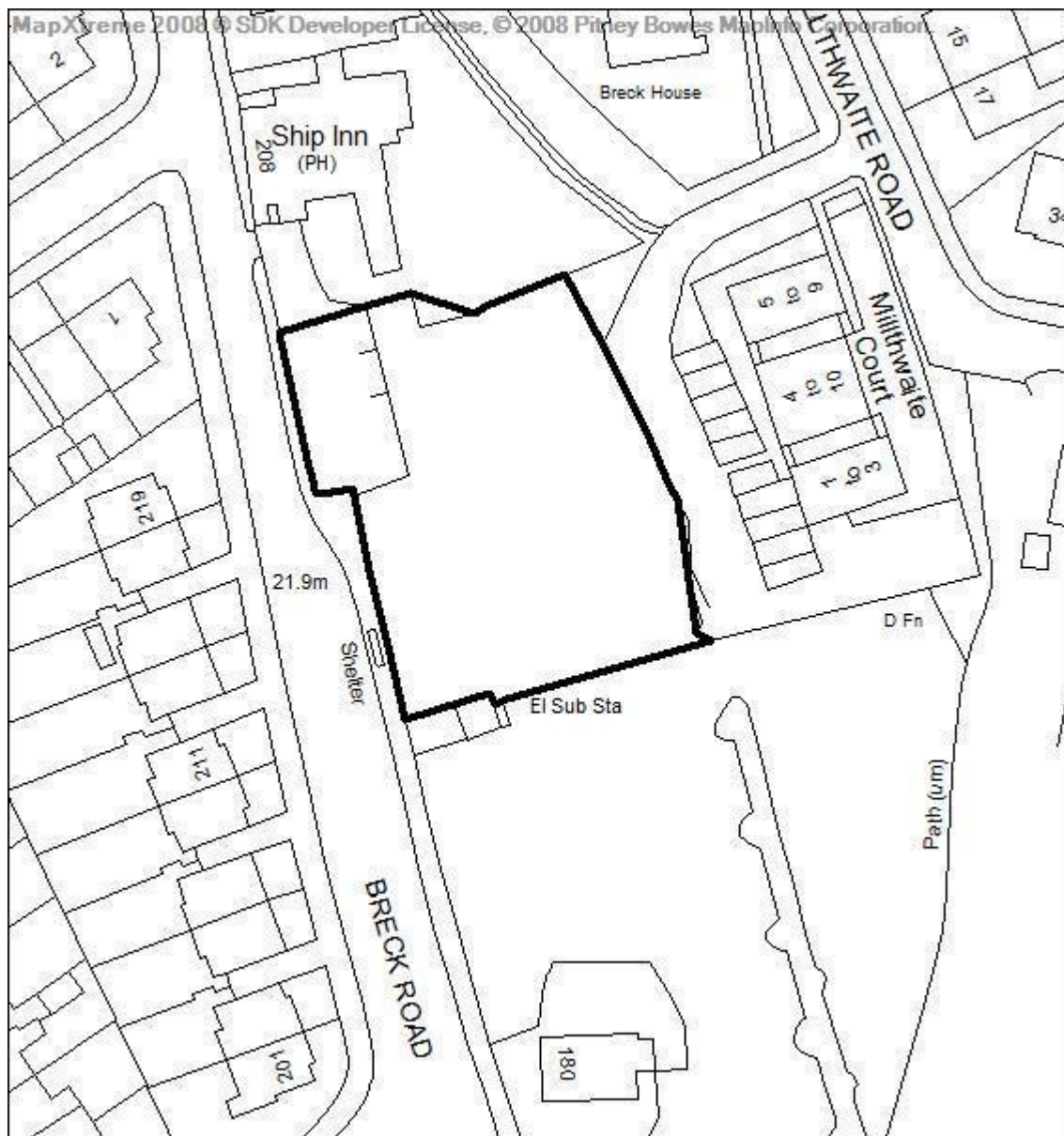
Area Team:
North Team

Case Officer:
Mr K Spilsbury

Ward:
Liscard

Location: The Ship Inn, 208 BRECK ROAD, WALLASEY VILLAGE, CH44 2ED
Proposal: Erection of 9 new dwellings and associated landscaping on land adjacent to the former Ship Inn, Breck Road, Wallasey.
Applicant: Leftfield Investment Holdings Ltd.
Agent : NC Architecture

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: The Ship Inn, 208 BRECK ROAD, WALLASEY VILLAGE, CH44 2ED
Application Type: Full Planning Permission
Proposal: Change of use from existing public house with manager's flat above (A4 & C3), to single dwelling house (C3). Demolition of single-storey side extension, replace pitched roof to rear with flat roof terrace and partial demolition of existing outhouse buildings (amended plan received).
Application No: APP/17/00674
Decision Date: 16/08/2017
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Planning Applications, 32 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing 12 representations have been received, 11 objections and 1 qualifying petition of objection. The objections are listed as follows and addressed below:

1. The height of the proposed dwellings will result in rear gardens being overlooked and loss of privacy to the neighbouring flats
2. Loss of value of adjoining properties
3. Loss of trees and impact upon wildlife
4. Development is overbearing (over development), out of scale and character compared with the surrounding properties
5. The development will result in increased parking in the local area- insufficient parking on site
6. Development will result in traffic concerns as this is already a busy road occupied by a large school and as such there are a lot of pedestrians/cars - history of accidents.
7. The site is adjacent to an archeological site
8. Impact upon surrounding properties during the construction period
9. Loss of view of the woods
10. Is there a right of way or TPO on the site?
11. it is unclear if there is a terrace or balcony at the rear of the site?
12. stability of the land may be compromised

CONSULTATIONS

Highways - No objection.

Environmental Health No Objection

Wirral Wildlife - No Objection

DIRECTORS COMMENTS:

The application was deferred from Planning committee on 18th January 2018 to allow for a members site visit.

REASON FOR REFERRAL

A qualifying petition of objection has been received. In accordance with the scheme of delegation the application must be heard at committee.

INTRODUCTION

The proposed development is for the erection of 9 dwellings with associated landscaping, parking and vehicular access.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area in accordance with Wirral's Unitary Development Plan (UDP) and as such the erection of houses is acceptable in principle.

SITE AND SURROUNDINGS

The site is made up of a former car parking area associated with the former Ship Inn and area of wooded land located to the rear. The public house lies to the north of the site and is rendered white. Planning consent has recently been granted for the change of use of the public house to a single dwelling - APP/17/01148.

Surrounding properties include two storey semi-detached housing opposite, four storey apartments at the rear as well as large detached dwellings, a sandstone cottage, bungalows and Weatherhead Highschool further to the south of Breck Road.

The Breck (urban greenspace) lies to the south east of the site. The rear parcel of land that forms part of the development site although wooded with predominantly self seeded trees does not fall within that land use allocation but is primarily residential in accordance with the Wirral UDP.

Wallasey Village lies to the north of the site where there are a shops, transport links (two train stations), schools, doctors surgeries and a library.

POLICY CONTEXT

Wirral's Unitary Development Plan (UDP)

The application site is designated within Wirral's Unitary Development Plan (UDP) for Primarily Residential Purposes. As such, the principle of development is acceptable, subject to consideration of UDP Policy HS4, GR5, GR7 PO7 & NC7, the NPPF and any other material considerations.

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, including home composting.

Policy HS4 of the Wirral Unitary Development Plan establishes a number of criteria that must be met if new housing development is to be permitted, as follows:

- (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.

The policy also states all proposals whose main elevations are parallel to other residential properties, 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.

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. If there are differences in land levels or where development adjoins that of different ridge height, such as three storey development adjacent to two storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

Currently the site is split into two distinct sections, the former car park of the Ship Inn and a small

copse of trees. The whole of the site is designated primarily residential within the Wirral Unitary Development Plan. To the side and rear of the site is the Breck Recreation Ground (Land designated as Urban Green Space).

In terms of trees policy GR7 - Trees and New Development is directly relevant as there are a number of trees along the eastern edge of the site that are protected by tree preservation orders. The policy states: In assessing the protection to be given to trees on development sites the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surface areas are sited in order to:

- (i) substantially preserve the wooded character of the site or of the surrounding area;
- (ii) provide for the protection of trees of greatest visual or wildlife value and other vigorous healthy trees;
- (iii) ensure that trees to be retained have adequate space in order to prevent damage to their canopy or root structures during construction and to allow for the future growth of canopy and roots to normal mature sizes;
- (iv) prevent the removal of trees by occupiers of the development to obtain reasonable sunlight to habitable rooms, secure an open unshaded garden area, or to remove perceived dangers to life and property; and
- (v) protect trees on adjacent land which may be affected by the development proposed;

As concerns have been raised by residents over the stability of the land Policy PO7 - Development on Unstable Land is relevant. This states: Where development proposals are on or near land which is suspected or known to be unstable the Local Planning Authority will request additional information from the applicant in order to assess whether the land is suitable for the development proposed and whether any instability can be adequately overcome.

In addition as the copse of trees present a potential habitat of protected species policy NC7 Species Protection is also directly relevant. This states:

Development which would have an adverse effect on wildlife species protected by law will not be permitted unless the Local Planning Authority is satisfied that the protection of the species can be secured through the use of planning conditions and/ or planning obligations.

In accordance with the Development Management Policies in 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 can be imposed to ensure this is achieved.

National Policy (National Planning Policy Framework)

NPPF establishes a positive presumption in favour of sustainable development, sustainable development being defined by paragraphs 18 to 219 of the NPPF, taken as a whole. It is a core principle that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants.

The site is accessibly located within the urban area, accessible and well provided for by transport infrastructure and local services including shops and cafes, schools and a library in Wallasey Village. Bus services and train stations are within easy walking distance of the site.

APPEARANCE AND AMENITY ISSUES

The proposed development is for the erection of 9 contemporary dwelling houses, in three blocks, 3 fronting onto the road and 6 (two blocks of 3) set back into the landscape. Properties have front balconies at second floor to maximise the views west towards the M53, Leasowe and the Irish Sea beyond.

It is considered that the development makes effective use of the land within a sustainable location. The proposal for 9 residential units would achieve appropriate spacing and provision of sufficient private amenity space. Due to the topography of the land the development will appear three storey at

the front on Breck Road and two storey at the rear with an excavated courtyard, terraced deck area above at ground floor level. As there is a mix of architectural design in the area the proposed modern design is deemed appropriate to its setting. Surrounding properties include two storey semi-detached housing opposite, four storey apartments at the rear as well as large detached dwellings, a sandstone cottage, bungalows and Weatherhead Highschool which has its own unique modern form.

It is considered that the change in materials successfully deals with the two distinct characters of the site. The white rendered units 1-3 tie into the built form of the neighbouring public house and surrounding residential housing stock whilst the wooden cladding on units 4 - 9 softens the appearance of the dwellings when seen against the back drop of the trees, almost disguising the properties and blending them into the landscape.

Concerns raised by objectors

At the time of writing 12 representations have been received, 11 objections and 1 qualifying petition of objection. The objections are listed as follows and addressed below:

1. The height of the proposed dwellings will result in rear gardens being overlooked and loss of privacy to the neighbouring flats
2. Loss of value of adjoining properties
3. Loss of trees and impact upon wildlife
4. Development is overbearing (over development), out of scale and character compared with the surrounding properties
5. The development will result in increased parking in the local area- insufficient parking on site
6. Development will result in traffic concerns as this is already a busy road occupied by a large school and as such there are a lot of pedestrians/cars - history of accidents.
7. The site is adjacent to an archeological site
8. Impact upon surrounding properties during the construction period
9. Loss of view of the woods
10. Is there a right of way or TPO on the site?
11. it is unclear if there is a terrace or balcony at the rear of the site?
12. stability of the land may be compromised

Having regards to the setting of the development the Council consider that it is essential to preserve the overall wooded character and feel of the area whilst also accommodating the need for residential development within the residential area of Wallasey. As such the trees running along the front of the site behind the sandstone wall (along Breck Road) have been retained as far as possible and enhanced with additional soft landscaping. In addition an arboricultural impact assessment has been carried out at the request of the LPA which in turn has been assessed by the arboricultural officer.

The proposal looks to retain a large section of mature trees at the front of the site as well as introducing soft landscaping and additional tree planting at the rear of the site along the boundary with Millthwaite Court. Whilst there is a tree preservation order running along the eastern boundary, a number of the trees have already been removed prior to the submission of the application. The proposed scheme will result in additional tree planting along this boundary to enhance the provision. Most of the trees to be removed within the core of the site are not protected. The Arboricultural officer has assessed the scheme and has confirmed that the majority of trees that are to be removed to facilitate the development are of low value and the mitigation measures including the replacement tree planting scheme will enhance the overall quality of trees and thereby help to preserve the semi wooded character of the area.

As there are a number of level changes in and around the site it is not considered that the development will have any sort of adverse impact upon the flats - Millthwaite Court at the rear of the site. Contextual elevations of the proposed dwellings and the surrounding properties as well as sections through the site provide valuable details of how the properties interact with the existing neighbouring buildings. Separation distances between the flats and the properties opposite the site are in excess of the councils standard separation distances. In addition the changes in level between adjoining sites will ensure Millthwaite Court will maintain its outlook over the roof of the proposed dwellings.

The closest properties to the dwellings located on the opposite side of Breck Road are located in

Block B. These dwellings maintain a 21m separation distance from the neighbours. There is a raised terrace proposed at second floor and due to the height of the proposed balustrade the view will be over the roof tops of the lower dwellings as demonstrated in the cross section drawing P-251 REV 01.

In terms of ecology, the extended phase 1 habitat survey findings suggest that there will be no harm to protected species or sites. This has been verified by Wirral Wildlife, who states that whilst some of the woodland will be lost to development this part is of less value than the areas that will be retained. Conditions for tree protection fencing as well as for conditions for the protection of nesting birds will be required and as such should members be minded to approve the scheme will be added to the approval.

As highlighted above, the scale and design of development is seen as appropriate to the site, maximising a partially developed site within a residential area for housing. In terms of the design, this has been agreed with the LPA as an acceptable solution to the mixed character of the area and in accordance with the National Planning Policy Framework, stating that development should make good use of land. The National Planning Policy Framework is also relevant, in which there is a presumption in favour of sustainable development, which this site is, as it is within walking distance of shops, services and schools and has good transport links to local bus routes (bus stop virtually outside site) and within walking distance of two train stations.

Having regards to the other objections loss of value, loss of view and the construction issues are not planning matters and cannot be taken into consideration in the determination of this planning application. However should members be minded to approve the application a condition for a construction management plan will be imposed. There is no information before me to suggest that the land is unstable, however following consultation with building control it has been confirmed that the site is formed on sandstone and may be stable for development. However should members be minded to approved the application a condition for a geo-technical survey can be imposed to ensure this is confirmed.

The site is not archaeologically important in accordance with the UDP proposals maps and there is no right of way through the site. Issues relating to highways, traffic safety and parking are dealt with below.

SEPARATION DISTANCES

As stated above separation distances are deemed acceptable in this instance. The layout of the site and topography of the land ensures that outlook and privacy will be preserved.

HIGHWAY/TRAFFIC IMPLICATIONS

The Engineers Department has been consulted on this scheme and has not raised any objections having regards to parking, highways safety or capacity. Due to the changes in levels of the site and the adjoining highway the access road into the site that is proposed by the architect is very steep and as such deemed unsuitable. However should members be minded to approve the scheme the Engineers Department have agreed that this can be addressed through condition to ensure the cross fall on the footway and the vehicle crossing is no steeper than 1 in 40 to ensure highway safety. Concerns raised above over highway safety, increased parking in the local area and increased traffic on Breck Road are not deemed sufficient to warrant refusal of the scheme.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

In conclusion, the development of this site is considered to be acceptable. The proposed layout and design are considered to be acceptable and will result in a development which does not harm the character or appearance of the area. As such, the proposal complies with Wirral Unitary Development Plan policies HS4, GR5, GR7, PO7 & NC7 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:- The development of this site is considered to be acceptable. The proposed layout and design are considered to acceptable and will result in a development which does not harm the character or appearance of the area. As such, the proposal complies with Wirral Unitary Development Plan policies HS4, GR7, NC7 and the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

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

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 14th August 2017 and listed as follows:
2717 P-150 Rev 00 (Dated 08.17), 2717 P-151 Rev 01 (Dated 08.17), 2717 P-152 Rev 01 (Dated 08.17), 2717 P- 250 Rev 01 (Dated 11.17), 2717 P-251 Rev 01 (Dated 08.17), 2717 P- 252 Rev 02 (Dated 12.17), 2717 P- 253 Rev 01 (Dated 08.17),
UG_11533_LAN_DRW_HL_L01 Rev P01 (Dated 11.08.17),
UG_11533_LAN_DRW_HL_L02 Rev P02 (Dated 11.08.17),
UG_11533_LAN_DRW_HL_L03 Rev P02 (Dated 11.08.17), UG_11533_ARB_TPP_02 Rev P02 (Dated 02.08.17) , UG_11533_ARB_TRP_02 Rev P02 (Dated 02.08.17),
UG_11533_LAN_DRW_GA_L01 Rev P02 (Dated 30.11.17),

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

4. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

5. No works or development shall take place until a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include:

A.The details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.

B. a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

C. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.

An arboricultural method statement (section 6 BS 5837) containing;

D. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

E. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).

F. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).

G. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).

H. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

I. the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

J. the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).

K. the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)

L. the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

M. the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

N. the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).

O. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).

P. the timing of the various phases of the works or development in the context of the tree protection measures.

Reason: To protect trees which are of significant amenity value having regards to Policy GR7 of Wirral's UDP

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 Policies WM8 of the Waste Local Plan.

7. 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 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 WM9 of the Waste Local Plan.

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of noise, dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of the amenities of adjoining residents and having regard to Policy HS4 of the Wirral Unitary Development Plan.

9. No development shall commence until details of works to provide vehicle accesses and a 2m wide footway between the site and Breck Road have been submitted to and approved in writing by the Local Planning Authority. For the benefit of doubt, the crossfall on the footway and vehicle crossings shall not be steeper than 1 in 40. The works shall be completed in accordance with the approved details prior to first occupation of the development hereby approved and retained as such thereafter.

Reason: Having regards to highway safety in accordance with Policies HS4 and TR9 of the Wirral UDP

10. Prior to commencement of development a geotechnical land survey shall be carried out in order to assess the stability of the land. The survey shall be submitted to and agreed in writing with the local planning authority prior to commencement and the agreed findings implemented in full.

Reason: In order to assess the impact of the development on the land in accordance with Policy PO7 of the Wirral UDP.

Last Comments By: 22/09/2017 14:15:15
Expiry Date: 09/10/2017

Planning Committee

15 February 2018

Reference:
APP/17/01217

Area Team:
South Team

Case Officer:
Ms J Storey

Ward:
Birkenhead and
Tranmere

Location:
Proposal:

LORD STREET & CLEVELAND STREET, BIRKENHEAD, CH41 6BL
Alteration of the existing building to create a roof and a side extension.
Conversion of the existing building to create 200 student units with
associated facilities, including external landscaping and recreational
area and internal communal areas.

Applicant:
Agent :

Hamilton Studios Ltd
Knight Frank LLP

Site Plan:

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Development Plan designation:

Primarily Commercial Area
Primarily Residential Area

Planning History:

Location: New Municipal Building, 5 CLEVELAND STREET, BIRKENHEAD, CH41 6BL
Application Type: Work for Council by Council
Proposal: Temporary car park on site of former office building
Application No: DPP3/16/00566
Decision Date: 24/06/2016
Decision Type: Approve

Location: New Municipal Building, 5 CLEVELAND STREET, BIRKENHEAD, CH41 6BL
Application Type: Prior Notification of Demolition
Proposal: Demolition of disused office block
Application No: DEM/16/00530
Decision Date: 09/05/2016
Decision Type: Prior approval is not required

Location: New Municipal Building, 5 CLEVELAND STREET, BIRKENHEAD, CH41 6BL
Application Type: Full Planning Permission
Proposal: Carpark with low rail fencing
Application No: DPP3/17/00799
Decision Date: 24/08/2017
Decision Type: Withdrawn

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

Having regard to the Councils Guidance on Publicity for applications 157 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a qualifying petition has been received against the proposal, and 4 individual objections, on the following grounds:

1. Probability of excessive noise and litter
2. Encroachment of privacy
3. Height issues
4. Insufficient parking

Hamilton Square Conservation Area Advisory Committee advised "although the committee does not object to the proposal in principle, please see the suggested conditions, which we consider to be necessary in the interests of protecting the living conditions of the future occupants of the building and the existing residents of Brunswick Mews".

CONSULTATION

Head of Environmental & Regulations (Pollution Control) – No objection

Head of Environment & Regulations (Traffic and Transport Division) – No objection

Historic England – No objection

DIRECTORS COMMENTS:**REASON FOR REFERRAL**

The proposal is for the conversion of former offices to student accommodation in a primarily commercial area and there is a qualifying petition of 25 signatures against this proposal.

