



Planning Committee

Date:	Thursday, 12 November 2009
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Trevor Brassey
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1. 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.

2. REQUESTS FOR SITE VISITS

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

3. **20095817 - 'ROWARDENNAN', 3 CROFT DRIVE EAST, CALDY - DEMOLITION OF EXISTING BUILDING AND ERECTION OF REPLACEMENT DWELLING (Pages 1 - 8)**
4. **20095954 - 7 GRACE CLOSE, LISCARD - CONSTRUCTION OF ROOF TO COVER PART OF YARD (4.1M X 2.7M) (Pages 9 - 14)**
5. **20096038 - 2 THIRLMERE DRIVE, LISCARD - ERECTION OF A SINGLE STOREY EXTENSION, RAISING ROOF OF EXISTING WORKSHOPS AND INSTALLATION OF SPRAY BOOTH (RETROSPECTIVE APPLICATION) (Pages 15 - 20)**
6. **20096142 -53 STANLEY ROAD, NEW FERRY - ERECTION OF A SIDE EXTENSION (Pages 21 - 24)**
7. **20096190 - HAIR BY DAWN, 323-327 PENSBY ROAD, PENSBY - CHANGE OF USE OF FIRST FLOOR TO OFFICE USE (Pages 25 - 30)**
8. **DELEGATED APPLICATIONS DECIDED BETWEEN 13 OCTOBER 2009 AND 2 NOVEMBER 2009 (Pages 31 - 42)**

9. ANY OTHER BUSINESS

To consider any urgent business accepted by the Chair.

APP/2009/5817

WARD West Kirby and Thurstaston

Location: Rowardennan 3 Croft Drive East Caldy Wirral CH48 1LT

Proposal: Demolition of existing building and erection of replacement dwelling

<p>Applicant: Mr J Radcliffe c/o Taylor Young Ltd Vanilla Factory 39 Fleet Street Liverpool L1 4AR</p>	<p>Agent: Mr Mark Cawood Taylor Young Ltd Vanilla Factory 39 Fleet Street Liverpool L1 4AR</p>
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Development Plan allocation and policies: Primarily Residential Area
Conservation Area
Design and Density Guidelines Area

Caldy Village Conservation Area Appraisal
HS4: Criteria for New Housing Development
CH3: Demolition Control in Conservation Areas
CH11: Caldy Conservation Area
Regional Spatial Strategy - DP1, DP2, DP3
Interim Housing Policy
PPG15: Planning and the Historic Environment.

Planning History: 20085987 - Demolition of existing building and erection of replacement dwelling
Refuse 05/08/2008 - Appeal decision: Dismissed 08/05/2009.

2009/6028 - Conservation Area consent for the demolition of the existing dwelling
Decision pending.

Representations and consultations received: Representations:

A site notice was displayed on the front gate on the 3rd August 2009. A total of 5 letters of notification have been sent to properties in the area. At the time of writing this report two individual letters of objection has been received, listing the following grounds:

- The proposal is parallel with the boundary and 8.2m from No.1;
- The depth of the dwelling has increased;
- The height and width of the proposal has increased;
- The proposal will result in loss of light and sunlight to the lounge and bedrooms of No.1;
- Doubling the size of the dwelling will not fit in with surrounding dwellings;
- Suggestions for alternative developments;
- The proposal is a gross extension of the existing footprint with no resemblance to what is being replaced;
- Increasing the footprint from 145 sq m to 280 sq m is totally out of proportion to the plot area;
- No.1 will be over-dominated;
- No trees should be removed to preserve the neighbours privacy;
- There is a distance of 17m between the staggered rear wall of No.3 as seen from the lounge of No.1, reducing to 15.7m as shown on the amended plans;
- The effect of the increase in the height, width and depth into the garden has increased by 75%;
- The proposed garage has been amended to be set along the boundary of No.1 right in front of the lounge window of No.1, with a steeply pitched roof measuring 4.7m tall,
- Committee refused planning application 2008/5987 on design and scale.

Councillor Geoffrey Watt requested the application be removed from delegation on the grounds the replacement dwelling is a much larger house which does not respect the

footprint, size and relationship between the neighbouring and existing dwellings, both contrary to the Caldly Village Conservation Area Appraisal and Management Plan.

Consultations:

Director of Technical Services (Conservation): No objection subject to conditions.

Director of Technical Services (Tree/Landscaping Officer): No objection subject to a condition to retain a tree in the front garden.

Director of Technical Services (Traffic Management Division): No objection.

Director of Technical Services (Highway Maintenance): An application for a vehicle crossing is required and must conform to WBC specifications.

Caldly Conservation Advisory Committee: Objected on the bulk, height, size of the proposal within the Caldly Conservation Area. The proposal is identical to a previously refused application 2008/5987. The windows on the south elevation of No.1 Croft Drive East and principle habitable windows. The materials are not inkeeping with the area.

Directors comments: The application was deferred for a committee site inspection on the 22nd October 2009.

PROPOSAL

Demolition of existing building and erection of replacement dwelling.