INTRODUCTION

This application is for the conversion and extension of the existing building to create 200 student units with associated facilities, including external landscaping and recreational area and internal communal areas. (sui generis)

The student accommodation comprises of a mixture of fully furnished bedrooms and studios with kitchenettes which will be supported by onsite cooking facilities and managers office

The existing building comprises of a vacant, three storey office block on the corner of Lord Street and Cleveland Street. The proposal includes an extension to increase the height of the building to a maximum of five storeys. In addition, the basement will contain a communal lounge, and study area, laundry room, gym, games room and kitchen.

The upper floors are to be converted into student accommodation comprising of a mix of studio apartments and bedrooms with en-suit bathrooms. The lower ground floor will contain students lounge, gymnasium, central garden areas etc. The proposed extension in the corner of the site will provide a landscaped courtyard with a pavilion, planting and water features. The existing car park will be converted to an outdoor gym.

SITE AND SURROUNDINGS

The application site is located at the former Wirral MBC Treasury building. The building is currently vacant but has a lawful office use (B1). The site is bound to the north by Cleveland Street and the Egan Court residential development to the south. To the west the site is bounded by Lord Street, whilst employment uses bound the street to the east.

There are a number of uses in the immediate and surrounding area. Immediately surrounding the site is a number of residential properties, including houses on Athol Street and Brunswick Mews and apartments on Lord Street. On the opposite side of Cleveland Street there are a number of large warehouses.

The site is on the edge of Hamilton Square Conservation Area which contains a number of Grade I and Grade II listed buildings. To the south of the site is Birkenhead Town Centre.

POLICY CONTEXT

Wirral Unitary Development Plan

Policy SH6 – Development Within the Primarily Commercial Areas advises that only, uses falling within Class A1, Class A2, Class A3, Class B1 and Class D1 of the Town and Country Planning (Use Classes) Order 1987 will be permitted subject to the following criteria;

- (i) the proposal meets highway access and servicing requirements and includes off-street car parking in line with Policy TR9 and cycle parking in line with Policy TR12;
- (ii) the siting, scale, design, choice of materials and landscaping is not detrimental to the character of the area;
- (iii) the proposal does not cause nuisance to neighbouring uses, or lead to loss of amenity, particularly in respect of noise and disturbance, on-street parking or delivery vehicles - where necessary, a suitable condition will be imposed on hours of opening/ operation;

The application site is designated as part of Primarily Commercial Area. The proposal is a departure from this designation and has been advertised as such. There is no provision for development comprising of student accommodation in UDP Policy SH6 and as such material considerations need to

be identified to outweigh the statutory development plan.

In 2015, the building was declared surplus to requirements and closed in spring 2015 following the relocation of staff

Soon after its closure, interest was shown in the building by the Isle of Man Information and Communication Technology University which proposed to open a Faculty in Birkenhead to be affiliated to a local University. It intended to acquire the Conway Building for teaching space and this building for associated student accommodation but the proposal fell through when the University identified alternative accommodation located on the Isle of Man.

Following this, a recommendation was then made at the Assets and Capital Group to demolish the building and use the site for temporary staff parking and an application was submitted for prior approval for the demolition of the building. Whilst tender demolitions were being considered an approach was made to the Council by the applicants with a proposal to convert the building to provide 200 units of student accommodation which would deliver an estimated investment of £6million.

This has been the only other interest shown in developing the site since 2015, over 2 years ago.

The applicants have advised that the students are expected to be from Liverpool colleges and Universities and from the courses that may be generated from future development proposals with Chester colleges.

There are significant issues in this particular case, which lead to a finely balanced recommendation.

The site has been vacant for over two years, with the only proposals coming forward for the development of the site is student accommodation or for the demolition of the building and use of the site for a car park. In this instance, it is considered that the policy requirements to support economic growth by retaining this site for employment purposes are outweighed by the prospects and benefits of securing development on a site, that can provide regeneration benefits to the whole area and that would otherwise be at risk of further deterioration without a willing investor for bringing the site back into employment use.

It is acknowledged that the site is in an accessible location and that benefits can be accrued from the development in terms of the provision of student accommodation, including bringing a derelict and vacant building back into full use, increased spending within local and Town Centres and potential employment in construction and maintenance. There is access from the ground floor to the lower ground floor to the student café, games rooms and gym all of which would be considered acceptable within areas designated as Primarily Commercial within Wirrals Unitary Development Plan.

There is no planning policy Criteria to define the appropriate location of this type of student accommodation. However, it is considered that the nature of the proposal is considered to broadly align with UDP Policy HS14 Houses in Multiple Occupation which advises that;-

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

- (i) the property being of sufficient size to accommodate the proposal and not of modern domestic scale;
- (ii) if the property is not detached then adjoining property is not in single family occupation;
- (iii) the proposal not resulting in a private dwelling having an HMO on both sides;
- (iv) the proposal not resulting in a change in the character of the surrounding area which would be detrimental;
- (v) the proposal not resulting in a concentration of HMO's in a particular area such that the character of the area is adversely affected;
- (vi) the proposal ensuring the privacy of neighbours and occupants, including the layout of car parking areas, to prevent overlooking of habitable room windows;
- (vii) staircase access normally being provided within the main structure of the building. If external staircases have to be provided they must not result in significant overlooking of neighbours' windows or private amenity space;
- (viii) any extensions required complying with Policy HS11;
- (ix) any new windows required to serve habitable rooms, such as living rooms, kitchens or bedrooms, not overlooking adjoining properties to an unacceptable degree;
- (x) any interior vertical partitions not cutting across windows and ceiling height reductions not being visible externally;
- (xi) adequate sound proofing being provided;
- (xii) any basement accommodation having windows with two-thirds of their height above the existing outside ground level giving sufficient daylight penetration, a reasonable outlook and not immediately adjacent to parking bays and vehicle access ways;

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

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

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

Due to the urban scale and design of this detached building, the proposed conversion and extension of this existing office building to student accommodation is considered to be acceptable in this location and will not result in a change in character of the surrounding area. In terms of the amenities of future students who will reside here, all habitable rooms will have windows and have reasonable outlook, either to the street or to the internal courtyard.

The application site is on the edge of Hamilton Square Conservation area, the following Policies are therefore relevant;-

CHO1 the Protection of Heritage Strategic Policy advises that in considering all development proposals the local planning authority will pay particular attention to the protection of buildings, structures and other features of recognised architectural or historic importance, historic areas of distinctive quality and character; and important archaeological sites and monuments. Proposals which would significantly prejudice these objectives will not be permitted.

CH1 Development Affecting Listed Buildings and Structures Policy states that development likely to affect a building or structure listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be permitted where the proposals are of a nature and scale appropriate to retaining the character and design of the building or structure and its setting; and that adequate provision is made for the preservation of the special architectural or historic features of the building or structure.

CH2 Development Affecting Conservation Areas Policy advises that development located within, adjacent to, or otherwise affecting the setting or special character of a Conservation Area, will be permitted where the visual and operational impact of the proposals can be demonstrated to preserve or enhance the distinctive characteristics of the Area, including important views into and out of the designated Area, the distinctive characteristics of the Area, including important views into and out of the designated Area, the general design and layout of the Area, including the relationship between its buildings, structures, trees and characteristic open spaces; and the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Area.

When granting consent, special regard will be given to matters of detailed design, especially within main frontages and prominent elevations, and to the nature, quality and type of materials proposed to be used.

CH5 Hamilton Square Conservation Area Policy In relation to Hamilton Square Conservation Area the principal planning objectives for the area will be to:

(i) preserve the historic character, formal setting and sense of enclosure within the central square;

(ii) retain the unity of design and elevational treatment of buildings overlooking the central gardens;

(iii) preserve the wider visual setting of the Square by controlling the design and scale of new buildings located outside but visible from the central square; and

(iv) secure renewed economic, residential and leisure activity within the Area.

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

Policy TR12 Requirements for Cycle Parking Policy promotes cycle parking for any new development and where considered practicable and desirable by the Local Planning Authority, new development will be required to provide cycle parking facilities in line with the attached guidance

Development Management Policies in the Joint Waste Plan for Merseyside and Halton are 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, including composting, which can be secured through conditions.

Emerging Core Strategy Local Plan (Proposed Submission Draft - 2012)

One of the main priorities in Policy CS5 is to focus regeneration to preserve and enhance the

character and appearance of the conservation Area at Hamilton Square, to secure the long-term mixed-use commercial future for the designated area and the setting of other designated and un-designated heritage assets. Another priority is to use the scale of new development within the area to significantly reduce the amount of vacant and underused, previously developed land. The National Planning Policy Framework (NPPF)

Paragraph 17 notes that there are twelve principles to the planning system, principle 4, requires that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Principle 8 requires planning to encourage the effective use of land by re-using land that has previously been developed. Paragraph 56 states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

Paragraph 58 sets out the design requirement for proposed development and seeks to ensure that:-

- will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- establish a strong sense of place, using streetscapes and buildings to create attractive and comfortable places to live, work and visit;
- optimise the potential of the site to accommodate development, create and sustain an appropriate mix of uses (including incorporation of green and other public space as part of developments) and support local facilities and transport networks;
- respond to local character and history, and reflect the identity of local surroundings and materials, while not preventing or discouraging appropriate innovation;
- create safe and accessible environments where crime and disorder, and the fear of crime, do not undermine quality of life or community cohesion; and
- are visually attractive as a result of good architecture and appropriate landscaping

APPEARANCE AND AMENITY ISSUES

The proposed use of the site for student accommodation will ensure that the existing building which is considered to be an iconic feature in this part of the town will be retained and refurbished.

The conversion of the vacant office building to student accommodation will include the construction of an extension of the existing building by “infilling” the corner block. This new element will create an internal courtyard development centred on a garden area for the students. The proposal also includes increasing the height of the building by an additional 2 storeys. The design utilises the existing building fabric and the additional storeys will be constructed using more modern, contemporary materials and design. It is considered that doing so, the visual scale of the building is reduced and begins to reflect the more domestic scale of the dwellings along Lord Street.

The applicants have advised that the extension will be clad in Steni gloss coloured panels. Bright white render is proposed on the existing structure, giving the vacant building crisp clean lines.

It is considered that the proposed development is well designed and will be constructed of materials which will “lift” the immediate area. The scheme provides appropriate landscaping which relates well to surrounding properties. The proposal also includes design features which contribute to a secure environment and reduce the likelihood of crime.

There have been concerns raised from surrounding residents with regards to increase in noise and

general disturbance, loss of privacy and height issues.

The facility is to be managed 24/7 and the building Managers apartment has been identified within the scheme. A condition requiring the submission of a management plan to secure adequate management of the facility is attached. Further measures to control noise include the provision of double glazed windows with 100mm restrictors to stop them opening fully and external rendered insulation.

The proposed elevation facing 5-9 Brunswick Mews contains no additional windows. The elevation facing 10-19 Brunswick Mews does contain additional windows at third floor level, amended plans have been received that show these windows angled away from these properties.

The applicants have submitted a shadowing plan that identifies any additional shadowing to surrounding residential occupiers through the provision of the proposed extension. The outcome identifies that increase in the amount of shadowing through the proposed extension, will have a minimal impact on the residential amenities of surrounding occupiers.

It can be concluded that reuse and alteration to the existing building would provide a visual improvement to the surrounding area and the increase the number of students living in this location thereby assisting in supporting local businesses and the wider regeneration of the area including Hamilton Square and Birkenhead Town Centre.

Impact on Hamilton Square Conservation Area and associated Listed Buildings

The application is accompanied by a Heritage Statement that identifies the relevant heritage assets that could be affected by this proposal and describes the potential impact and makes a series of conclusions. These conclusions are summarised below and supported by the Council's Conservation Officer.

The application site is located to the west of Hamilton Square, which is formed by a series of Grade I listed terraces. The proposed development occupies a corner within the Laird Grid; however the proposed development would only be glimpsed from one open corner of Hamilton Square and would be separated from the utilitarian rear elevation of Nos 19-34 Hamilton Square by a block of properties within the grid. It is considered that the proposed development would cause a minor change within the setting of the listed buildings that form the square.

The proposed development would be visible within the settings of the two Mersey Tunnel Ventilation Stations, however the scale and dominance of the structures within the wider townscape is such that the proposal would not impact on the ability to appreciate their special architectural interest. This can also be concluded in relation to the impact of the proposal on the stork hotel who's special interest is derived from the survival of the internal Plan form and the period decoration.

It is therefore considered that the special architectural and historic interest of the listed buildings located near to the application site and the character and appearance of Hamilton Square Conservation Area would be preserved by the proposed development and is therefore in accordance with the relevant statutory duties of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposals would sustain the significance of the identified heritage assets and would satisfy the requirements of the NPPF and Local plan policies.

SEPARATION DISTANCES

Separation distances are dealt with above.

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

Although the proposal is contrary the UDP designation as a Primarily Commercial Area, the site is currently occupied by a vacant three storey building which has been unoccupied for the last 18 months. The site is within a sustainable location that is well served by public transport and close to Birkenhead Town Centre. The attached conditions should ensure that any noise or anti-social behaviour is controlled. The proposed extensions are considered to be well designed and the scale appropriate to the mixed use of its surroundings. The proposal will bring into use will bring a vacant derelict building back into a use that will bring regeneration benefits to the area as a whole. In this particular case, on balance, the material considerations are considered sufficient to outweigh the statutory development plan.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:- The site is currently occupied by a vacant three storey building which has been unoccupied for the last 18 months. The site is within a sustainable location that is well served by public transport and close to Birkenhead Town Centre. The attached conditions should ensure that any noise or anti-social behaviour is controlled. The proposed extensions are considered to be well designed and the scale appropriate to the mixed use of its surroundings. The proposal will bring into use will bring a vacant derelict building back into a use that will bring regeneration benefits to the area as a whole. For these reasons the proposal is considered acceptable and accords with both National and Local Planning Policy Advice.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

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 HS13 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 WM8 of the Merseyside and Halton Joint Waste Local Plan.

4. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

5. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 5th December 2017 and listed as follows: Location Plan (dwg. number 01); Existing Block Plan (dwg. number 02); Proposed Block Plan (dwg. number 03); Existing Basement Plan (dwg. number 04); Existing Ground Floor Plan (dwg. number 05); Existing First Floor Plan (dwg. number 06); Existing Second Floor Plan (dwg. number 07); Existing Roof Plan (dwg. number 08); Existing External Elevations (dwg. number 09); Existing Courtyard Elevations (dwg. number 10); Proposed Basement Plan (dwg. number 11); Proposed Ground Floor Plan (dwg. number 12)

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

6. The development hereby permitted shall only be occupied as student housing accommodation and shall not be used for any other purpose within Class C2 of the Town and Country Planning (Use Classes) order 1987 (as amended) or any other change of use otherwise permitted by the Town and Country Planning (General Permitted Development) Order 2015 (as amended), including any use as independent residential dwellings.

Reason: For the avoidance of doubt

7. The units of student accommodation hereby permitted shall not be occupied until details of a tenant management plan has been submitted to and agreed in writing by the LPA. The approved plan shall be implemented in full.

Reason: To protect to residential amenities of surrounding occupiers

8.
 1. No development shall take place until an assessment is carried out in accordance with authoritative technical guidance (CLR11), has been submitted to and approved in writing by the Local Planning Authority.
 2. If any contamination posing unacceptable risks is then found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority. The end use of this site is considered residential for the purpose of land contamination risk assessment and management.
 3. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.
 4. If, during the course of development, any contamination posing unacceptable risks is found, which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory form of development.

9. Prior to the commencement of the development acoustic details of the mechanical ventilation equipment including installation shall be submitted to and approved by the Local Planning Authority. The equipment shall be operated and maintained in accordance with the approved scheme for the duration of the use hereby permitted.

Reason: To protect the amenities of surrounding properties

10. The units of student accommodation hereby permitted shall not be occupied until details of a building management scheme have been submitted to and agreed in writing with the LPA. The agreed scheme shall include arrangements for the permanent presence of a manager and formal procedures for engaging with local residents in the event of disputes relating to the operation of the use. The scheme shall be fully implemented upon the first occupation of any of the units of student accommodation hereby permitted and continued for the full duration of the use.

Reason: For the avoidance of doubt

11. All windows fitted to the units of student accommodation hereby permitted shall only open to a maximum of 100mm and shall continue for the full duration of use.

Reason: For the avoidance of doubt

12. 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 Policy WM9 of the Waste Local Plan.

13. Prior to commencement of development, a full landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

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

14. Prior to the commencement of development, a full scheme of works for the reinstatement to standard footway levels of any existing vehicle accesses from the highway that are rendered obsolete by the development shall be submitted and approved in writing by the LPA. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme.

Reason: To ensure a satisfactory form of development

Further Notes for Committee:

1. A pre-site inspection is required prior to the development works commencing with the LA-

any damage to the existing highway that occurs as a result of the development would require reinstatement, at the developers expense, to the LA specifications and written approval. For further details contact Highway Management, area manager via www.wirral.gov.uk

Last Comments By: 02/02/2018 14:06:36
Expiry Date: 02/02/2018

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Planning Committee

15 February 2018

Reference:
APP/17/01263

Area Team:
North Team

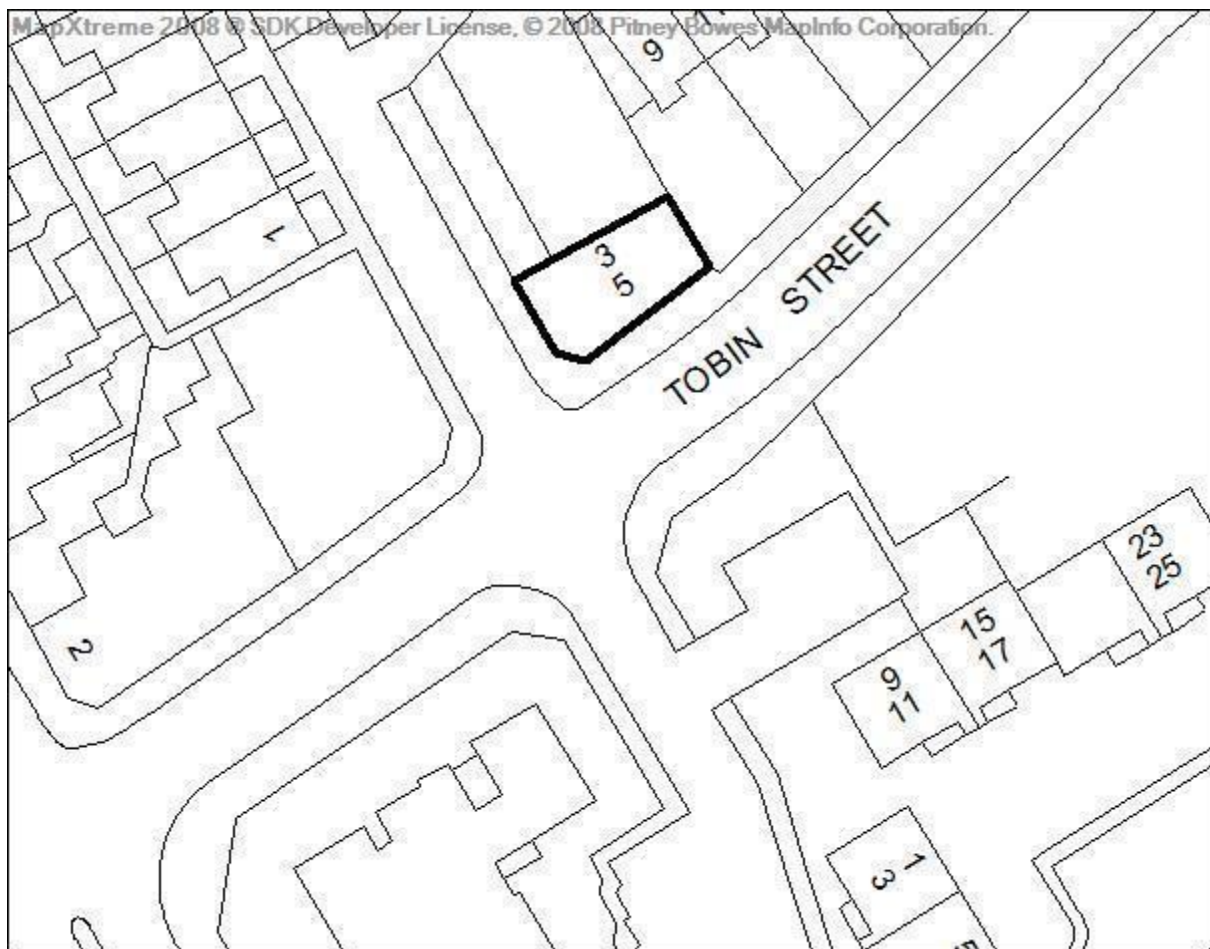
Case Officer:
Mr K Spilsbury

Ward:
Liscard

Location: 3-5 TOBIN STREET, EGREMONT, CH44 8DF
Proposal: Installation of 3no additional windows to the north east side elevation of the building (amended design).