PRINCIPLE OF DEVELOPMENT

The principle of a replacement dwelling is acceptable providing the building being demolished is considered to have little historic importance and visual merit, and the replacement dwelling will enhance the Caldly Conservation Area and comply with policy HS4 and CH11.

SITE AND SURROUNDINGS

The site comprises a detached two-storey brick built house with single storey garage, situated in an area of mixed design, large and well spaced dwellings. To the front boundary there is a 1m high fence and mature tree vegetation, which is reflected in neighbouring property boundary treatment. There is mature tree and shrub vegetation to the side and rear boundaries (some higher than the houses), and Green Belt land to the rear.

No.1 Croft Drive East has one ground floor window and two first floor windows to the south elevation, which appear to be the principal windows serving habitable rooms.

POLICY CONTEXT

The application will be considered in relation to policy CH11, CH3, HS4, SPG11 and the Caldly Conservation Area Appraisal.

SEPARATION DISTANCES

No.1 Croft Drive East has one ground floor window and two first floor windows to the south elevation. These windows serve habitable rooms, and as such a 14m separation distance is required between these windows and the new dwelling house. As such the plans have been amended to achieve the 14m separation distance between the dwellings. In doing this, the position of the single-storey garage was amended to the boundary adjacent to No.1. Whilst the height of the garage is 4.6m, the pitch roof slopes away from No.1 and the garage remains 5m away. The facing lounge window is not the only window serving the habitable room, there is a window to the rear elevation (measuring 1.63m width) and a window to the front elevation

(measuring 2.32m in width). It is not considered the proposals will result in any significant loss of outlook or light to No.1.

The windows in the proposed new dwelling are not considered to result in any significant increase in overlooking or loss of privacy to neighbouring properties to the west which remain 48m away. The 21-metre separation distance is achieved between habitable windows. There is no overlooking to the rear.

APPEARANCE AND AMENITY ISSUES

The site is within an area subject to the Interim Housing Policy. However, as the proposal is for a replacement dwelling, it is considered acceptable in relation to this policy.

It has been established through the recent appeal decision that the principle of demolishing the existing property is acceptable. Although the appeal was dismissed on the basis of inaccurate information the Inspector considered the main issues related to the case, including the demolition of the existing property and was clear in his view that the existing property did not make a positive contribution to the character of the conservation area. It is acknowledged that at this time the Conservation Area Appraisal for the area had not been adopted and it was therefore afforded limited weight. However the Inspector did have regard to the document and despite the designation of the property as making a neutral contribution was extremely clear in his view that it was not worthy of retention.

Notwithstanding the Inspectors view, the advice contained within PPG15 clearly states that proposals for demolition should not be granted until there are acceptable proposals for the redevelopment of the site. Policy CH3 Demolition within Conservation Areas echoes this advice stating that detailed plans for redevelopment have been approved by the LPA and would serve to enhance the character of the area. An application has been received for Conservation Area consent for the demolition of the existing building (2009/6028).

In considering the layout of the site, policy CH11 (Caldy Conservation Area) would seek to retain the low density maturely landscaped suburb with substantial houses set within large grounds. Additionally the recently adopted Conservation Area Appraisal recognises that parts of the area are affected by the redevelopment of modest sized housing and recognises that some plots comprise larger dwellings.

The proposed dwelling is larger than the existing property and will extend across the width of the frontage. It does however retain a spacious feel with an 8m gap from the north boundary and over 9m between the property and boundary to the south. It has been set back and orientated in line with the building line, which is acceptable in terms of siting within the street scene. Within the surrounding area several properties have been built within close proximity to the boundary. On the whole the plot retains an open and green feel which combined with the attractive landscaped setting will preserve the appearance of the Conservation Area.

The main dwelling and the double garage have been deliberately detached to reduce the overall bulk and mass of the built form within the site and to retain an open and green feel around the property. The garage has been re-sited adjacent to the north boundary in order to achieve the required separation distances, and its position is deemed acceptable. The proposal would appear inkeeping with surrounding properties as many of the garages are detached and have been deliberately set away from the main dwelling. The design of the garage ensures it appears as a more subordinate feature, simple in form and appearance.

The design is considered appropriate within this context. The proposal reflects the style and character of surrounding arts and crafts' properties. Although there is a mix of different styles of property within the area this prevails as the most dominant architectural style. The proposal does therefore not appear unduly prominent or

obtrusive and is inkeeping with the general character of the area. It is considered the design is inoffensive and inkeeping to preserve the character of the area.

The design of the property has incorporated features that are characteristic of this period with a large sweeping roof, gables, casement windows and an arched doorway. Additionally the simple palette of materials is appropriate and fitting for this style. The materials will be conditioned to ensure that such important detailing is not lost in the detail of the construction.

The introduction of a second vehicle entrance point is not uncommon within the surrounding area. Furthermore the width of the plot frontage would ensure that it does not appear as a disruptive element within the existing street scene.

In considering this element of the proposal at appeal the Inspector was of the view that it would not detract from the street scene but did not consider the unduly harsh wall and gate piers to be appropriate.