Applicant: Mr S Ward
Agent : D.J. Cooke & Co Ltd

Site Plan:



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Development Plan designation:
Primarily Residential Area

Planning History:

Location: 3- 5 TOBIN STREET, EGREMONT, CH44 8DF
Application Type: Full Planning Permission
Proposal: Conversion (change of use) of former printing works offices into three self

contained flats, formation of communal yard area and minor alterations to existing workshop.

Application No: APP/14/01091
Decision Date: 16/10/2014
Decision Type: Approve

Location: 3-5 TOBIN STREET, EGREMONT, CH44 8DF
Application Type: Full Planning Permission
Proposal: Alterations to convert the basement into a self contained flat
Application No: APP/15/00495
Decision Date: 24/06/2015
Decision Type: Approve

Location: 3-5 TOBIN STREET, EGREMONT, CH44 8DF
Application Type: Outline Planning Permission
Proposal: Conversion (change of use) of former printing works offices into three dwellings, demolition of existing workshop and erection of a pair of semi detached houses.
Application No: OUT/14/00820
Decision Date: 18/08/2014
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 53 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 3 objections have been received from neighbouring properties. The objections are summarised as follows:

1. Invasion of privacy/overlooking
2. Mess during construction
3. Health and safety issues relating to cleaning and maintenance
4. Impact upon the value of adjacent homes

The application has been taken out of delegation by Cllr Williamson on the following grounds: written and verbal representations from a number of residents from Tobin Street who are concerned that the installation of windows, as proposed in the application, would completely destroy their privacy as they would be overlooked in their front gardens

CONSULTATIONS:

Engineers Department - No objections

Environmental Health – No objections

DIRECTORS COMMENTS:

The application was deferred from Planning committee on 18th January 2018 to allow for a members site visit.

REASON FOR REFERRAL

Councillor Williamson has requested the application be taken out of delegation and heard at planning committee as she has received written and verbal representations from a number of residents from Tobin Street who are concerned that the installation of windows, as proposed in the application, would completely destroy their privacy as they would be overlooked in their front gardens

INTRODUCTION

The proposed development is for the installation 3 additional windows to the north east side elevation of the building. Following consultation with the planning department, the window design has been altered to an oriel window that is obscured on the side facing the properties located on Tobin Street.

PRINCIPLE OF DEVELOPMENT

The proposal is for an amendment to an existing residential apartment scheme within a designated Primarily Residential Area as such, the proposal is acceptable in principle.

SITE AND SURROUNDINGS

The site is located within the residential area of Egremont and is a former print works. There are a mix of properties within the area including semi detached dwellings to the east, residential care apartments to the south, the Vaults public house to the west and terrace dwellings located along Wright Street to the north.

The side elevation is currently black at present and lies adjacent to the southern most point of the neighbouring front gardens

POLICY CONTEXT

The proposal is assessed against the advice in the National Planning Policy Framework (NPPF) which states that good design is a key aspect of sustainable development and that proposals should optimise the potential of the site to accommodate the development.

Unitary Development Plan policies HS4 and HS13 are relevant, whilst Supplementary Planning Documents SPD2: Self Contained Flat Developments and SPD4: Parking Standards are also relevant.

The layout and design of the development must satisfy the criteria of HS4 – it must relate well to adjacent properties and not result in a detrimental change in the area. The proposal involves the insertion of windows within the side elevation of the property on Tobin Street. The size and form of the proposed windows will tie in with the character of the building and follows the form of the existing fenestration. The new windows will serve the existing bedrooms and following the amendment will provide views to the south and east.

The proposed oriel windows address the criteria of policy HS13, and are within the limits established in Supplementary Planning Document 2 (SPD2).

As Tobin street falls steeply in gradient from west to east, the introduction of windows will allow the proposed secondary windows views of the Mersey River to the east without detriment to the amenities of neighbours. Whilst the windows are on the side of the property adjacent to the side gardens 9 Tobin Street, the amended design will ensure the windows do not overlook the adjoining properties. Should members be minded to approve the application a condition will be imposed that ensures these windows are fixed and obscurely glazed.

The NPPF states purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 taken a whole constitute the Governments view of what sustainable development in England means in practice for the planning system. There is now a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits.

The proposal is for an amendment to sustainable residential development within a residential area which is encouraged by the NPPF.

APPEARANCE AND AMENITY ISSUES

At the time of writing this report 3 objections have been received from neighbouring properties. The objections are summarised as follows:

1. Invasion of privacy/overlooking
2. Mess during construction
3. Health and safety issues relating to cleaning and maintenance
4. Impact upon the value of adjacent homes

The proposed conversion will have minimal impact upon the overall appearance of the building as the proposed windows will tie into the character of the host building without detriment to the street scene. The proposed windows have been amended at the request of the Local Planning Committee and as such it is considered that there will be no overlooking of neighbouring properties introduced. The newly designed windows project a maximum of 300mm off the side wall of the property.

The applicant has confirmed in writing that the windows do not project past their land as the applicant owns the land over which they overhang by approximately 300mm.

As stated above the windows have been amended to preserve the privacy of neighbours. The oriel design ensures the view of the window is directed to the south east away from the adjoining dwellings. The properties 9-17 Tobin Street have long front gardens that drop off at the last metre or so to a retaining wall where the properties meet the highway. The back section of the proposed oriel windows nearest to the dwelling houses will be fixed and obscurely glazed to prevent overlooking, the view will be focused away from the dwellings and at most will provide views over the sloping planted area of the front garden only that is immediately adjacent to the road. The Council has taken the view that the newly designed windows will allow views towards the south east and due to the angle of the apartments and the design of the proposed windows will not result in any detriment to the amenities of the adjacent dwellings.

In addition the objections all relate to loss of privacy of their front gardens. Whilst the Council considers the proposed oriel windows overcomes these issues, the front gardens are only semi-private at present as currently these gardens can be seen from the road and from the neighbouring flats across the road - Elmswood.

Health and safety issues regarding cleaning and maintenance, the mess during construction and loss of value are not planning matters.

Both the Environmental Health team and the engineers department have been consulted and have not raised any issues relating to noise, disturbance or highway safety.

The proposed development is deemed acceptable in terms of the criteria set out in Policy HS13 of Wirral's Unitary Development Plan, SPD2 and the NPPF.

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.

As stated above the design of the additional windows will ensure there will be no additional overlooking created.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no significant highway/traffic implications. The Engineers department has raised no objection to the proposed development.

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 amended design of the proposed windows will ensure there will be no loss of amenity to the occupiers of adjacent properties, and will be in keeping with the character of the area. As such the proposal is therefore deemed to be in accordance with Policies HS13 of the Wirral Unitary Development Plan, SPD 2 and the National Planning Policy Framework and recommended for approval.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:- The amended design of the proposed windows will ensure there will be no loss of amenity to the occupiers of adjacent properties, and will be in keeping with the character of the area. As such the

proposal is therefore deemed to be in accordance with Policies HS13 of the Wirral Unitary Development Plan, SPD 2 and the National Planning Policy Framework and recommended for approval.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. Before the development hereby permitted is brought into use the back section of the oriel windows hereby permitted, facing north east shall be fixed and obscurely glazed with frosted glass up to 1.7m above finished floor level as indicated on drawing no. 6319/19a and shall be retained as such thereafter.

Reason: In the interest of amenity having regards to policy HS13 of Wirral's Unitary Development Plan.

Last Comments By: 09/01/2018 11:36:03
Expiry Date: 29/12/2017

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Planning Committee

15 February 2018

Reference:
APP/17/01266

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Heswall

Location: Darlingtons Yard, CHESTER ROAD, GAYTON, CH60 3RZ
Proposal: Relocation of existing car wash and the erection of a single storey office/car wash bay building
Applicant: Darlington Property Ltd
Agent : Condry & Lofthouse Ltd

Site Plan:



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Development Plan designation:
Green Belt

Planning History:

Location: Chester Road Industrial Units, CHESTER ROAD, GAYTON
Application Type: Full Planning Permission
Proposal: Erection of 2 units for B8 use
Application No: APP/12/00142
Decision Date: 25/05/2012
Decision Type: Approve

Location: Darlington Industrial Estate, CHESTER ROAD, GAYTON
Application Type: Full Planning Permission
Proposal: Erection of 2 units for B8 use
Application No: APP/15/01563
Decision Date: 25/01/2016
Decision Type: Approve

Location: A.Darlington (Heswall) Ltd., Chester Road, Gayton, L60 3SG
Application Type: Section 53 Determination
Proposal: Section 53 Determination for the use of the premises as a depot for the storage and maintenance of public transport vehicles.
Application No: DTR/86/05393
Decision Date: 08/05/1986
Decision Type: Approve

Location: A. Darlington, Chester Road, Gayton. L60 3SG
Application Type: Full Planning Permission
Proposal: Extension of permission W/APP/23314 for the erection of extension to storage building.
Application No: APP/88/06741
Decision Date: 20/10/1988
Decision Type: Approve

Location: A. Darlington, Chester Road, Gayton. L60 3SG
Application Type: Full Planning Permission
Proposal: Erection of a single storey toilet block.
Application No: APP/91/05974
Decision Date: 05/07/1991
Decision Type: Approve

Location: J. Darlington, Chester Road, Gayton. L60 3SG
Application Type: Full Planning Permission
Proposal: Single storey rear office extension.
Application No: APP/94/05276
Decision Date: 30/03/1994
Decision Type: Approve

Location: J. Darlington, Chester Road, Gayton. L60 3SG
Application Type: Full Planning Permission
Proposal: Change of use of part of site to D.I.Y. building supplies.
Application No: APP/95/05924
Decision Date: 15/11/1995
Decision Type: Approve

Location: A. Darlington (Heswall) Ltd., Chester Road, Gayton, CH60 3SG
Application Type: Full Planning Permission
Proposal: Removal of existing petrol tank, replacement with new 10,000 gallon underground tank and resiting of pumps.
Application No: APP/79/11864
Decision Date: 17/05/1979
Decision Type: Approve

Location: Liverpool Caravan Depot, East of Bridge House Farm, Chester High Road, Gayton L60 3SG
Application Type: Full Planning Permission
Proposal: Amendment to elevation of existing caravan repair depot
Application No: APP/81/17614
Decision Date: 25/03/1981
Decision Type: Approve

Location: Caravan Works, Chester High Road, Heswall

Application Type: Advertisement Consent
 Proposal: Erection of self illuminated sign integrated with existing sign at Liverpool Caravans.
 Application No: ADV/74/00331
 Decision Date: 08/11/1974
 Decision Type: Approve

Location: The All American Hand Carwash, Unit 6 Darlingtons Yard, Chester Road, Gayton, Wirral, CH60 3SG
 Application Type: Full Planning Permission
 Proposal: Change of use and alterations (including the introduction of 2.4m high fencing and approximately 4m to 4.5m high lamp posts) to create hand wash facility for cars
 Application No: APP/06/05840
 Decision Date: 27/07/2006
 Decision Type: Approve

Location: A. & J. Darlington & Bentley Builders Merchants, Chester Road, Gayton, Wirral. L60 3SG
 Application Type: Full Planning Permission
 Proposal: Change of use to private hire booking/control office.
 Application No: APP/97/06109
 Decision Date: 03/10/1997
 Decision Type: Refuse

Location: J. Darlington, Chester Road, Gayton. L60 3SG
 Application Type: Advertisement Consent
 Proposal: Erection of free standing advertisement board.
 Application No: ADV/94/05285
 Decision Date: 22/04/1994
 Decision Type: Refuse

Location: Darlingtons Yard/Stuarts Garage, Chester Road, Gayton. L60 3SG
 Application Type: Outline Planning Permission
 Proposal: Demolition of existing buildings and erection of a supermarket with a gross floor area of 5250 sq.m., car parking for 350 cars, and resiting of filling station.
 Application No: OUT/87/06180
 Decision Date: 06/07/1988
 Decision Type: Refuse

Location: Darlington ,Chester Rd,Gayton,L60 3SG
 Application Type: Advertisement Consent
 Proposal: Flag Pole and Flag
 Application No: ADV/75/03082
 Decision Date: 16/08/1975
 Decision Type: Refuse

Location: Site of Darlingtons yard & D. C. Cooks garage, Chester Road, Gayton. L60 3SG
 Application Type: Outline Planning Permission
 Proposal: Erection of a supermarket and car parking.
 Application No: OUT/90/07376
 Decision Date: 10/12/1990
 Decision Type: Withdrawn

Location: Darlington Industrial Estate, CHESTER HIGH ROAD, GAYTON, CH60 3RZ
 Application Type: Full Planning Permission
 Proposal: Erection of 2 units for B8 use
 Application No: APP/15/00974
 Decision Date: 09/09/2015

Decision Type: Withdrawn

Location: Darlingtons Industrial Estate CHESTER HIGH ROAD, THORNTON
HOUGH, CH60 3SE
Application Type: Full Planning Permission
Proposal: Erection of 2 units for B8 use with some B1 use associated with the B8 use
Application No: APP/11/01083
Decision Date: 03/11/2011
Decision Type: Withdrawn

Location: A.Darlington ,Chester Road ,Gayton ,L60 3SG
Application Type: Full Planning Permission
Proposal: Erection of extension to existing storage building.
Application No: APP/82/21056
Decision Date: 14/10/1982
Decision Type: Conditional Approval

Location: A. Darlington Ltd ,Chester High Road ,Gayton ,L64 8T
Application Type: Full Planning Permission
Proposal: Erection of extension to storage building on the site.
Application No: APP/83/23314
Decision Date: 15/11/1983
Decision Type: Conditional Approval

Location: Caravan Depot,North of Leighton Motors,Chester High Road ,Heswall,L60
3SG
Application Type: Advertisement Consent
Proposal: Erection of illuminated projecting sign
Application No: ADV/81/19567
Decision Date: 14/01/1982
Decision Type: Conditional Approval

Location: Caravan Depot,Chester Road ,Gayton,L60 3S
Application Type: Full Planning Permission
Proposal: Extension to rear of existing repair depot to be used for storage
Application No: APP/82/19972
Decision Date: 01/04/1982
Decision Type: Conditional Approval

Location: Heswall Caravans ,Chester Road ,Gayton ,L64 7TR
Application Type: Advertisement Consent
Proposal: Erection of internally illuminated pole mounted advertisement sign
Application No: ADV/83/22591
Decision Date: 13/06/1983
Decision Type: Conditional Approval

Location: Land Chester ,High Rd,Gayton
Application Type: Full Planning Permission
Proposal: Erection of Industrial Buildings for garaging and storage
Application No: APP/74/01815
Decision Date: 30/04/1975
Decision Type: Conditional Approval

Location: Darlington ,Chester High Rd ,Gayton ,L60 3SG
Application Type: Reserved Matters
Proposal: Erection of extension to existing storage building for general storage at
premises
Application No: DLS/77/08855
Decision Date: 06/02/1978
Decision Type: Conditional Approval

Location: Darlington's Yard, Chester High Road, Gayton
Application Type: Full Planning Permission
Proposal: Alterations to building and access in conjunction with proposed sale of horticultural supplies.
Application No: APP/77/07103
Decision Date: 02/08/1977
Decision Type: Conditional Approval

Location: Darlington's Yard, Chester High Road, Gayton, L60 3SG
Application Type: Prior Approval of Telecommunications PD
Proposal: Erection of extension to existing storage
Application No: ANT/77/08147
Decision Date: 09/11/1977
Decision Type: Conditional Approval

Location: Darlington, Chester High Road, Gayton L60 3SG
Application Type: Full Planning Permission
Proposal: Two boards in V shaped formation and 1 illuminated sign
Application No: APP/79/12303
Decision Date: 17/05/1979
Decision Type: Conditional Approval

Location: Darlington, Chester High Road, Gayton, L60 3SG
Application Type: Full Planning Permission
Proposal: Retail sales of horticultural supplies and associated car park
Application No: APP/76/05249
Decision Date: 05/01/1976
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 24 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 15 objections have been received, listing the following grounds:

1. highway safety
2. restricted access
3. noise

CONSULTATIONS:

Highways - No Objections

Environmental Protection - No Objections

DIRECTORS COMMENTS:

REASON FOR REFERRAL

The proposal is a departure from the Wirral Unitary Development Plan UDP and the Council received 15 letters of objection to the proposed development.

INTRODUCTION

The proposal is for the relocation of the hand car wash from the rear of the site to the designated spot and the construction of an associated building that will provide an office, equipment storage and three covered valeting bays.

PRINCIPLE OF DEVELOPMENT

The proposal is for the relocation of an existing car wash from one part of the site to another however the site is located within the Green Belt and the use is a departure from the statutory development plan, there being no provision for car wash facilities in UDP Policy GB2.

SITE AND SURROUNDINGS

The plot is an established industrial use which includes a number of industrial buildings and outdoor storage, including car sales, car storage, building supplies, tool hire and plumbing supplies. The application site contains a car wash service to the rear of the site however the proposal is to clear a section of the car storage area and relocate the car wash with the provision of associated buildings.

The application site is a large developed area containing a number of large buildings, and an area covered in hardstanding. Despite this, the area is designated as Green Belt within Wirral's Unitary Development Plan.

POLICY CONTEXT

GB2 Guidelines for Development in the Green Belt Policy

Within the Green Belt there is a general presumption against inappropriate development and such development will not be approved except in very special circumstances. Planning permission will not be granted for development in the Green Belt unless it is for the purposes of:

- (i) agriculture and forestry;
- (ii) essential facilities for outdoor sport and outdoor recreation, for cemeteries, and for other uses of land which preserve the openness of the Green Belt and do not conflict with the purposes of including land within it;
- (iii) the limited extension, alteration or replacement of existing dwellings, subject to Policy GB4 and Policy GB5;
- (iv) the limited infilling in existing villages, subject to Policy GB6, including limited affordable housing subject to local community needs;
- (v) the limited infilling or redevelopment of major existing developed sites identified under Proposal GB9;

Such appropriate development shall not damage the visual amenities of the Green Belt by virtue of its siting, materials or design.

National Planning Policy Framework

A local planning authority should regard the construction of new buildings as inappropriate in Green Belt. Exceptions to this are:

- buildings for agriculture and forestry;
- provision of appropriate facilities for outdoor sport, outdoor recreation and for cemeteries, as long as it preserves the openness of the Green Belt and does not conflict with the purposes of including land within it;
- the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;
- the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces;
- limited infilling in villages, and limited affordable housing for local community needs under policies set out in the Local Plan; or
- limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development.

Paragraph 89 of the National Planning Policy Framework (NPPF) states that the construction of new buildings within the Green Belt are inappropriate, with one exception being limited infilling of previously developed sites (brownfield land) which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. In this particular case, the site contains a number of large industrial-type buildings and is covered in hardstanding and should therefore be considered as a previously developed site (brownfield land). The proposed building has only a small footprint when compared to the existing buildings on the site and will be built

on existing hardstanding. It is therefore considered that this would constitute limited infilling of a previously developed site.

APPEARANCE AND AMENITY ISSUES

A car wash is classed as a Sui Generis use, and is considered to be compatible with the existing industrial uses that are established within the site, having regard to the type of buildings and associated hardstanding for various industrial processes and the existing car wash use.

The plot itself and the surrounding neighbouring uses consist of a large expanse of industrial buildings, hardstanding and car retail established within this location,

The proposal is for the use of an area currently used as car storage, this has now been cleared but the land is hardstanding. , Having regard to the character of the area and the existing buildings and businesses, it can be concluded that the proposed use is unlikely to have a detrimental impact on the appearance of the Green Belt and would complement the commercial character of the area within Darlington's Yard.

The existing hand car wash is located to the rear close to a building merchants; relocation to the application site is would not have a greater visual impact than the current vehicle storage and would be in keeping with the character of the surrounding area.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

Whilst there is no provision for the proposed development in UDP Policy GB2, the proposal would constitute limited infilling of a previously developed site within the Green Belt and can be considered to be appropriate development under the terms of NPPF, paragraph 89. The proposal would be compatible with existing businesses within Darlington's Yard and is unlikely to harm the amenities of any nearby residential properties on Chester Road. The application would be acceptable in terms of its visual impact on the amenities of the Green Belt under UDP Policy GB2 and would be compliant with 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:- Whilst there is no provision for the proposed development in UDP Policy GB2, the proposal would constitute limited infilling of a previously developed site within the Green Belt and can be considered to be appropriate development under the terms of NPPF, paragraph 89. The proposal would be compatible with existing businesses within Darlington's Yard and is unlikely to harm the amenities of any nearby residential properties on Chester Road. The application would be acceptable in terms of its visual impact on the amenities of the Green Belt under UDP Policy GB2 and would be compliant with the National Planning Policy Framework.

**Recommended
Decision:**

Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 17 October 2017 and listed as follows: 17-106-SK02 Rev C & 17-106-SK03 Rev B.

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

3. The car wash shall not be used except between the hours of :- 0900 hours and 1800 hours Mondays to Saturdays and 1000 hours and 1700 on Sundays and Bank Holidays without the written consent of the Local Planning Authority.

Reason: Having regard to the character of the area and neighbouring uses.

4. Within one month of the start of trading at the approved car wash, the existing car wash shall cease operation, in accordance with the relocation of the existing business.

Reason; Having regard to vehicle movements and highway safety within the site.

Last Comments By: 22/11/2017 10:05:41

Expiry Date: 12/12/2017

Planning Committee

18 January 2018

Reference:
APP/17/01287

Area Team:
South Team

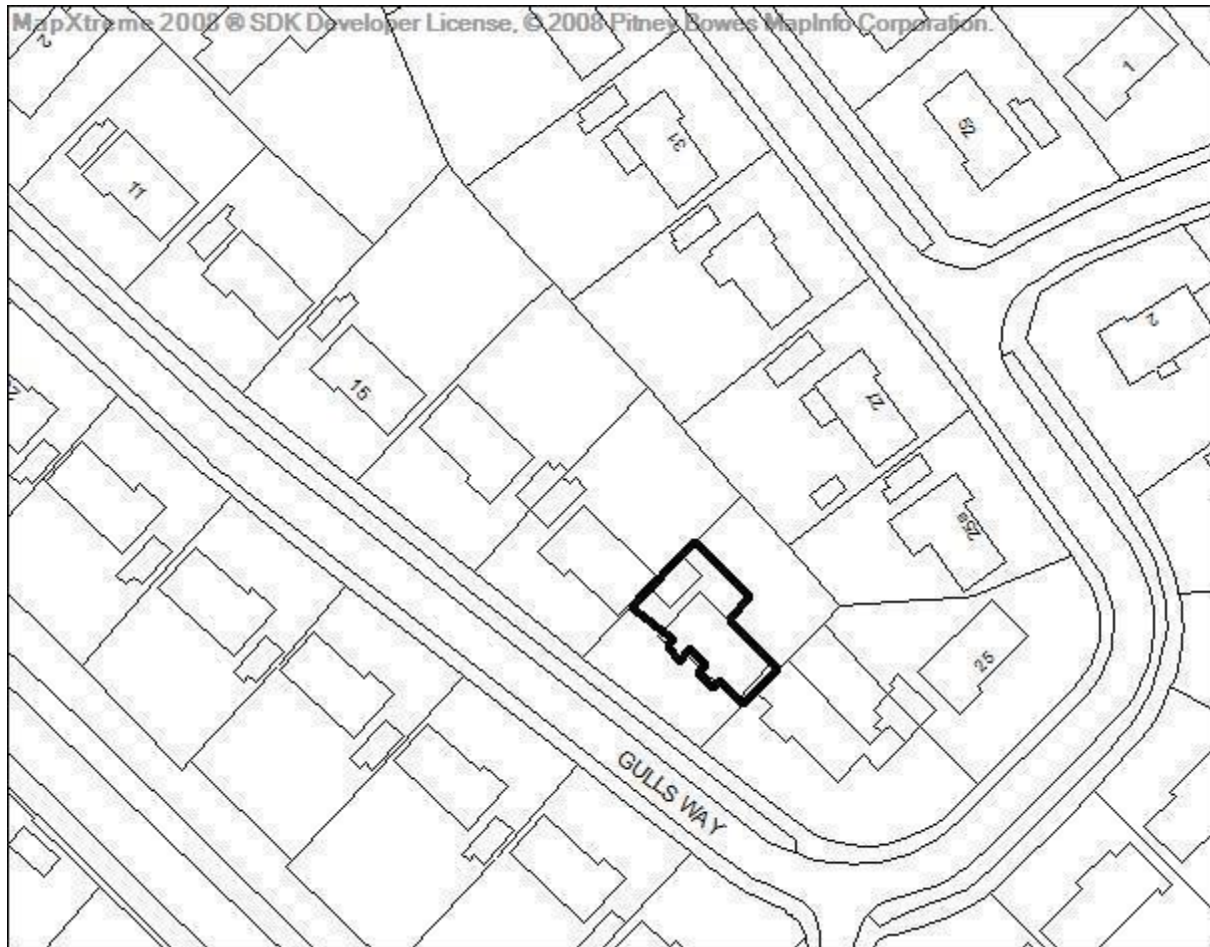
Case Officer:
Mr C Smith

Ward:
Heswall

Location: 21 GULLS WAY, HESWALL, CH60 9JG
Proposal: Resubmission: Removal of existing roof and new roof with reconfigured layout including front and rear dormer windows. New single storey side and rear extension. Remodelled front elevation including new front porch.

Applicant: Mr Swann
Agent :

Site Plan:



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Development Plan designation

Primarily Residential Area

Planning History:

Location: 21 GULLS WAY, HESWALL, CH60 9JG
Application Type: Full Planning Permission
Proposal: Resubmission: Removal of existing roof and new roof with reconfigured layout including front and rear dormer windows. New single storey side and rear extension. Remodelled front elevation including new front porch.

Application No: APP/17/01287
Decision Date:
Decision Type:

Location: 21 GULLS WAY, HESWALL, CH60 9JG
Application Type: Full Planning Permission
Proposal: Existing roof replaced with reconfigured layout, including two storey front extension and two front dormer windows. Single storey side extension to existing garage. Single storey rear extension. New front porch.(Amended)

Application No: APP/17/00573
Decision Date: 19/07/2017
Decision Type: Withdrawn

Appeal Details

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications 7 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report the Local Authority has received 14 letters of objection and one petition of objection containing 54 signatures.

Summary of objections:

- i. The majority of objections stated that the development would dominate the existing dwelling and be visually overbearing. These objections often went onto state that the proposed development was out of character, not only to the host dwelling but the wider street scene.
- ii. A number of objections stated that the development would directly impact the amenity of neighbouring dwellings in regard to existing light, outlook and privacy.
- iii. One objection stated that the single storey rear extension clearly fails the 45 degree rule test and will have an adverse impact on light to the neighbouring dwellings habitable windows.
- iv. A number of objections stated that turning a 2 bedroom dwelling into a 5 bedroom house was not acceptable, and that these types of applications are ruining the area. Further one objection stated that small bungalows are becoming a scare commodity for those who wish to downsize and retire and this type of development should not be permitted.
- v. A number of objections directly quoted Wirral's UDP Policy HS11 and Supplementary Planning Guidance Note 11. These objections stated that the proposed single storey rear extension, front porch extension, and rear and front dormers were contrary to policy in multiple ways.
- vi. One objection stated that the existing plans do not give specific measurements of the ridge height.
- vii. A handful of objections from neighbouring residents stated that they had previously been refused regarding applications to raise existing roof ridges and create rear dormer windows.
- viii. One objection stated that the development would create more traffic in the area, along with disruption when being constructed.

CONSULTATIONS

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

DIRECTORS COMMENTS:

REASON FOR REFERRAL:

The application received a qualifying petition of objection containing 54 signatures.

INTRODUCTION

The proposal is seeking planning permission for the removal of existing roof and construction of a new roof with reconfigured layout including front and rear dormer windows. The proposal includes a new single storey side and rear extension and remodelled front elevation with a new front porch.

This application is a resubmission of APP/17/00573 which was previously withdrawn by the applicant. The developer has submitted a similar scale scheme to the previous proposal (APP/17/00573) however the proposed front and rear dormers are slightly smaller in scale and the internal layout of the

first floor has been significantly altered.

PRINCIPLE OF DEVELOPMENT

Front dormer windows are a departure from Wirral's Unitary Development Plan. Otherwise the principle of the development is acceptable subject to Policy HS11 of Wirral's Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

SITE AND SURROUNDINGS

The proposal site is a detached bungalow set within a Primarily Residential Area. The land levels in the area slope considerably from North East to South West. The neighbouring dwellings to the rear (North East) of the proposal site are approximately 1 to 2 metres higher than the proposal site dwelling ground floor. The neighbouring dwellings to the front (South West) of the proposal site similarly are approximately 1-2 metres lower than the ground floor level of the proposal site dwelling.

The neighbouring dwellings are generally of similar scale and design, however there are a number of examples of quite extensive redevelopment of existing single storey bungalows in the wider area. There are various extensions within the immediate street scene, including raised roofs, front and rear dormers and front porches. The neighbouring dwelling No. 23 Gulls Way received permission in 2013 for the "Erection of 2-storey side extension and conversion of roof space, including dormer extensions to the front", which has subsequently been completed. The neighbouring dwelling No. 13 Gulls way had permission in 2001 for "Erection of dormer windows to front and rear, garage to side, conservatory to the rear and front porch and re-roofing with new raised roof (0.8m higher)". The neighbouring dwellings to the rear (North East) of the proposal site No. 27 and 25 Gulls Way have had single storey rear extensions in recent years.

The proposal site has an open front garden with a grass lawn and driveway to the West of the site. To the side of the dwelling is a detached flat roof garage that is detached from the original dwelling. The rear garden has a large grass lawn and is surrounded by 1.8 metre high timber fencing. The rear garden has a considerable amount of 2-3 metre high hedging and trees along the rear boundary of the proposal site.

POLICY CONTEXT

The application shall be assessed under policy HS11 House Extensions of the Wirral Unitary Development Plan, SPG11 House Extensions and the National Planning Policy Framework.

HS11 states that the scale of any proposed development should be appropriate to the size of the plot and not dominate the existing building, and not be so extensive as to be unneighbourly. Particular regard should be had to the effect on light to and the outlook from neighbours habitable rooms and development should not result in significant overlooking of neighbouring residential property. The design features and materials used should complement the existing building.

SPG11 states that it is always important to consider the specific character of the building being extended and to take account of the context of the property. Extensions built close to the boundary with a neighbouring property may have an adverse impact on the enjoyment of that property. Extensions should not be so large as to create an effect of over-dominance or cause significant visual intrusion or significantly impact existing light levels (daylight and sunlight).

SPG11 states that front extensions will clearly impact on the street scene and will rarely be acceptable on semi-detached properties, properties that are prominent within the street scene or where there is a definite building line. Front porches should be restricted in size and scale to the exterior door over which they are sited and should meet the following criteria:-

- Porches should not project forward more than one fifth of the front garden depth or 1.5 metres whichever is lesser;
- The design and materials should match the character and design of the original house;
- Porches should have a pitched roof where appropriate;
- Porches should not exceed the sill high of the first floor windows.

SPG11 states that roof alterations and dormer window extensions can have a detrimental impact on the character of the area, and lead to substantial loss of privacy and amenity to neighbours. Dormer extensions should be sensitively designed to not have a negative visual impact on the appearance of the property and the character of the surrounding area. Dormers should not result in significantly

increased overlooking of neighbouring properties. Proposals that unacceptably dominate the existing building or appear obtrusive in the street scene will not be allowed.

Front dormers will not be allowed where they would have an adverse impact on the character of the street scene or on the appearance of the original dwelling. Dormer extension to the rear should be set in at least 0.5 metres from the gable of any property or the party boundary. Dormers should be set back from the original rear wall by at least 0.5 metres and should be lower ridge height of the dwelling. Dormers should vertically correspond with existing windows and should match their style and proportions. The design should match the existing materials. In the case of rear dormers on a house with a hipped roof, the dormer shall not extend beyond the roof plane of the hip.

SPG11 states that where two habitable rooms to principal elevations face one another such that direct overlooking is likely to occur, the windows shall be a minimum of 21 metres apart. Where a sole window to a main habitable room faces a blank wall they must be a minimum of 14 metres apart.

National Planning Policy Framework (NPPF) supports sustainable development which encompasses good design. Development should and make a positive contribution to an area and use opportunities to improve the character and quality of an area.

APPEARANCE AND AMENITY ISSUES

The proposal is seeking to considerably remodel the existing single storey bungalow into a 1.5 storey bungalow with a new roof layout including dormers providing first floor roof space. The main planning matters relating to the proposal include the potential impact of the development on neighbouring amenity in regard to existing light, outlook and privacy and the impact of the development on the character of the host dwelling and street scene.

The proposed new roof layout will include raising the existing ridge by approximately 1.0 metre, which will also raise the eaves of the existing dwelling approximately 0.5 metres. The proposed new roof design will include one large and two smaller front elevation dormer windows, and one large rear elevation dormer window.

The raising of the roof ridge will significantly change the appearance of the host dwelling along with the new front dormer windows however the impact of this development on the in the wider street scene is mitigated significantly by the fact that there are various dwellings in the immediate and wider street scene which have had permission for similar extensions with a similar scale and design. The developer has provided a street scene comparison with the current proposal and it shows clearly that the proposed ridge height would not be excessive when compared with neighbouring dwellings in the wider street scene.

The neighbouring dwelling No. 23 Gulls Way has an existing single storey side extension that abuts the party boundary with the proposal site and is set in from the front elevation of the dwelling by approximately 2.0 metres. Judging from the previous application in 2013 (APP/13/00357) at 23 Gulls Way, the side extension serves a kitchen, which is internally linked to a dining room. The front elevation window closest to the boundary with the proposal site is therefore in this instance considered to be the secondary window serving the dining room (habitable room), as the dining room is served by windows on the rear elevation of the dwelling. The neighbouring dwelling No. 23 Gulls Way's rear elevation wall projects considerably past the building line of the proposal site dwelling and when taking into account the orientation of both dwellings, land level differences and the path of the sun during the day, it is not considered the raising of the ridge will have any significant impact on the expected amenity of the occupiers of No. 23 Gulls Way in regard to existing light and outlook.

Front dormers are a departure from Wirral's Unitary Development Plan and will only be permitted where they already exist in a street scene, and in this instance many neighbouring dwellings have front dormers and therefore the precedent is established. The design of the front dormer windows are considered to correspond with the front elevation windows sufficiently and the scale of the dormers will have no significant negative impact on the character of the street scene. While one of the proposed front dormer windows is considerably larger than the other two, it is considered this design will have a positive impact on the character of the host dwelling. The neighbouring dwellings to the South of the proposal site are approximately 27 metres away from the front elevation of the proposal site dwelling and therefore are considered to comply with SPG11 separation distances comfortably in this instance.

The proposed rear dormer will be lower than the proposed ridge height by 0.4 metres and will be set in from the rear wall of the dwelling by 0.5 metres and will be set in from the side elevation of the dwelling 0.5 metres on both sides. The rear dormer window will span a length of just over 12 metres and will have 4 new rear elevation windows. The proposed rear dormer is indicated on the plans to be externally finished with grey feature weather boarding.

In this particular instance significant weight is given to the fact that in 2001 permission was granted at No. 13 Gulls Way (APP/01/07206) for a rear dormer window that spans the majority of the rear elevation of an extension which also included the original dwellings ridge being raised (approximately 0.8 metres). Taking into account the scale, design and materials of the proposed rear dormer and the scale of the rear dormer permitted in 2001 at No. 13 Gulls way, it is not considered that the rear dormer will have any significantly negative impact on the street scene or character of the host dwelling.

The proposed rear dormer windows serve a family bathroom, landing and en-suite and therefore are not considered habitable rooms. Taking into account that neighbouring dwellings to the North East of the site is approximately 23 metres away from the proposal site rear elevation, it is considered that the proposed rear dormer could introduce privacy issues between the properties. In the interest of protecting neighbouring residential amenity in regard to privacy, all of the proposed rear dormer windows will be conditioned to be obscurely glazed and non-opening up to a height of 1.7 metres from the internal floor level.

The proposed single storey rear extension will project 3.8 metres from the rear wall of the original dwelling and will internally join the redesigned side garage, which is being incorporated into the new footprint of the dwelling. The rear extension will be set approximately 0.5 metres from the party boundary and will have a flat roof with a maximum height of approximately 3.0 metres. The proposed rear extension is single storey and the proposed rear and side elevation windows and doors are not considered to cause any overlooking of neighbouring property as sufficiently high boundary treatments in the rear garden protect neighbouring amenity in this regard.

The party boundary between No. 21 and 19 Gulls Way consist of a 1.8 metre high timber fence, along with mature bushes/hedges, which provide a considerable level of privacy between the two sites. Taking into account that the existing detached garage on the site already projects past the rear wall of the proposal site dwelling to some degree, the boundary treatments at the site and the orientation of the dwellings in relation to the sun, it is not considered that the single storey rear extension will have any significant impact on the neighbouring occupiers of No. 19 Gulls Way in regard to existing light, outlook and privacy.

The single storey side extension which will incorporate the existing detached garage into the foot print of the dwelling is considered to be design well and the new pitched roof with gable end over the garage will relate well to the rest of the proposed development, and is therefore not considered to have any negative impact on the character of the host dwelling or wider street scene. The side garage extension will have no impact on neighbouring amenity in regard to existing light, outlook or privacy.

The proposed new front porch will project just over 0.8 metres from the front wall of the original dwelling however this will remain in line with the ground floor building line. The front porch does not project more than 1/5th of the front garden depth or more than 1.5 metres and is therefore acceptable under SPG11 in these regards. SPG11 states that front porches should have a pitched roof were appropriate, however in this instance the developer is seeking a more modern design that in this instance is considered to be acceptable taking into account the overall renovations of the existing dwelling. Taking into account these considerations the design and scale of the proposed front porch will have no adverse impact on the character of the street scene.

The proposed development walls will be constructed from brick, block and render finish. The proposed roof will be externally constructed with concrete roof tiles. The proposed windows and doors will be grey UPVC and the proposed rear dormer will be clad with timber weatherboard. In the wider street scene various external finishes can be found including external brick and render, various roof slates and generally white UPVC windows. The proposed external materials are not considered to significantly detract from the character of the street scene and will provide a more modern update to the existing bungalow.

Some weight is given to the fact that during the planning process of the previous 2017 (APP/17/00573) application, the developer was requested by the Local Authority to address concerns regarding the dominance of the extension in the street scene from a visual aspect. As part of the previous 2017 application the developer had provided amendments to reduce the proposed larger front dormer in scale and also introduced a dutch hip to the roof, which can be found in the wider street scene. It has been taking into account that again the current application has reduced the scale of the dormers slightly.

While the proposed dwelling will visually appear significantly changed to that of the original dwelling, it is not considered that the development is inappropriate to the size of the plot or would negatively impact the character of the street scene. The proposed development is considered to have no negative impact on the expected amenities of neighbouring dwellings in regard to existing light, outlook and privacy. The proposed development is considered to comply with HS11, SPG11 and the NPPF and is therefore considered acceptable.

Other Matters:

Objections received relate to the following matters:-

The development would dominate the existing dwelling and be visually overbearing contrary to HS11 and SPG11 : As previously stated, the developer has sought to amend small details of the scheme to address the Local Authority's concerns and the current proposal has reduced the scale of the proposed front and rear dormers. The proposed development overall is not considered to have any significant negative impact on the character of the street scene and would not form a dominant feature.

The development would directly impact the amenity of neighbouring dwellings in regards to existing light, outlook and privacy : For the reasons previously stated the development is considered to have no negative impact on neighbouring amenities in regard to existing light, outlook and privacy. A number of objections provided their own interpretations of Policy HS11 and SPG11, which have been taken into account and this report provides clarification as to why the current proposal is considered acceptable in regards to the relevant policy and guidance adopted by the Local Authority.

This type of development is ruining the area and that small bungalows are becoming a scare commodity for those who wish to down size : The Local Authority judges each application on its own merits, taking into account the relevant policy and guidance as adopted. The Local Authority has no specific policy or guidance stating that this type of dwelling cannot be extended significantly, provided the overall impact is not considered detrimental to the amenity of neighbouring dwellings or would be overbearing and dominant in the street scene. In this instance, the proposed development is considered to be acceptable in these regards for reasons previously stated.

Proposal had previously been refused ridge height increases and rear dormer windows : Each planning application is judged on its own merits and in this instance the development is considered to be acceptable for the previously stated reasons.

Potential for increase traffic in the area along with disruption during construction : As this is a household development, the development is highlight unlikely to result in any highway safety or congestion issues. Issues regarding possible disruption and noise and disturbance during the construction of a household development are expected consequences of the planning permission. If considerable disturbance is caused by the development to the detriment of neighbouring occupiers then the Local Authority's Environmental Health department has statutory powers to control such matters.

SEPARATION DISTANCES

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. The proposal is not considered to result in direct overlooking.

HIGHWAYS

There are no highways objections.

ENVIRONMENTAL HEALTH

There are no environmental health objections.

CONCLUSION

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF - Requiring Good Design, HS11 - House Extensions, SPG11 - House Extensions, and is therefore considered acceptable.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:- The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF - Requiring Good Design, HS11 - House Extensions, SPG11 - House Extensions, and is therefore considered acceptable.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 06/10/17 and 28/11/17 and listed as follows: Drawing No. 001 Revision P2, 002 Revision P2, 003 Revision P2, 004 Revision P2, 005 Revision P2, 006 Revision P4, 007 Revision P4, 008 Revision P2, 009 Revision P3, 010 Revision P3, 011 Revision P1.

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

3. The window(s) hereby permitted at first floor on the North East (rear) elevation shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7m above the internal floor level of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.

Reason: To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with policy HS11 of the Wirral Unitary Development Plan and SPG11.

Further Notes for Committee:

Last Comments By: 15/11/2017 10:49:07

Expiry Date: 01/12/2017

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Planning Committee

15 February 2018

Reference:
APP/17/01363

Area Team:
South Team

Case Officer:
Mrs S Day

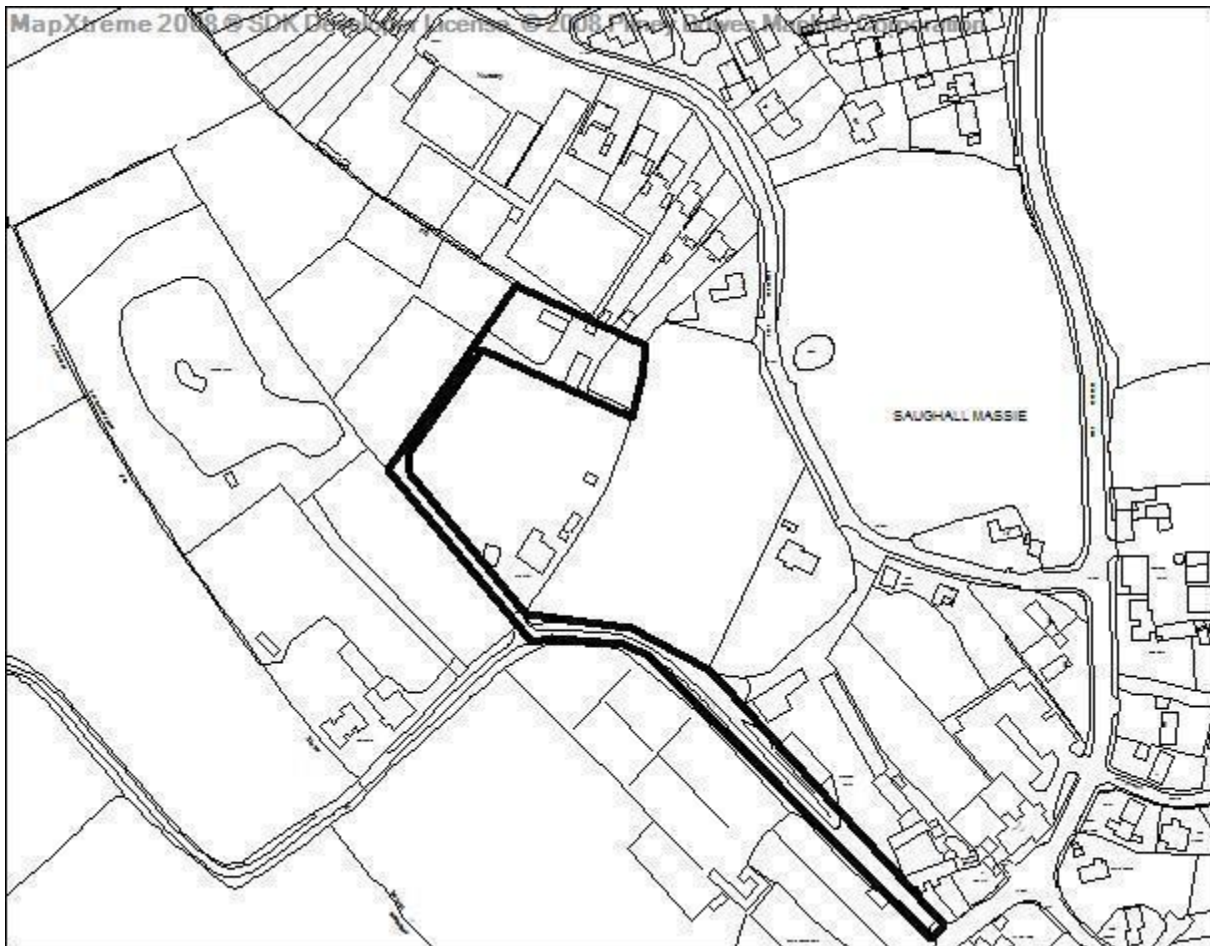
Ward:
**Moreton West and
Saughall Massie**

Location: Land North of Old Croft, BARNACRE LANE, SAUGHALL MASSIE,
CH46 5NE

Proposal: Alterations to reduce size of existing newly constructed barn following
planning appeal

Applicant: Mr Upton
Agent : PWE Design

Site Plan:



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Development Plan designation:

Green Belt

Conservation Area (for illustrative purposes)

Planning History:

Location: Old Croft, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ
Application Type: Full Planning Permission
Proposal: Retention of maintenance access track.

Application No: APP/15/00232
Decision Date: 02/04/2015
Decision Type: Approve

Location: Land North of Old Croft, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ
Application Type: Full Planning Permission
Proposal: Replacement of existing buildings with new stable and storage/workshop buildings

Application No: APP/15/00685
Decision Date: 18/09/2015
Decision Type: Approve

Location: Barnacre Lane, Saughall Massie Village, Wirral CH46 5NJ
Application Type: Full Planning Permission
Proposal: Retrospective application for the installation of a security gate along Barnacre lane.

Application No: APP/14/00971
Decision Date: 15/08/2014
Decision Type: Returned invalid

Location: From Barnacre to Prospect Farm, Barnacre Lane, Saughall Massie, Wirral, CH46 5NJ
Application Type: Circular 34/76
Proposal: Rebuild existing LV overhead line with aerial bundle conductors
Application No: ELC/06/05720
Decision Date: 14/07/2006
Decision Type: No objections

Location: Land north of Old Croft, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ
Application Type: Full Planning Permission
Proposal: Replacement Stable & Storage/Workshop Buildings (As Built Design)
Application No: APP/16/00852
Decision Date: 21/10/2016
Decision Type: Refuse

Location: Land North of Old Croft, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ
Application Type: Planning Pre-Application Enquiry
Proposal: Refurbishment & repair of existing farm buildings and or conversion to form habital dwelling
Application No: PRE/14/00396/ENQ
Decision Date: 18/12/2014
Decision Type: Pre-Application Reply

Appeal Details

Application No: APP/16/00852
Appeal Decision: Dismissed

Appeal Decision Date

Summary Of Representations and Consultations Received:

Consultations

Traffic Management - No objection

Saughall Massie Conservation Area, - Objection, proposal is intended as a dwelling, applicant has breached planning regulations

Neighbours

In line with the Council's policy for publicity of planning applications, letters were sent to 6 neighbouring properties and a notice posted on site.

3 objections received including Councillor Bruce Berry and Conservation Areas Wirral and a neighbouring property. In addition, a qualifying petition of objection has been received. The reasons for objecting relate to:-

- Applicants disregard of planning system and plans to use building as a house.
- Site has not been used for horses as stated
- Build quality is more appropriate to a house than a barn.

DIRECTORS COMMENTS:

REASON FOR REFERRAL

The application has attracted a qualifying petition of objection

INTRODUCTION

The Proposed reduction to the size of the existing unauthorized building to accord more closely with the original permission.

PRINCIPLE OF DEVELOPMENT

Within the Green Belt, complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development can be considered appropriate development. Provision is made in UDP Policy GB2 for essential facilities for outdoor sport and recreation, which preserve the openness and do not conflict with the purposes of the Green Belt.

SITE AND SURROUNDINGS

The application site previously consisted of two single storey buildings which are part of a larger parcel of land. The buildings were in a poor state of repair but have previously been used as stables and associated storage/workshop. The buildings and land are within the adopted green belt but are outside the Saughall Massie Conservation area. Surrounding uses are a mix of agricultural and open land uses with some residential properties. To the immediate south of the site is the land related to the dwelling 'Old Croft'. The access to the application site is from a recently approved access road which follows the boundaries of the land adjacent to Old Croft.

The replacement of the two buildings was approved in 2015 by virtue of application APP/15/00685. Work has commenced on both buildings with the workshop which is the subject of this application, nearing completion.

POLICY CONTEXT

Policy GB2 of the Wirral Unitary Development Plan lists the forms of development which are considered appropriate in the Green Belt, this includes outdoor recreation which in turn includes some equine uses.

UDP Policy LA5 sets out the Council's criteria for horse shelters and stables. Subject to satisfying the green belt policies, they can be acceptable if of an appropriate scale and design and not intrusive. In addition, 0.4 hectare of land is required for each horse within the same location.

UDP Policy GB2 is considered to be consistent with the aims of the National Planning Policy Framework (NPPF), which identifies appropriate facilities for outdoor sport and recreation as long as it

preserves the openness of the green belt. In addition, limited infilling or redevelopment of brownfield sites can be considered as appropriate under NPPF so long as it does not have a greater impact on the openness of the green belt or the purposes of including land in it.

APPEARANCE AND AMENITY ISSUES

The current proposals are for changes to the building which currently exists on site, is partially completed and which differs from the approved plans (15/00685). An application to retain the larger building was refused and dismissed on appeal (16/00852) The differences are as follows:-

APP/15/00685 (approved)

Ridge height -4.7m
Eaves height - 2.5m
Dimensions - 5.438 x 12.241m
area - 66.566m²

APP/16/00852 (refused)

Ridge height - 5.7m
Eaves height - 3.2m
Dimensions - 6.038x 12.241m
area - 73.911m²

Current proposals:-

Ridge height -4.7m
Eaves height - 2.3m
Dimensions - 5.960x 12.241m
area -72.95m²

Thus, the building will have the same height as the original approval, a slightly lower eaves height but will be 0.5m wider with a resulting increase in area of almost 7m².

In addition, the elevations will change in that additional windows and a wider door will be removed to more closely reflect the original approval and lessen the appearance of a domestic dwelling.

The changes are considered close enough to the dimensions of the building that was previously approved to not make a material difference. Importantly, the bulk of the building will be reduced and the domestic appearance.

Whilst the works to reduce the building have not yet taken place, a condition will be placed on this decision to require the works to have taken place by the end of May 2018. In addition to this, there is still a live enforcement notice which could be enforced if the condition is not complied with.

It is considered that the reduced building would have no greater impact on the openness of the green belt than the original building and as such the new building is of a size which is not disproportionate to the buildings it replaced and will have no greater impact on the openness of the green belt. As such the proposals are considered appropriate development. No change of use is proposed and as such no greater level of activity is anticipated. Objectors have expressed concern that the buildings could be converted to residential use as permitted development. This permitted development would only apply to agricultural buildings which do not include equine uses and related activity.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed changes to the building do not result in a disproportionate addition to the original building and are not in conflict with local and national Green Belt Policy

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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-
The proposed changes to the building do not result in a disproportionate addition to the original building and are not in conflict with local and national Green Belt Policy

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The alterations approved through this consent shall be carried out and completed within three months of the date of this approval.

Reason: To ensure a development which does not conflict with Unitary Development Plan Policy GB2 and the National Planning Policy Framework.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 14 November 2017 and listed as follows:
CL1586-0714-AM Rev 1

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

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 WM8 of the Waste Local Plan.

4. Prior to the development hereby approved being brought into use, 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 previous 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 WM9.

5. The workshop and store hereby approved shall only be used in association with the approved stables as ancillary to the main equestrian use of the land and for no other purpose.

Reason: To protect the character and amenities of neighbouring properties and to protect the openness and character of the Green Belt, having regard to Policy GB2 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 06/12/2017 09:07:23

Expiry Date: 28/12/2017

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Planning Committee

15 February 2018

Reference:
APP/17/01383

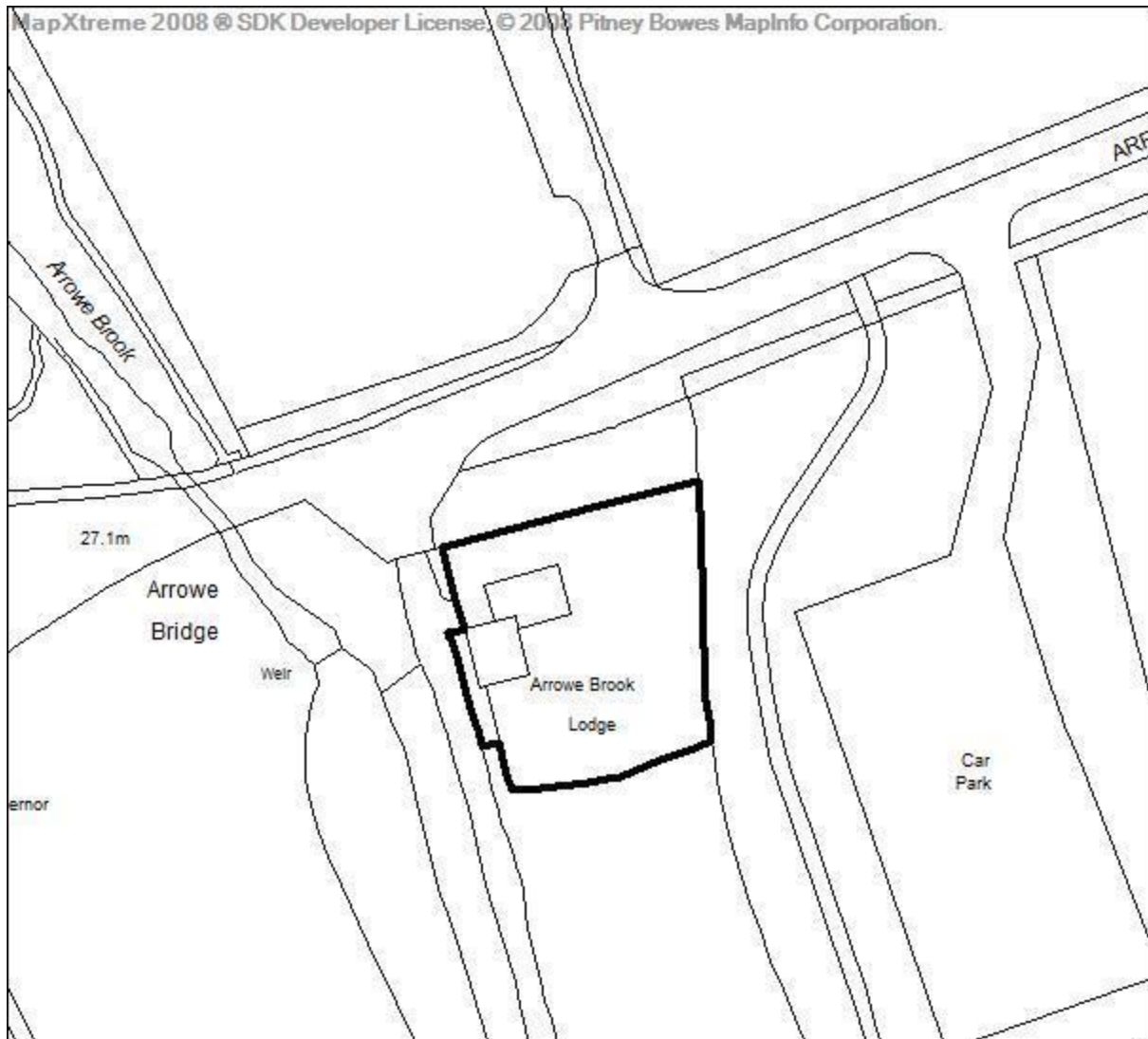
Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
**Greasby Frankby
and Irby**

Location: Arrowe Brook Lodge, ARROWE BROOK ROAD, UPTON, CH49 1SX
Proposal: Proposed extension to residential property to be used as a small business for dog grooming (3 dogs per day).
Applicant: Mr & Mrs Owen
Agent :

Site Plan:



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Development Plan designation:

Site of Biological Importance
Green Belt
Countryside Recreation Site

Planning History:

Location: Arrowe Brook Lodge, Arrowe Brook Road, Upton, Wirral, L49 1SX
Application Type: Full Planning Permission
Proposal: Single storey kitchen and lounge extension at rear.
Application No: APP/97/06648
Decision Date: 11/12/1997
Decision Type: Approve

Location: Arrowe Brook Lodge, Arrowe Brook Road, Upton, Wirral, CH49 1SX
Application Type: Full Planning Permission
Proposal: Erection of a detached double garage.
Application No: APP/02/07191
Decision Date: 07/01/2003
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 1 notification was sent to the adjoining property. A site notice was also displayed. No objections have been received.

CONSULTATIONS:

Highway Engineers - no objection

Environmental Health - no objection

Wirral Wildlife - noted the proposal lies close to the River Birket, and pollution of the river is to be avoided and good construction practices are essential.

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

The application is a departure from the Unitary Development Plan.

INTRODUCTION

The proposal is for a single-storey side extension to an existing dwelling to be used as a small business by the owner for dog grooming, with no more than 3 dogs per day.

The main issues are whether the proposed development would be inappropriate development in the Green Belt and, and whether there is any adverse impact on protected wildlife species.

.

PRINCIPLE OF DEVELOPMENT

The application site is designated as part of the Green Belt, a Site of Local Biological Importance and a Countryside Recreation Site in the Wirral Unitary Development Plan (UDP), where there is no provision for dog grooming businesses. The application has been advertised as a departure from the UDP. Consequently, the proposal must be determined in accordance with the statutory development plan unless material considerations indicate otherwise.

SITE AND SURROUNDINGS

The site comprises of a detached brick property in use a dwelling with detached garage. The building is well screened from the highway by mature vegetation. There is existing off-street parking. Work has commenced on the extension.

POLICY CONTEXT

There is no provision in UDP Policies GB2 and TL11 for dog grooming businesses which has no fixed Use Class. Such uses are commonly found in town centres. Section 38 (6) of the Planning & Compulsory Purchase Act 2004 states that 'if regard is to be had to the development plan for the purpose of any determination to be made under the planning Acts the determination must be made in

accordance with the plan unless material considerations indicate otherwise.'

Material considerations in this case include the National Planning Policy Framework (NPPF) and whether the proposal would constitute sustainable development.

NPPF paragraph 89, indicates that the construction of new buildings such be regarded as inappropriate in the Green Belt. However, exceptions to this include the extension or alteration of a building, provided that it does not result in disproportionate additions over and above the size of the original building.

UDP Policy GB5 Extension of Existing Dwellings in the Green Belt, which can be considered relevant for assessing whether the extension can accepted as proportionate, states extensions of existing dwellings in the Green Belt will be permitted provided the floor space of the resultant dwelling is no more than 50 percent larger than the habitable floor space of the original dwelling. This is designed to safeguard the open appearance of the Green Belt and to avoid any disproportionate extensions to the original dwelling.

UDP Policy HS11 House Extensions, would also be relevant in that require the scale of the extension does not dominate existing building and provides design criteria to ensure there is no significant adverse effect on the appearance of the original property. Development that would adversely affect protected wildlife is not permitted under UDP Policy NC7, unless protection can be secured.

APPEARANCE AND AMENITY ISSUES

The single-storey extension measures 3.1m x 4.2m and is 3.3m in height with a lean-to roof. The scale of the proposed building is acceptable and does not over dominate the original property or harm the openness of the Green Belt. There is a detached garage 9.5m away from the existing house which does not represent an extension to the property. There has been a previously approved extension (ref APP/97/06648). The combination of this previous extension and the proposed extension results in approximately 54 sq. m of development, which represents a total percentage increase of 49%. Therefore the scale of the proposal is considered to comply with UDP Policy GB5.

One amenity issue that commonly arises where a non-residential use is proposed close to residential properties is the issue of noise and disturbance, including noise from dogs barking and customers dropping off/picking up.

The applicant is proposing a maximum of 3 dogs per day which is considered small scale, and the hours of use 09:00 hours until 18:00 hours Monday to Saturday. There is a 50 metre separation distance to the nearest residential property, and it is unlikely the scale of the proposal will result in noise and disturbance that would be detrimental to the amenities of neighbouring properties. Pollution Control Division have no objection to the proposal.

The premises are close to a public car park at entrance to Arrowe Country Park which is in frequent use by dog walkers.

The Site of Local Biological Importance at Arrowe Park supports legally protected species and provides a habitat for plants, invertebrates, birds and mammals.

SEPARATION DISTANCES

The proposal is not considered to result in overlooking or loss of privacy to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal will result in a low intensity of use. There are no highway safety implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

It is not considered the proposal will result in a significant noise nuisance to neighbouring residential properties.

CONCLUSION

. The scale, siting and appearance of the extension to the existing dwelling house is considered acceptable within the established use of the site and can be considered to be appropriate development in the Green Belt under the terms of NPPF, paragraph 89. . While dog grooming businesses can be typically found within existing centres throughout the Borough, given the location at the entrance to Arrowe Country Park, the small number customers that could be attracted to the premises and the opportunity to make linked trips or walk to the site from the nearby residential area it can be reasonably contended, in this particular case, that the proposal constitutes sustainable development. Consequently, in this particular case, on balance, the material considerations are considered sufficient to outweigh the provisions for development in the Green Belt and Countryside Recreation Site through UDP Policies GB2 and TL11. . The proposal would otherwise be acceptable in terms of its visual impact under UDP Policies GB2, GB5, HS11, Hof the Wirral UDP 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:- The scale, siting and appearance of the extension to the existing dwelling is considered acceptable and can be considered to be appropriate development in the Green Belt under the terms of NPPF, paragraph 89. While dog grooming businesses can be typically found within existing centres throughout the Borough, given the location at the entrance to Arrowe Country Park, the small number customers that could be attracted to the premises and the opportunity to make linked trips or walk to the site from the nearby residential area it can be reasonably contended, in this particular case, that the proposal constitutes sustainable development. Consequently, in this particular case, on balance, the material considerations are considered sufficient to outweigh the provisions for development in the Green Belt and Countryside Recreation Site through UDP Policies GB2 and TL11. The proposal would otherwise be acceptable in terms of its visual impact under UDP Policies GB2, GB5, HS11 and the National Planning Policy Framework

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 20 November 2017 and listed as follows: drawing numbers A0-1A (dated October 2017) and A0-2A (dated October 2017).

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

3. There shall be no more than 3 dogs groomed on the premises in any one day.

Reason: In the interest of amenity and to comply with both National and Local Plan Policy.

4. The premises shall not be used as a dog grooming business except between the hours of

0900 hours and 1800 hours Mondays to Saturdays.

Reason: To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

5. This permission allows use of the application premises for dog grooming by Mr and Mrs Owen only and cannot be transferred with the land or used by any other person or persons obtaining an interest in it.

Reason: The proposed use or development would not normally be permitted, but personal permission is given because of the special circumstances put forward by the applicant in this instance. The Local Planning Authority is satisfied that the specific development, managed as proposed, will not be detrimental to the amenities of the area.

6. When the dog grooming business ceases to exist, the extension hereby approved shall only be used in association with the existing dwelling house and shall not be occupied or sold off separately as an independent unit.

Reason: To prevent an over-intensive use of the site as two independent units and ensure there is no detrimental impact on the amenities of the area.

Further Notes for Committee:

Last Comments By: 03/01/2018 08:44:49

Expiry Date: 15/01/2018

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Planning Committee

15 February 2018

Reference:
APP/17/01489

Area Team:
South Team

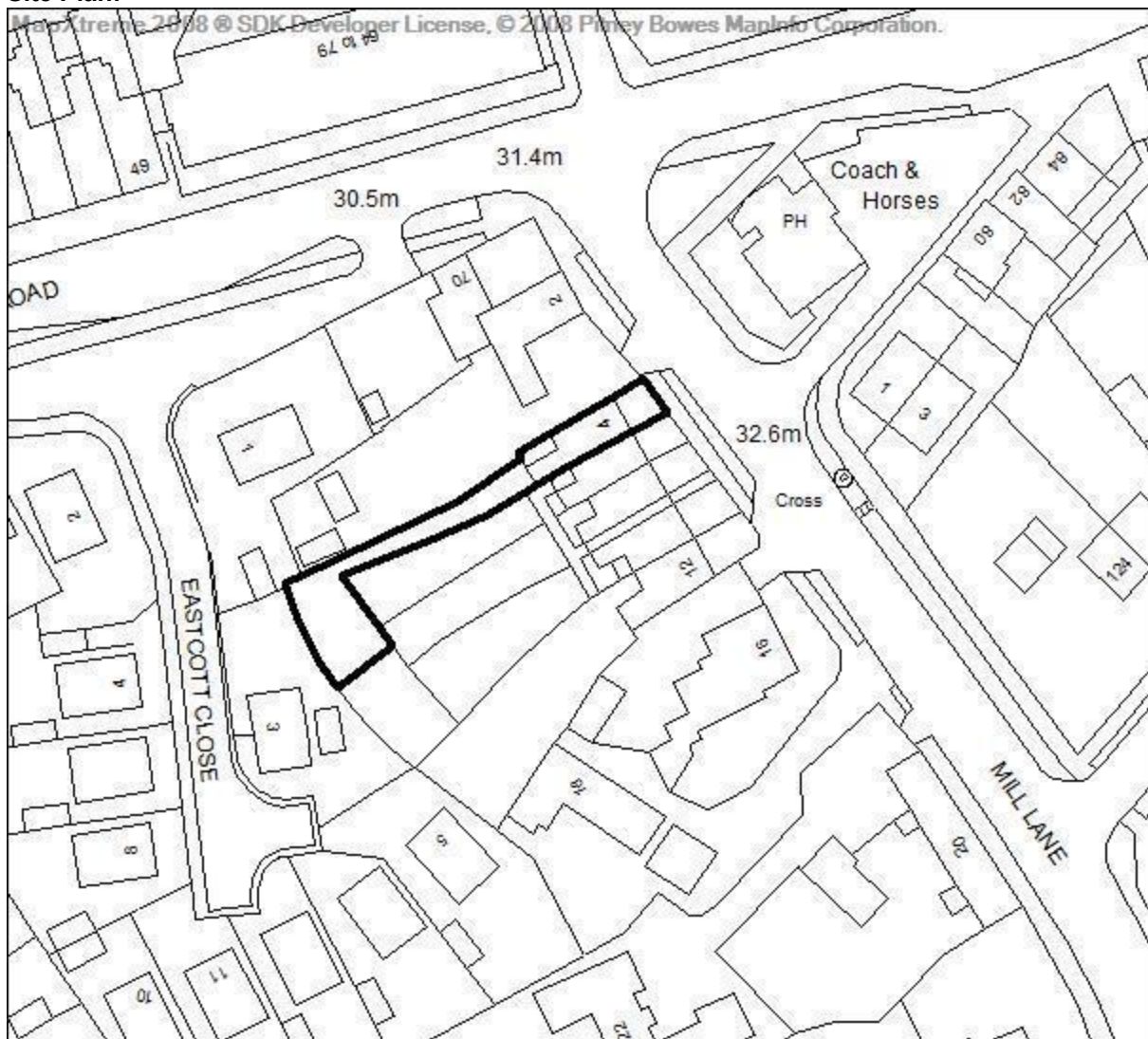
Case Officer:
Mrs J McMahon

Ward:
**Greasby Frankby
and Irby**

Location: 4 MILL LANE, GREASBY, CH49 3NU
Proposal: Demolition of existing single and two storey rear outriggers, and construction of 2 Storey rear outrigger. Alteration to front area of property and formation of dropped kerb and pavement crossing to provide off street parking within site boundary.

Applicant: Mr & Mrs Baker
Agent : Bromilow Architects Ltd

Site Plan:



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Development Plan designation:
Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Planning Applications, 8 neighbouring properties have been notified and a site notice was displayed near the site - Objections have been received from nos. 2, 6, 8, 10, 12 and 16 Mill Lane on the grounds of;

- loss of light
- overbearing
- loss of privacy
- out of character
- loss of property value
- traffic issues during building work
- out of scale
- noise and disturbance
- problems using a communal passageway for delivering materials

CONSULTATIONS

Environmental Services, Traffic Network Team - No objection

DIRECTORS COMMENTS:

REASON FOR REFERRAL

Councillor Wendy Clements requested this application be removed from delegation and considered by the Planning Committee following representations she has received from local residents.

INTRODUCTION

The application seeks planning consent for the erection of a part first floor, part 2-storey rear extension. The application also involves removing the boundary wall and creating a hardstanding and pavement crossing at the front of the property, which will provide 1 off-street parking space.

PRINCIPLE OF DEVELOPMENT

The site is located within an area designated as primarily residential where residential development is acceptable in principle.

SITE AND SURROUNDINGS

The site is located on the south-western side of Mill Lane, Greasby close to its junction with Greasby Road. The application property is a 2-storey cottage at the end of a row of 5 similar dwellings, the terrace is brick built with slate roofs, the application property has subsequently been pebbledashed.

POLICY CONTEXT

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

Policy HS11 states: Proposals for house extensions will be permitted subject to all the following criteria being complied with:

- (i) the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light

to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

(ii) the materials matching or complementing those of the existing building;

(iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;

(iv) dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof;

(v) flat roofs being restricted to the rear or side of the dwelling and only acceptable on single storey extensions;

(vi) where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses;

(vii) where the rear extension is two storey and the existing house semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary;

(viii) to avoid the effect of 'terracing', where two storey side extensions are added to the sides of semi-detached houses of similar style with a consistent building line and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1.0 metre from the front elevation and 1.0 metre from the common boundary; or at least 2.0 metres from the front elevation;

(ix) single storey extensions on terraced dwellings allowing an adequate area of amenity space to be retained.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

APPEARANCE AND AMENITY ISSUES

The application property is a small end of terrace cottage that has been extended previously with ground floor additions at the rear. This application proposes to build directly above the previous extensions to create a larger kitchen/diner at ground floor level with a bedroom, study and second bathroom above.

The occupier of the detached property on the north side, 2 Mill Lane, has submitted an objection with concerns raised regarding a loss of light and privacy, and possible access issues during building work. This property is a 2-storey cottage with the main building being sited some 10.5 metres away from the gable end of the application property. A single storey outrigger extends 6 metres towards the application site with a window in the end elevation, a conservatory extension has been added to western elevation of this outrigger extending into the garden of no.2. All of south facing windows in no.2 directly face the existing gable end of no.4, the proposed 2-storey rear extension would add an additional 4.9 metres to the depth of the house.

No.2 occupies a relatively large site with the west facing conservatory extension enjoying sunlight for most of the afternoon/evening. The south facing windows in the main building face the existing gable of no. 4 and across the front of the terrace down Mill Lane. It is not considered that the extension would significantly alter the existing situation in terms of the impact no.4 has on this adjacent property.

The occupier of the attached neighbouring property, 6 Mill Lane, has objected on the grounds of loss of light and that the extension is out of character. This property has a ground floor extension that is built between theirs and no.4's original 2-storey outriggers. The drawings have been amended to bring the first floor element of the proposal 1 metre in from the common boundary to reduce the impact of the extension on both the ground floor of no.6 and also its 1st floor bedroom window, which is set back in the main rear elevation. Due to the depth of the existing outrigger and how narrow the houses are, the extension satisfies the 45 degree rule and ensures it will barely be visible from the bedroom window.

The development involves building above existing ground floor extensions and extending an existing 2-storey outrigger that is original to the cottage. A new pitched roof is proposed that will have a ridge that is almost 2 metres lower than the main roof. Overall it is not considered that the proposal would not have a significantly greater impact on neighbouring properties than exists at present.

Other objections such as loss of property value, disturbance during building work, use of a shared access for the delivery of building materials and traffic hazards caused by construction vehicles are outside the planning remit.

The proposed pavement crossing at the front of the property is acceptable and similar to 3 others in the terrace that have already been installed.

**The drawings show a proposed rear dormer, this has not been considered as part of this proposal as it can be built under permitted development.*

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development is not considered to have a significant impact on the existing levels of residential amenity at neighbouring property and satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:- The proposed development is not considered to have a significant impact on the existing levels of residential amenity at neighbouring property and satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the amended plan received by the local planning authority on 29 January 2018 and listed as follows: Job No.1732, Drawing No.03, Rev.B.

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

3. All new first floor windows in the north-east facing elevation shall be non-opening and obscurely glazed up to a height of 1.7 metres from the internal finished floor level and shall remain as such thereafter.

Reason: In the interests of residential amenity

Further Notes for Committee:

1. The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Section on 0151 606 2000 for further information.

Last Comments By: 09/01/2018 13:37:34
Expiry Date: 18/01/2018

Planning Committee

15 February 2018

Reference:
APP/17/01514

Area Team:
South Team

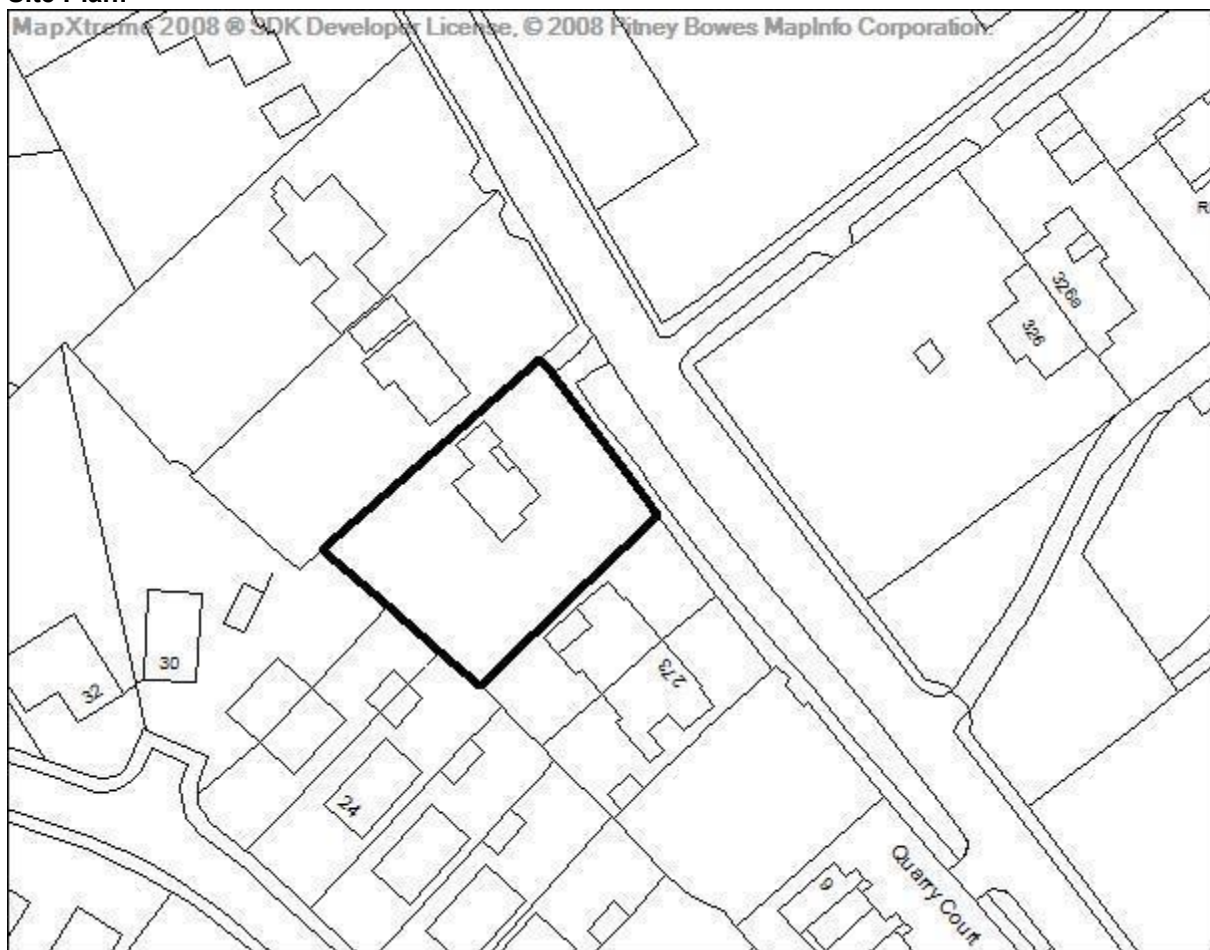
Case Officer:
Miss A McDougall

Ward:
Heswall

Location: 277 TELEGRAPH ROAD, HESWALL, CH60 6RN
Proposal: Demolition of existing detached house to be replaced with new build apartment block containing 5 apartments with provision for resident parking and bike storage. New access point from Telegraph Road to improve access to and from the site.

Applicant: Mr & Mrs Berg
Agent : SHACK Architecture Ltd

Site Plan:



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Development Plan designation:
Primarily Residential Area

Planning History:

Location: 277 Telegraph Road, Heswall, Wirral, CH60 6RN
Application Type: Outline Planning Permission
Proposal: Erection of dwelling in garden area (outline).
Application No: OUT/03/05262
Decision Date: 02/05/2003

Decision Type: Refuse

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 11 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a Qualifying petition of objection and 3 objections have been received, listing the following grounds:

1. loss of family home
2. overlooking
3. highway safety
4. scale and mass of the building
5. 5 apartments not needed
6. impact on stability of land and quarry to the rear

CONSULTATIONS:

Highways - No Objections

Environmental Protection - No Objections

The Heswall Society - Objections raised due to density, highway, height, scale and massing of the building.

DIRECTORS COMMENTS:

REASON FOR REFERRAL

Councillor Hodson has requested the application be taken out of delegation for the following reasons; loss of amenity, loss of light, excessive scale, parking and amenity space for the flats. A Qualifying petition of objection has also been received containing 39 separate signatures.

INTRODUCTION

The proposal is for the demolition of the existing dwelling and the erection of a replacement building containing 5 flats with a new access point from Telegraph Road.

PRINCIPLE OF DEVELOPMENT

The proposal is for a residential development in a residential area which is considered acceptable in principle.

SITE AND SURROUNDINGS

The existing site is a residential plot containing one detached dwelling, the house is located within the residential area of Heswall along Telegraph Road and is approximately 670m away along Telegraph Road. The neighbouring properties are a mix of scale and appearance, although along Telegraph Road the houses are generally large properties set on substantial plots. To the rear of the site is Laurel bank which is a small residential development of bungalows set within an old quarry, the land levels greatly differ with the ground and first floor of the rear elevations of the houses on Telegraph Road exceeding the roof height of the bungalows.

POLICY CONTEXT

UDP Policy HS4 Criteria for New Housing Development Policy

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.

Supplementary Planning Document SPD2

New buildings for self contained flats must be sited with regard to the layout, pattern and use of the spaces between other buildings in the surrounding areas. Whole facades of infill development that would project beyond the front or rear building line in areas of uniform development, such as established house types of the same kind, is not likely to be permitted. In cases where there is variety in the building line, an overall average should be determined to set the limit of an acceptable footprint.

Development should not result in a significant loss of privacy, daylight or sunlight for neighbouring properties, nor be visually overbearing or dominant when viewed from adjoining property. Unless it can be demonstrated that privacy would not be unduly affected, 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. If there are differences in land levels or where development adjoins that of different ridge height, such as three storey development adjacent to two storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

Adequate landscaped garden space should be provided for the exclusive use of residents. This should be accessible to each flat and have a size, shape and location to be useful to occupiers. As a general guide, developers should ensure that at least one third of the whole site remains available as private landscaped communal areas. Driveways, garages, parking, servicing bin and cycle stores will not be considered to be part of this amenity area.

Surrounding buildings may have a standard pattern. This does not always prevent the introduction of taller or lower buildings, but it will require a design approach that softens any change in height to ensure that the resulting building is at a scale proportionate to the surrounding area. All new proposals will be required to either protect or improve the existing roofscape. The bulk of large buildings can be reduced through variations in the footprint, height and roof form of the building as well as the spacing in relation to neighbouring properties. For example, elevations and roofs with varied shapes can reduce the overall massing of a larger block of flats because the use of multiple components will not appear as big as a single large component. The design of large buildings as a single block is not likely to be acceptable.

Materials and colours should be selected to recognise and contribute to the particular location, not just the building in isolation. The materials should reinforce the character of the surrounding buildings and the sense of place generally. High quality materials will be required at all levels of the scheme from facing materials and roof coverings to handrails. Materials should be used creatively, such as decorative brick work and ornate metalwork to enrich the appearance of new buildings and the area generally.

UDP Policy TR9 indicates when the assessing off street parking provision the Local Planning Authority will be guided by the likelihood of cars being parked on residential roads, and highway safety and traffic management issues. Supplementary guidance in SPD4 sets a standard of 1 off street parking space per flat.

UDP Policy TR12 requires the provision of cycle parking at a rate of 1 stand per flat within the curtilage

of the development. Supplementary guidance in SPG42 specifies that this should be provided under cover in a secure position preferably within the building with 20% being made available for visitors.

Joint Waste Local Plan Policies WM8 and WM9 are also applicable.

Policy WM 8 - Waste Prevention and Resource Management

Any development involving demolition and/or construction must implement measures to achieve the efficient use of resources, taking particular account of:

- Construction and demolition methods that minimise waste production and encourage re-use and recycling materials, as far as practicable on site;
- Designing out waste by using design principles and construction methods that prevent and minimise the use of resources and make provision for the use of high-quality building materials made from recycled and secondary sources;
- Use of waste audits or site waste management plans, where applicable, to monitor waste minimisation, recycling, management and disposal. Evidence demonstrating how this will be achieved must be submitted with development proposals of this type.

Policy WM 9 - Sustainable Waste Management Design and Layout for New Development

The design and layout of new built developments and uses must, where relevant, provide measures as part of their design strategy to address the following:

1. Facilitation of collection and storage of waste, including separated recyclable materials;
2. Provide sufficient access to enable waste and recyclable materials to be easily collected and transported for treatment;
3. Accommodation of home composting in dwellings with individual gardens;

APPEARANCE AND AMENITY ISSUES

The proposed building is a three storey apartment block that will replace the existing two storey house. The footprint of the proposed building exceeds the existing dwelling which, whilst a large detached house only occupies a small area of the site due to the size of the plot. The plot is within the designated residential area and is surrounded by houses which are mixed in scale and appearance. There is a similar scale development at 271 Telegraph Road that contains 5 flats (APP/14/01024).

The footprint, height and mass of the replacement building greatly exceed the existing house, however given the design, footprint and appearance of the apartment block the building is not considered to have an overbearing or dominant impact to neighbouring amenity, in particular the houses either side or opposite. The houses either side are set an appropriate distance away from each side elevation and the building is set in line with the front building line. To the rear the building is staggered, the building projects 3.2m past the rear wall of no.275 however there is 5m between the two buildings, alongside no.279 the building projects 5m out from the rear conservatory building line and there is approximately 7m between the two buildings.

The development is similar to nearby flat developments in terms of number of units, scale and appearance of the building. Whilst the building is larger than the house it replaces, the mixed character of the area allows for a building of this type without causing harm to the amenity of existing neighbouring dwellings.

SEPARATION DISTANCES

The building is well positioned in terms of neighbouring properties, the predominant outlook to main habitable rooms is to the front and rear elevations. To the front the building will be over 50m from the houses opposite.

The rear elevation is more complex due to the existing relationship to the bungalows on Laurel Bank, currently the difference in land levels means that from the rear of the site the building has views over the bungalows and the rear gardens are not visible due to the land level and the sandstone wall of the old quarry. The window to window measurement is approximately 34m however due to the difference in ground level it is unlikely that window to window overlooking would occur as the existing dwelling and the proposed building exceed the level of Laurel Bank to such a degree that the views are likely to project towards the rear of the houses on Oldfield Way.

Given this difference in ground level, the proposed building is not considered to result in direct overlooking within 21m in terms of window to window distances.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

Whilst the proposed replacement apartment block is larger than the existing dwelling, the scheme is considered to be acceptable in terms of appearance, scale, siting and character of the area having regard to Wirral's UDP Policy HS4 and SPD2.

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 policy advice. In reaching this decision the Local Planning Authority has considered the following:- Whilst the proposed replacement apartment block is larger than the existing dwelling, the scheme is considered to be acceptable in terms of appearance, scale, siting and character of the area having regard to Wirral's UDP Policy HS4 and SPD2.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4 December 2017 and listed as follows: B105, B106, B107, B108 & B109.

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

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

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

4. No part of the development shall be brought into use until the existing vehicular and/or pedestrian access on to Telegraph Road has been permanently closed off and the footway reinstated. These works shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

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

Authority.

Reason(s): To ensure a proper standard of separation from, and standard of amenity with respect to, neighbouring property.

6. Provision is to be made for the parking of 5 cars on the forecourt of the property and for suitable landscaping, in accordance with a scheme to be submitted to and approved by the Local Planning Authority, before the development hereby approved is commenced. Such parking and landscaping is to be provided prior to occupation of the premises and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to ensure a satisfactory standard of amenity.

7. 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.

8. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

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.

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 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. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council's Highway Management team via www.wirral.gov.uk or 0151 606 2004 prior to the commencement of development for further information.

Last Comments By: 04/01/2018 16:45:15
Expiry Date: 29/01/2018

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Planning Applications Decided Under Delegated Powers Between 09/01/2018 and 05/02/2018

Application No.: APP/15/00369 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 30/01/2018 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: The Bike Shop **Agent:** Bromilow Architects Ltd
Location: The Bike Shop, 453 HOYLAKE ROAD, MORETON, CH46 6DG
Proposal: Rear extension to commercial shop unit including storage over.

Application No.: ADV/16/00460 **Application Type:** Advertisement Consent
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 16/01/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Notemachine UK Ltd **Agent:** NoteMachine UK Ltd
Location: Shell Petrol Station, 157 HOYLAKE ROAD, MORETON, CH46 9PZ
Proposal: Retention of signage on ATM

Application No.: APP/16/01163 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 23/01/2018 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: Prenton Rugby Club **Agent:**
Location: Prenton Rugby Club, PRENTON DELL ROAD, PRENTON, CH43 3BS
Proposal: 5 no. 6m lights along pathway to Rugby Club

Application No.: APP/16/01427 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 19/01/2018 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Manor Builders **Agent:** PWE Design
Location: LAND ADJACENT TO 70 ST PAULS ROAD, SEACOMBE, WIRRAL
Proposal: 10 Self-contained flats - new build (Amended)

Application No.: OUT/17/00598 **Application Type:** Outline Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 29/01/2018 **Decision:** Refuse
Case Officer: Mr K Spilsbury
Applicant: Mr McArdle **Agent:** Cass Associates
Location: FORMER GARDEN HEY NURSERIES, GARDEN HEY ROAD, SAUGHALL MASSIE, CH46 5NE
Proposal: Outline application for the demolition of existing buildings and erection of up to 19 new dwellings with associated landscaping and open space.

Application No.:	APP/17/00941	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Soni	Agent:	Mr J O'Rourke
Location:	Oyster Catcher, TWICKENHAM DRIVE, LEASOWE, CH46 2QE		
Proposal:	Change of use from public house into 5 retail units on the ground floor with extension and conversion of the first floor into 6 studio apartments		
Application No.:	APP/17/00981	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	26/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Cossins	Agent:	mb-at
Location:	81 DAWPOOL DRIVE, BROMBOROUGH, CH62 6DF		
Proposal:	Erection of a single storey side extension		
Application No.:	APP/17/00997	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	16/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	SWF Consultants Ltd	Agent:	SWF Consultants Limited
Location:	2 ALDFORD CLOSE, BROMBOROUGH, CH63 0PT		
Proposal:	Conversion of existing garage into habitable room for elderly parent with Dementia together with porch and wet room extension at front of property.		
Application No.:	OUT/17/01016	Application Type:	Outline Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Withdrawn
Case Officer:	Mr N Williams		
Applicant:	Mr Reynolds	Agent:	Johnson James Ltd
Location:	Autosave, 69 EASTHAM VILLAGE ROAD, EASTHAM, CH62 0AN		
Proposal:	Demolition of existing car maintenance garage and associated outbuildings and erection of 5 No. dwellings, with car parking and gardens (Outline)		
Application No.:	APP/17/01049	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	02/02/2018	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Redsun Developments	Agent:	C4 Consulting
Location:	LAND OFF RIVERVIEW ROAD, BROMBOROUGH, CH62		
Proposal:	Erection of a large industrial unit (Use Class B1, B2 or B8) with associated offices, parking, landscaping and infrastructure.		

Application No.:	APP/17/01065	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Walker	Agent:	
Location:	2 KINNAIRD ROAD, LISCARD, CH45 5HN		
Proposal:	Removal of gravel from front garden and replaced with hard standing driveway. Brick wall to be opened to allow vehicular access. Kerb lowered by LA.		
Application No.:	APP/17/01104	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	11/01/2018	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	David Wilson Homes NW	Agent:	
Location:	Land to the West of Manor Drive, Upton, Wirral		
Proposal:	Amendment to APP/16/01326 to alter the layout of the South Western part of the Site to include an additional 5 units		
Application No.:	APP/17/01128	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	11/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	B Monks	Agent:	
Location:	17 BLACK HORSE HILL, WEST KIRBY, CH48 7EE		
Proposal:	Conversion of existing outbuilding to new dwelling including single storey side extension to existing outbuilding. New vehicular access to Blackhorse Hill (amended description).		
Application No.:	APP/17/01141	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mrs Connor	Agent:	
Location:	13 GRANGE MOUNT, NEWTON, CH48 6ET		
Proposal:	Retrospective consent for raised decking at the rear of house.		
Application No.:	APP/17/01210	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Jackman	Agent:	KJP Architecture
Location:	The Paddock, MELLONCROFT DRIVE WEST, CALDY, CH48 2JD		
Proposal:	Proposed Single Storey Side and Front Extensions, First Floor Front Extension, Loft Conversion Incorporating Front and Rear Dormer Windows and Internal/External Alterations		

Application No.:	APP/17/01213	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Liberty White Holdings Limited	Agent:	Rivergate Limited
Location:	Dickie Lewiss Sports Bar, 1 OXTON ROAD, BIRKENHEAD, CH41 2QQ		
Proposal:	Change of use of public bar into 2 separate ground floor units consisting of a restaurant and a Massage & Beauty Treatment clinic, with 5 treatment rooms at first floor and a 2 bedroom managers flat and the conversion of the second floor into 5 bedrooms for "live in" staff together with lounge/kitchen, WC and Bathroom.		
Application No.:	APP/17/01223	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mrs Casey	Agent:	
Location:	16 LITTLEMORE CLOSE, UPTON, CH49 4GS		
Proposal:	Demolition of existing precast concrete garage and car port and rebuilding new garage and new room on same footprint, including existing conservatory extension to join new room.		
Application No.:	OUT/17/01228	Application Type:	Outline Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:	Mr Lane	Agent:	
Location:	1 QUARRY ROAD EAST, HESWALL, CH61 6XD		
Proposal:	Erection of detached house on land at 1 Quarry Road East, Heswall, CH61 6XD		
Application No.:	ADV/17/01241	Application Type:	Advertisement Consent
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	18/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr Surgery	Agent:	Ashleigh Signs
Location:	Pure Gym Bidston Moss Retail Park, BIDSTON MOSS, LEASOWE, CH44 2HE		
Proposal:	installation of illuminated and non illuminated signs to the exterior of the building		
Application No.:	LDC/17/01249	Application Type:	Lawful Development Certificate Existing
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	29/01/2018	Decision:	Withdrawn by Applicant
Case Officer:	Miss A McDougall		
Applicant:	North Point One LLP	Agent:	Pegasus Group
Location:	Greenheys Nursery, 41 THURSTASTON ROAD, IRBY, CH61 0HF		
Proposal:	Certificate of lawfulness for existing use as a previously developed commercial market garden between 1950 and 2003		

Application No.:	APP/17/01286	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	16/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Barton	Agent:	
Location:	The Woodlands, 1A DAWSTONE RISE, GAYTON, CH60 4TD		
Proposal:	Construction of retaining wall along part of the south-western boundary.		
Application No.:	APP/17/01293	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr R Byrne	Agent:	Specsavers
Location:	183-185 TELEGRAPH ROAD, HESWALL, CH60 7SE		
Proposal:	Creation of step to front of entrance complete with handrail to permit disabled access to the unit. Installation of new AC units.		
Application No.:	APP/17/01308	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr Edwards	Agent:	Kriss Cringle Associates
Location:	66 DANGER LANE, MORETON, CH46 8UQ		
Proposal:	Construction of new pitched roof above an existing porch and bay window on the front elevation		
Application No.:	APP/17/01317	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	18/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mrs Heenan	Agent:	
Location:	7 MOSTYN AVENUE, HESWALL, CH60 9JX		
Proposal:	Proposed conversion of integral garage to bedroom.		
Application No.:	APP/17/01318	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Refuse
Case Officer:	Mr C Smith		
Applicant:	Mr Broadfield	Agent:	Coleman
Location:	Hawthorn Cottage, 4 SCHOOL LANE, THURSTASTON, CH61 0HH		
Proposal:	Ground floor infill extension and first floor dormer extension to the rear of the dwelling.		

Application No.:	APP/17/01332	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	19/01/2018	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mrs K Johnson	Agent:	JWPC Ltd
Location:	Highfield, THE MOUNT, HESWALL, CH60 4RD		
Proposal:	Redevelopment of site following collapse of house for one 3/4 storey building of 6 apartments with associated access and landscaping.(amendment to rear windows)		
Application No.:	APP/17/01339	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Watkin	Agent:	Collins Architecture
Location:	21 LOCKER PARK, GREASBY, CH49 2RZ		
Proposal:	Single storey side extension		
Application No.:	APP/17/01353	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	15/01/2018	Decision:	Refuse
Case Officer:	Mrs S Williams		
Applicant:	Mr Hutchinson	Agent:	
Location:	Rhu, 3 LINKS HEY ROAD, CALDY, CH48 1NA		
Proposal:	Erection of two storey extensions to front, side and rear and single storey extension to rear with balcony above. External and internal alterations and modernisation. Erection of 1.8 Metre high timber close boarded fence to front boundary with rendered gate posts and timber gates.		
Application No.:	APP/17/01357	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	11/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	E.I. Group	Agent:	Core design
Location:	Coach and Horses, GREASBY ROAD, GREASBY, CH49 3NG		
Proposal:	Installation of new door in existing window position to west facing elevation.		
Application No.:	APP/17/01359	Application Type:	Full Planning Permission
Ward:		Decision Level:	Delegated
Decision Date:	16/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Jackie Flaherty	Agent:	
Location:	168 Higher Bebington Road, Wirral, CH63 2PT		
Proposal:	Single storey rear and side extension to house.		

Application No.:	APP/17/01368	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Connor	Agent:	Bryson Architecture
Location:	61 WINDERMERE ROAD, NOCTORUM, CH43 9SJ		
Proposal:	Two storey side extension and single storey rear extension		
Application No.:	APP/17/01384	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Dr McRae	Agent:	
Location:	19 OARSIDE DRIVE, LISCARD, CH45 5HZ		
Proposal:	It is proposed that a rear garden out-building will be erected. The out-building will house two separate consultation rooms, a client waiting area and a WC. Although the main property is a domestic dwelling-house, the proposed out-building will be used commercially as consultations rooms for two psychotherapists and their clients.		
Application No.:	APP/17/01392	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr C Manley	Agent:	Mr McCaul
Location:	23 OVERDALE AVENUE, BARNSTON, CH61 1DB		
Proposal:	Proposal for two storey rear extension and single storey extension to side of existing building.		
Application No.:	APP/17/01399	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	15/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Port Sunlight Village Trust	Agent:	
Location:	6G GREENDALE ROAD, PORT SUNLIGHT, CH62 5DE		
Proposal:	Erection of a rear garden shed.		
Application No.:	APP/17/01402	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	11/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Mustafa Ciftci	Agent:	
Location:	5-7 BROADWAY, HIGHER BEBINGTON, CH63 5ND		
Proposal:	Change of use to restaurant with ramped access to the front		

Application No.:	LBC/17/01403	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	11/01/2018	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mrs Segar	Agent:	Ellipta Ltd
Location:	6 BOUNDARY ROAD, NEW FERRY, CH62 5ES		
Proposal:	Reinstatement of the internal damaged elements of this private dwelling house, following an explosion in nearby premises. Reinstatement of damaged plastering, joinery, M&E, decorations and internal fixtures and fittings.		
Application No.:	APP/17/01408	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Bryson	Agent:	Bryson Architecture
Location:	Spinney House, ST DAVIDS LANE, NOCTORUM, CH43 9UD		
Proposal:	Ground and first floor side extension		
Application No.:	APP/17/01410	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	31/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Ivey	Agent:	Collins Architecture
Location:	Strowan, TELEGRAPH ROAD, CALDY, CH48 1NZ		
Proposal:	Replacement of several outbuildings with detached garage		
Application No.:	APP/17/01416	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	05/02/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Miss Irvine	Agent:	Bryson Architecture
Location:	34 MOUNT ROAD, TRANMERE, CH42 6PR		
Proposal:	Single Storey Side and Rear Extension.		
Application No.:	APP/17/01422	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	15/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Oakley	Agent:	LHGProjects
Location:	236 IRBY ROAD, IRBY, CH61 2XG		
Proposal:	Single storey rear extension, raised platform and steps to garden.		

Application No.:	APP/17/01423	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Foster	Agent:	LHGProjects
Location:	119 WELLINGTON ROAD, NEW BRIGHTON, CH45 2NF		
Proposal:	Amendment to previously approved application APP/15/00941- change of bedroom window to Juliet Balcony		
Application No.:	APP/17/01427	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	15/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Burton	Agent:	
Location:	20 MERE PARK ROAD, GREASBY, CH49 3GN		
Proposal:	Proposed single storey extension across the rear and to the side of this domestic dwellinghouse.		
Application No.:	APP/17/01428	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Johnsons Cars Limited	Agent:	McBains
Location:	Johnsons Cars Limited, Docks Link Road, Poulton, Wallasey, CH44 3EQ		
Proposal:	New wash and valet building to the rear of existing Toyota showroom and workshops with realigned car parking layout to suit		
Application No.:	LDC/17/01431	Application Type:	Lawful Development Certificate Existing
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	11/01/2018	Decision:	Lawful Use
Case Officer:	Mr C Smith		
Applicant:	A1A Travel	Agent:	
Location:	A 1 A Travel, 373 CLEVELAND STREET, BIRKENHEAD, CH41 4JW		
Proposal:	A concreted area for parking leads to a garage in which minibuses are maintained and parked . Inside the garage is a porta cabin used as an office .		
Application No.:	APP/17/01434	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	12/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Gradden	Agent:	PATERSON MACAULAY & OWENS
Location:	160 RAEBURN AVENUE, EASTHAM, CH62 8AX		
Proposal:	2 story side extension and single story rear extension, demolition of garage and existing rear extension.		

Application No.:	ADV/17/01436	Application Type:	Advertisement Consent
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Christian Hargreaves	Agent:	
Location:	Heswall Laser Clinic, 172 TELEGRAPH ROAD, HESWALL, CH60 0AH		
Proposal:	Retention of existing illuminated fascia sign.		
Application No.:	APP/17/01438	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	12/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Dwivedi	Agent:	Bromilow Architects Ltd
Location:	4 LUDLOW DRIVE, WEST KIRBY, CH48 3JQ		
Proposal:	Proposed conversion of existing garage with first floor side extension over garage to existing dwelling.		
Application No.:	APP/17/01439	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	11/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Ms Woodward	Agent:	SDA Architecture
Location:	20 TANAR CLOSE, BROMBOROUGH, CH63 9AN		
Proposal:	Demolition of conservatory and addition of double height side extension		
Application No.:	APP/17/01440	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Parsley	Agent:	LHGProjects
Location:	16 BURLINGHAM AVENUE, NEWTON, CH48 8AP		
Proposal:	Extension and conversion of garage to form bedroom and porch		
Application No.:	APP/17/01441	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Euro Car Parks Limited	Agent:	Planning Sense Ltd
Location:	Marks and Spencers, 136 TELEGRAPH ROAD, HESWALL, CH60 0AH		
Proposal:	Erection of 1no. four metre high column for Automatic Number Plate Recognition (ANPR) Camera.		

Application No.:	ADV/17/01442	Application Type:	Advertisement Consent
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Euro Car Parks Limited	Agent:	Planning Sense Ltd
Location:	Marks and Spencers, 136 TELEGRAPH ROAD, HESWALL, CH60 0AH		
Proposal:	Display of 7 non-illuminated advertisements in relation to supermarket car park.		
Application No.:	APP/17/01446	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Kelly	Agent:	Neil Braithwaite Architect Ltd
Location:	3 ST ANDREWS ROAD, BEBINGTON, CH63 3DE		
Proposal:	First floor extension to rear of dwelling		
Application No.:	APP/17/01447	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Beach	Agent:	Bryson Architecture
Location:	41 DIBBINS HEY, SPITAL, CH63 9JU		
Proposal:	Front extension		
Application No.:	APP/17/01448	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	16/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr Parsons	Agent:	Bryson Architecture
Location:	7 CARMICHAEL AVENUE, GREASBY, CH49 1RU		
Proposal:	Two storey side and single storey rear extension		
Application No.:	APP/17/01449	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Dr M Savahuddin	Agent:	Jones & Wathen Ltd
Location:	33 THORNTON ROAD, HIGHER BEBINGTON, CH63 5PW		
Proposal:	Erection of a single storey rear extension, conservatory and first-floor conservatory.		

Application No.:	APP/17/01450	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr David Alan Jones	Agent:	
Location:	142 BOUNDARY ROAD AND, 39 BROW ROAD, BIDSTON, CH43 7PH		
Proposal:	Single storey rear extension to both 142 Boundary Road and 39 Brow Road.		
Application No.:	APP/17/01453	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	11/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Lynch	Agent:	Kettle Design
Location:	Bayview, 27A WARREN DRIVE, NEW BRIGHTON, CH45 0JW		
Proposal:	Replacement and enlargement of extension to the rear of the property to lead onto new balcony with has access to the garden. Balcony will have glass screens and will be supported by pillars. Utilization of existing basement space to provide more accommodation. Addition of lift/lobby to side elevation and alterations to the front porch.		
Application No.:	APP/17/01454	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	05/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Dunn	Agent:	BDM Ltd.
Location:	11 WALFORD CLOSE, SPITAL, CH63 9HQ		
Proposal:	Front porch and single storey rear extension		
Application No.:	APP/17/01455	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Pro-vide Property Solutions	Agent:	David Crowder Architecture
Location:	10 WOODLAND ROAD, ROCK FERRY, CH42 4NT		
Proposal:	Conversion of single dwelling into 4 flats		
Application No.:	APP/17/01456	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	11/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Fisher	Agent:	
Location:	83 HEYVILLE ROAD, HIGHER BEBINGTON, CH63 2HZ		
Proposal:	Erection of a two-storey part single storey side extension		

Application No.:	APP/17/01457	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	11/01/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Panoramic 34 Holdings Ltd	Agent:	Pegasus Group
Location:	17 ROSE MOUNT, OXTON, CH43 5SG		
Proposal:	Proposed A3 (restaurant) use with ancillary bar (Ground floor, first floor and second floor), including the reconstruction of the existing rear outrigger		
Application No.:	APP/17/01458	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	16/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Halewood	Agent:	Bryson Architecture
Location:	47 NORTHCOTE ROAD, WALLASEY VILLAGE, CH45 8LQ		
Proposal:	Garage conversion and first floor extension		
Application No.:	APP/17/01460	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	18/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr David Armstrong	Agent:	
Location:	Burbo Bank Windfarm Operations and Maintenance Facility, KINGS WHARF, SEACOMBE, CH41 1BE		
Proposal:	New memorial along seacombe promenade behind Burbo Bank offshore wind farm facility.		
Application No.:	APP/17/01464	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	16/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Frank Colquitt	Agent:	Jones & Wathen Ltd.
Location:	61 MILL HILL ROAD, IRBY, CH61 4XA		
Proposal:	Erection of a two-storey side extension, installation of pitched roof above kitchen area and erection of a rear conservatory		
Application No.:	APP/17/01465	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	15/01/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr Nick Bowerman	Agent:	
Location:	Stollies, 106 WALLASEY VILLAGE, CH45 3LN		
Proposal:	Variation of Condition 2 of planning permission APP/16/00916 to change opening hours to 8am - 10pm (Monday to Saturday) and 9am - 8pm (Sunday)		

Application No.:	APP/17/01466	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	05/02/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Watson	Agent:	
Location:	52 NORTH PARADE, HOYLAKES, CH47 3AL		
Proposal:	Proposed garage extension		
Application No.:	DPP3/17/01467	Application Type:	Work for Council by Council
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	15/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Wirral Council	Agent:	Wirral Council
Location:	GROVE HOUSE CARE HOME, 1 PALM GROVE, CLAUGHTON, CH43 1TE		
Proposal:	Installation of air conditioner unit		
Application No.:	APP/17/01468	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	16/01/2018	Decision:	Refuse
Case Officer:	Mrs S Lacey		
Applicant:	Gilmore Developments Limited	Agent:	Gilmore Developments Limited
Location:	2 SANDIWAYS ROAD, WALLASEY VILLAGE, CH45 3HJ		
Proposal:	Proposed two-storey and single-storey rear extensions and front, side and rear dormer windows to form new 2 bedroom maisonette and conversion of existing roof space to form new duplex 2 bedroom flat. External alterations to windows and parking/cycle store.		
Application No.:	LBC/17/01469	Application Type:	Listed Building Consent
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	01/02/2018	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Byrne Avenue Trust	Agent:	Edge Architects Ltd
Location:	Byrne Avenue Swimming Pool and Recreation Centre, BYRNE AVENUE, ROCK FERRY, CH42 4PQ		
Proposal:	Works to building fabric make the premises secure and weathertight, to clean the interior throughout and to refurbish parts of the premises in an initial phase to provide community space, cafe, toilets and reception area. The proposed works include a couple of replacement rooflights and a couple of replacement windows but no extensions or demolitions (Amended address)		
Application No.:	LBC/17/01472	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	16/01/2018	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Masonic Temple Birkenhead Ltd	Agent:	D.J. Cooke & Co Ltd
Location:	Masonic Temple, 27 CLIFTON ROAD, TRANMERE. CH41 2SF		
Proposal:	Internal alterations to form new entrance hall and lobby, relocation of bar facility, and provision of folding partition wall to allow for the sub-division of the existing main dining room.		

Application No.:	APP/17/01475	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr Rice	Agent:	Mr Carney
Location:	45 CLAUGHTON FIRS, OXTON, CH43 5TG		
Proposal:	Single storey rear extension.		
Application No.:	APP/17/01476	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Cooper	Agent:	
Location:	2 DOVEPOINT ROAD, MEOLS, CH47 6AR		
Proposal:	Proposed single storey kitchen and porch extension and loft conversion including dormers to 3 sides.		
Application No.:	APP/17/01477	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	LSF Estates	Agent:	
Location:	1 CHETWYND ROAD, OXTON, WIRRAL, CH43 2JJ		
Proposal:	Change of Use application to convert the property from three flats back into one domestic dwelling with a self contained basement accessed from both within the main property and separately.		
Application No.:	APP/17/01480	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr A Kaplansoy	Agent:	AWE Architectural Consultancy
Location:	THE MEDITERRANEAN KITCHEN, 116 TEEHEY LANE, HIGHER BEBINGTON, CH63 8QT		
Proposal:	Variation of condition - To change the use of a storage room into a dining area at first floor level.		
Application No.:	APP/17/01481	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	18/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	SDA	Agent:	SDA Architecture LTD
Location:	67A PENSBY ROAD, HESWALL, CH60 7RB		
Proposal:	Erection to 2 new build single-storey commercial units, to supplement the existing services of "Posh Hair & Beauty" - resubmission of APP/17/00888		

Application No.:	COMX/17/01483	Application Type:	Prior Approval Commercial PD
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	22/01/2018	Decision:	Prior approval is not required
Case Officer:	Mr N Williams		
Applicant:	Pinevale Properties Limited	Agent:	Edward Landor Associates
Location:	Unit 1, Hamilton Plaza, DUNCAN STREET, BIRKENHEAD, CH41 5EY		
Proposal:	Notification for prior approval for a proposed change of use of a building from office use (class B1(a)) to a dwelling house (class C3)		
Application No.:	APP/17/01484	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mrs Kerss	Agent:	ArchitectFolk
Location:	63 CALDY ROAD, CALDY, CH48 2HX		
Proposal:	Proposed loft conversion, glazed link to courtyard and roof revisions to existing annexe building. Loft conversion to include roof windows and windows in existing gable. Revisions to first floor windows in the front elevation of the main house are included. Boundary treatments to Caldý Road boundary.		
Application No.:	APP/17/01488	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	31/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Oxton Estates Ltd	Agent:	Ainsley Gommon Architects
Location:	27A WOODCHURCH ROAD, OXTON, CH42 9LG		
Proposal:	Two storey extension and the conversion of the building to include three additional flats.		
Application No.:	APP/17/01492	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs Fiddaman	Agent:	SHACK Architecture Ltd
Location:	Glen Roy, 21 BEACON LANE, HESWALL, CH60 0DG		
Proposal:	Two storey rear extension, first floor side extension above the existing side porch, alterations to the rear bay windows, a new front porch and reworking of garden terrace. The internal arrangement of the outbuildings will also be adjusted to include a private, separate work space for the client.		

Application No.:	APP/17/01494	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	05/02/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Clarke	Agent:	Mr McHugh
Location:	37 VILLAGE ROAD, WEST KIRBY, CH48 7HP		
Proposal:	Erection of a single storey extension to garage and first-floor extension		
Application No.:	ADV/17/01495	Application Type:	Advertisement Consent
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	22/01/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Card Factory	Agent:	
Location:	The Mill Shop, 21A PENSBY ROAD, HESWALL, CH60 7RA		
Proposal:	New fascia sign to rear of the building		
Application No.:	APP/17/01496	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	26/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Rimmington	Agent:	JNL Design
Location:	63 PARK ROAD, MEOLS, CH47 7BB		
Proposal:	Single storey front and rear extensions		
Application No.:	APP/17/01497	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Matthew Canner	Agent:	Jones & Wathen Ltd
Location:	26 CHANTRELL ROAD, NEWTON, CH48 9XP		
Proposal:	Front porch and raise rear garage roof.		
Application No.:	APP/17/01498	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	23/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Ms Linda Harris	Agent:	
Location:	1 DEVON DRIVE, PENSBY, CH61 8SZ		
Proposal:	Demolish garage. Erect building to be occupied by elderly dependent relative.		

Application No.:	APP/17/01499	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Refuse
Case Officer:	Mrs S Williams		
Applicant:	Miss Jennings	Agent:	s n amery architectural services
Location:	81 TEMPLE ROAD, PRENTON, CH42 9JZ		
Proposal:	Erection of a single storey rear and side extension with first floor balcony and internal alterations. Front door relocation and installation of rear decking.		
Application No.:	APP/17/01500	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Fair	Agent:	dowelldesignservices
Location:	4 MEOLS PARADE, HOYLAK, CH47 3AH		
Proposal:	Loft conversion to include front dormer and alterations to existing side dormer forming hipped roof.		
Application No.:	LBC/17/01501	Application Type:	Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	22/01/2018	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Miss Marsden	Agent:	Sergon Building Consultants
Location:	4 BOUNDARY ROAD, NEW FERRY, CH62 5ES		
Proposal:	The reinstatement of the internal damaged elements of a two storey house, following an explosion in nearby premises. Works proposed follow those necessary to reinstate damaged plastering, joinery, M&E, decorations and internal fixtures and fittings. This application is supported by a detailed work specification, and supporting documents. The majority of the internal features of the property are not original however, items such as internal joinery will attempt to be salvaged and refitted and where this is not possible will be replaced with like for like materials. The plastering where blown due to the explosion or damaged as a result of the water ingress will be replaced with an equivalent lime plaster as detailed in the technical specification.		
Application No.:	APP/17/01508	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	29/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Ibbotson	Agent:	JN Design
Location:	10 SHERWOOD AVENUE, IRBY, CH61 4XB		
Proposal:	Rear single storey kitchen and family room extension		

Application No.:	APP/17/01509	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Thistlewood Properties Ltd	Agent:	Edgeplan Ltd
Location:	The Blue Anchor, MARKET STREET, HOYLAKE, CH47 3BE		
Proposal:	Demolition of existing building and construction of mixed-use development comprising retail unit and 8 residential units (Variation of Condition 7 of planning permission APP/17/00744 to read: "The retail premises hereby permitted shall not be open between the hours of 23:00 and 06:00")		
Application No.:	APP/17/01510	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	05/02/2018	Decision:	Refuse
Case Officer:	Mr N Williams		
Applicant:	Sommerset House LTD	Agent:	Mr Fahey
Location:	323 CLAUGHTON ROAD, BIRKENHEAD, CH41 4DU		
Proposal:	Demolition of existing building and construction of 8 No. self-contained apartments		
Application No.:	RESX/17/01512	Application Type:	Prior Approval Householder PD
Ward:	Upton	Decision Level:	Delegated
Decision Date:	10/01/2018	Decision:	Prior approval is not required
Case Officer:	Mrs S Williams		
Applicant:	Mr Ian Jardine	Agent:	Mr Neville Pickard
Location:	33 SOUTH DRIVE, UPTON, CH49 6LA		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.2625m for which the maximum height would be 3.850m and for which the height of the eaves would be 2.825m.		
Application No.:	APP/17/01513	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	26/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Merrington	Agent:	Bromilow Architects Ltd
Location:	White Lodge, 53 HILBRE ROAD, WEST KIRBY, CH48 3HB		
Proposal:	Proposed two storey side extension to property.		
Application No.:	APP/17/01515	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Obrien	Agent:	
Location:	18 UPLAND ROAD, UPTON, CH49 6LP		
Proposal:	Erection of a two-storey side extension and loft conversion to the rear (resubmission of APP/17/01244		

Application No.:	APP/17/01516	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	29/01/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	EMPORDA LTD	Agent:	Andrew Smith Architects
Location:	50 WELLINGTON ROAD, NEW BRIGHTON, CH45 2NF		
Proposal:	Proposed dwelling upon lower garden rock promontory		
Application No.:	APP/17/01517	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	31/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs BURTON	Agent:	Bryson Architecture
Location:	Broomlands, 38 VYNER ROAD SOUTH, BIDSTON, CH43 7PR		
Proposal:	Erection of a two-storey side and single storey side and rear extensions, amendments to existing elevations. Extension to existing terrace area and new access.		
Application No.:	APP/17/01518	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	26/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr A Edwards	Agent:	Mr Allan Tseng
Location:	20 DINGWALL DRIVE, GREASBY, CH49 1SG		
Proposal:	Single storey rear extension with new pitch roof over existing rear extension.		
Application No.:	RESX/17/01522	Application Type:	Prior Approval Householder PD
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	16/01/2018	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Ms Yue Wang	Agent:	Campagna Ltd
Location:	175 BERMUDA ROAD, MORETON, CH46 6AY		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.7m and for which the height of the eaves would be 2.85m		
Application No.:	APP/17/01523	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	30/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Hatchard	Agent:	SDL Properties
Location:	7 LEIGHTON AVENUE, MEOLS, CH47 0LY		
Proposal:	Erection of a single storey side and rear extension and boundary fence		

Application No.:	APP/17/01524	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	29/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Dr Avula	Agent:	
Location:	Southwood, 36 CHESTER ROAD, GAYTON, CH60 3SB		
Proposal:	Proposed two-storey extension to side of domestic dwellinghouse.		
Application No.:	APP/17/01525	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Refuse
Case Officer:	Miss A McDougall		
Applicant:	Mr Thorne	Agent:	FSP Northern Architects Ltd
Location:	37 RICE HEY ROAD, WALLASEY, WIRRAL, CH44 0DX		
Proposal:	Conversion of basement to self-contained flat.		
Application No.:	RESX/17/01526	Application Type:	Prior Approval Householder PD
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	16/01/2018	Decision:	Prior approval is not required
Case Officer:	Mrs S Williams		
Applicant:	Mrs Yvone Smith	Agent:	Mr Mike Matthews
Location:	34 CAVENDISH DRIVE, ROCK FERRY, CH42 6RQ		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.5m for which the maximum height would be 3.9m and for which the height of the eaves would be 2.9m		
Application No.:	APP/17/01527	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Windel	Agent:	Collins Architecture
Location:	8 GORSE LANE, NEWTON, CH48 8BH		
Proposal:	Erection of a single storey front extension. Installation of first-floor window to the rear, raised rear terrace and rainscreen cladding		
Application No.:	APP/17/01528	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	31/01/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr & Mrs Chapman	Agent:	Condy & Lofthouse Architects Ltd
Location:	20 FAIRVIEW ROAD, OXTON, CH43 5SD		
Proposal:	Proposed driveway to rear of property with canopy over, gated access and associated landscaping works		

Application No.:	LBC/17/01529	Application Type:	Listed Building Consent
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	31/01/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr & Mrs Chapman	Agent:	Condy & Lofthouse Architects Ltd
Location:	20 FAIRVIEW ROAD, OXTON, CH43 5SD		
Proposal:	Proposed driveway to rear of property with canopy over, gated access and associated landscaping works		
Application No.:	APP/17/01531	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	30/01/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Geoff Thompson	Agent:	Mr J Theobald
Location:	13 HOWELL DRIVE, GREASBY, CH49 1RX		
Proposal:	Erection of two storey side extension and single storey rear extension.		
Application No.:	APP/17/01532	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	26/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Ms G Mounsey	Agent:	
Location:	19 REEDVILLE GROVE, LEASOWE, CH46 1QX		
Proposal:	(Part Retrospective) Application for single storey extension at the rear.		
Application No.:	OUT/17/01536	Application Type:	Outline Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	29/01/2018	Decision:	Refuse
Case Officer:	Mr N Williams		
Applicant:	Mr Smith	Agent:	M S Architects Ltd
Location:	186 HEATH ROAD, BEBINGTON, CH63 2HF		
Proposal:	Erection of a dormer bungalow to the rear of the shop, including parking (Outline)		
Application No.:	APP/17/01537	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs Rowlands	Agent:	KJP Architecture
Location:	25 SANDHAM GROVE, BARNSTON, CH60 1XN		
Proposal:	Two storey side extension, two storey front extension with porch and single storey rear extension		

Application No.:	APP/17/01541	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	05/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Mok	Agent:	DROME ARCHITECTS
Location:	Ridgewood, NOCTORUM ROAD, NOCTORUM, CH43 9UQ		
Proposal:	Side extension to garage (with room-in-the-roof above to match existing) and front porch extension		
Application No.:	APP/17/01542	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	05/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Eyes	Agent:	Mr Matthews
Location:	5 BELMONT DRIVE, PENSBY, CH61 9NA		
Proposal:	Two storey side extension with hipped roof and single storey rear extension with flat roof		
Application No.:	APP/17/01543	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	05/02/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Duckhouse	Agent:	
Location:	5 DAWPOOL DRIVE, MORETON, CH46 0PH		
Proposal:	Two storey side extension		
Application No.:	APP/17/01544	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	31/01/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Gusto Restaurants Ltd	Agent:	
Location:	Gusto, 146-148 TELEGRAPH ROAD, HESWALL, CH60 0AH		
Proposal:	Works to existing external seating area including replacement of external planters , trellis screens and awning with new enclosed glazed structure and retractable roof.		
Application No.:	RESX/17/01550	Application Type:	Prior Approval Householder PD
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	22/01/2018	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs Tracey Martin	Agent:	Mr Mike Matthews
Location:	8 WOODLAND GROVE, ROCK FERRY, CH42 4NU		
Proposal:	Erection of a single storey rear extension that would extend 4 metres beyond the original rear wall and for which the maximum height would be 4 metres and the height of the eaves would be 3 metres high.		

Application No.:	DEM/17/01552	Application Type:	Prior Notification of Demolition
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	22/01/2018	Decision:	Prior approval is not required
Case Officer:	Mr N Williams		
Applicant:	Wirral Council	Agent:	Wirral Council
Location:	MORETON MUNICIPAL BUILDING, KNUTSFORD ROAD, MORETON, CH46 8TN		
Proposal:	Demolition of building. Site to be cleared then covered in top soil and seeded.		
Application No.:	APP/17/01553	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	05/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Mawdsley	Agent:	NRarch
Location:	1 MILES CLOSE, GREASBY, CH49 3AD		
Proposal:	Single storey rear extension, covered patio area along with internal layout alterations/adaptions.		
Application No.:	APP/17/01554	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	29/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Cobel	Agent:	Kriss Cringle Associates
Location:	12 AMBERLEY CLOSE, SAUGHALL MASSIE, CH46 6HA		
Proposal:	Side two storey, and rear single storey extension.		
Application No.:	APP/17/01559	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Wayne Greave	Agent:	BDS
Location:	59 Greenfields Avenue, Bromborough, Wirral, CH62 6DB		
Proposal:	Raising of roof and erection of rear extension		
Application No.:	APP/17/01562	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	05/02/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Stimpson	Agent:	GBS Design Services
Location:	14 WOOD LANE, GREASBY, CH49 2PT		
Proposal:	Erection of a single storey attached garage, conversion of the existing garage into a habitable room and widening of the gateway.		

Application No.:	APP/17/01563	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	29/01/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Ms Isherwood	Agent:	Constructive Thinking Studio Ltd
Location:	31 BANBURY WAY, OXTON, CH43 0UH		
Proposal:	Single storey side and rear extension with proposed porch to front elevation		
Application No.:	APP/17/01565	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	29/01/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Hughes	Agent:	
Location:	3 OAKLANDS DRIVE, BEBINGTON, CH63 7NB		
Proposal:	Retrospective single storey rear extension This would extend beyond the rear wall of the original house by 4.950m. The maximum height to the eaves is 2.750m. Overall height to the top of the glass lantern is 3.8m maximum.		
Application No.:	APP/17/01567	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	G & A Homes Ltd	Agent:	SHACK Architecture Ltd
Location:	Land fronting Love Lane LISCARD CH44 5UF		
Proposal:	3No additional dwellings on the land fronting Love Lane to the rear of Mill Lane, Wallasey (resubmission).		
Application No.:	APP/17/01568	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	05/02/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Marcin Taranda	Agent:	Mr Mark Bathgate
Location:	21 BALLARD ROAD, NEWTON, CH48 9XU		
Proposal:	Erection of a front, side and rear single storey extension		
Application No.:	RESX/17/01571	Application Type:	Prior Approval Householder PD
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs Hughes	Agent:	Neville Pickard
Location:	27 UNION STREET, TRANMERE, CH42 3TL		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.9375m for which the maximum height would be 3.550m and for which the height of the eaves would be 2.640m		

Application No.:	RESX/17/01576	Application Type:	Prior Approval Householder PD
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mr A Tuomey	Agent:	Collins Architecture
Location:	37 SANDHAM GROVE, BARNSTON, CH60 1XN		
Proposal:	Erection of a single storey rear conservatory extension which would extend beyond the rear wall of the original house by 3.2m for which the maximum height would be 3.5m and for which the height of the eaves would be 2.7m		

Application No.:	RESX/17/01586	Application Type:	Prior Approval Householder PD
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	24/01/2018	Decision:	Prior approval is not required
Case Officer:	Mrs S Williams		
Applicant:	Mr Iain Jackson	Agent:	
Location:	18 LAURELHURST AVENUE, PENSBY, CH61 9NY		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.33m for which the maximum height would be 3.88m and for which the height of the eaves would be 2.66m		

Total Number of Applications Decided: 125

Summary of data

	Total Per D
Approve	103
Lawful Use	1
Prior approval is not required	9
Refuse	10
Withdrawn	1
Withdrawn by Applicant	1
Report Total	125