The boundary treatment has now been simplified to reflect the Inspector's comments. It comprises of a simple timber fence, 1.5m high brick posts set back into the site and timber gates. An appropriately worded condition will ensure that the materials and finish of this element of the works is acceptable. The Conservation Area Appraisal recognises that the inclusion of high fences can and has negatively affected the street scene and therefore recommends that the boundary treatment should not exceed 4 feet 6 inches and should be of oak or stained timber. The proposal would only just exceed the height requirement but will be softened by substantial planting but will comply in terms of materials and finish. Planning conditions will be attached to ensure this remains the case.

The appraisal recognises that the landscaping setting is an attractive feature and an important attribute of the character of the Conservation Area. The mature dense boundary treatment along the frontage of the property is to be retained and will ensure that any impact resulting from the proposed property on the existing street scene and Conservation Area is very limited.

Overall, the proposal is considered to be of a scale and design which relates well to surrounding properties and does not result in a detrimental change in the character of the area. Therefore the proposal is acceptable in relation to Policy HS4 and CH11 of the Wirral Unitary Development Plan and the recently adopted Caldby Conservation Area Appraisal.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposals are considered to represent a good re-use of the site in line with current sustainable and environmental guidelines.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

Having taken the Planning Inspector's comments into consideration and assessed the development against policies HS4 and CH11, the proposal is deemed acceptable. The principle of the demolition of the property has been established. The design and scale of the proposal is deemed inkeeping with the surrounding properties. The proposal is not considered to result in a detrimental impact to neighbouring properties in terms of loss of outlook, loss of light or overlooking.

Summary of Decision:

The proposal is considered to be of a scale and design which relates to surrounding properties and does not result in a detrimental change in the character of the Caldby

Conservation Area. The proposal is deemed acceptable due to the lack of significant impacts on the amenities of neighbours on every side. The proposal is not considered to result in loss of outlook, privacy, daylight or sunlight to neighbouring properties. As such the proposal complies with Policy HS4 and CH11 of the adopted Wirral Unitary Development Plan and it is considered that the proposal will have no adverse impact on the character of the area or neighbouring properties.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 Development according to plans received on 8th October 2009. (C24C)
- 3 No development shall take place until samples of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and improved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 4 No development shall take place until details and cross section drawings (scale 1:5 or 1:2) of windows and doors to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and improved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.
- 5 Details of gates and fencing and their colour staining shall be submitted to and approved in writing by the Local Planning Authority and retained as such thereafter.
- 6 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any revoking and re-enacting that Order with or without modification) no new windows shall be introduced nor shall any existing windows be altered in its north elevation at first floor without the prior written approval of the Local Planning Authority.
- 7 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (Amendment) (No.2) (England) Order 2008 (or any revoking and re-enacting that Order with or without modification) no extensions shall be permitted without the prior written approval of the Local Planning Authority.
- 8 No works or development shall take place until a scheme for the protection of the retained trees (section 7, BS59837, the Tree Protection Plan) has been agreed in writing with the LPA. This scheme shall include:
 - a) A plan to a scale and level of accuracy appropriate to the proposal that shows the position, crown spread and Root Protection Area (para. 5.2.2 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.
 - b) The details of each retained tree as required at para. 4.2.6 of BS5837 in a separate schedule.
 - 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, 1989, Recommendations for tree work.
 - d) The details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (section 9.3 of BS5837).
 - e) The details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 9.2 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 Construction Exclusion Zones (section 9 of BS5837).
 - g) The details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.2.2 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

- h) The details of any special engineering required to accommodate the protection of retained trees (section 10 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)
 - i) 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.
 - j) 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.
 - k) 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.
 - l) The details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 9.2.3 of BS5837).
 - m) The details of tree protection measures for the hard landscaping phase (sections 13 and 14 of BS5837).
 - n) The timing of the various phases of the works or development in the context of the tree protection measures.
- 9 The demolition hereby permitted shall not be undertaken before a contract for the carrying out of the building works for the redevelopment of the site has been made, and evidence of that contract has been supplied to Wirral Borough Council as Local Planning Authority.

Reason for conditions

- 1 Standard (CR86)
- 2 For the avoidance of doubt. (CR33)
- 3 To ensure that the design and its construction is to a high standard to protect the appearance of the building and the character of the Caldry Conservation Area under Policy CH11 of the Wirral Unitary Development Plan.
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- 5 To ensure that the design and its construction is to a high standard to protect the appearance of the building and the character of the Caldry Conservation Area under Policy CH11 of the Wirral Unitary Development Plan.
- 6 In the interest of residential amenity.
- 7 To protect the appearance of the building and the character of the Caldry Conservation Area under Policy CH11 of the Wirral Unitary Development Plan.
- 8 To protect trees which are of significant amenity value to the area. Policy GR7 of the UDP (CR80) and to ensure that the Arboricultural work is carried out to a satisfactory standard. Policy GR7 of the UDP. (CR82)
- 9 In the interests of visual amenity and for the avoidance of doubt, and to ensure that redevelopment of the site takes place following demolition of the existing building.

Last Comments By: 27 August 2009

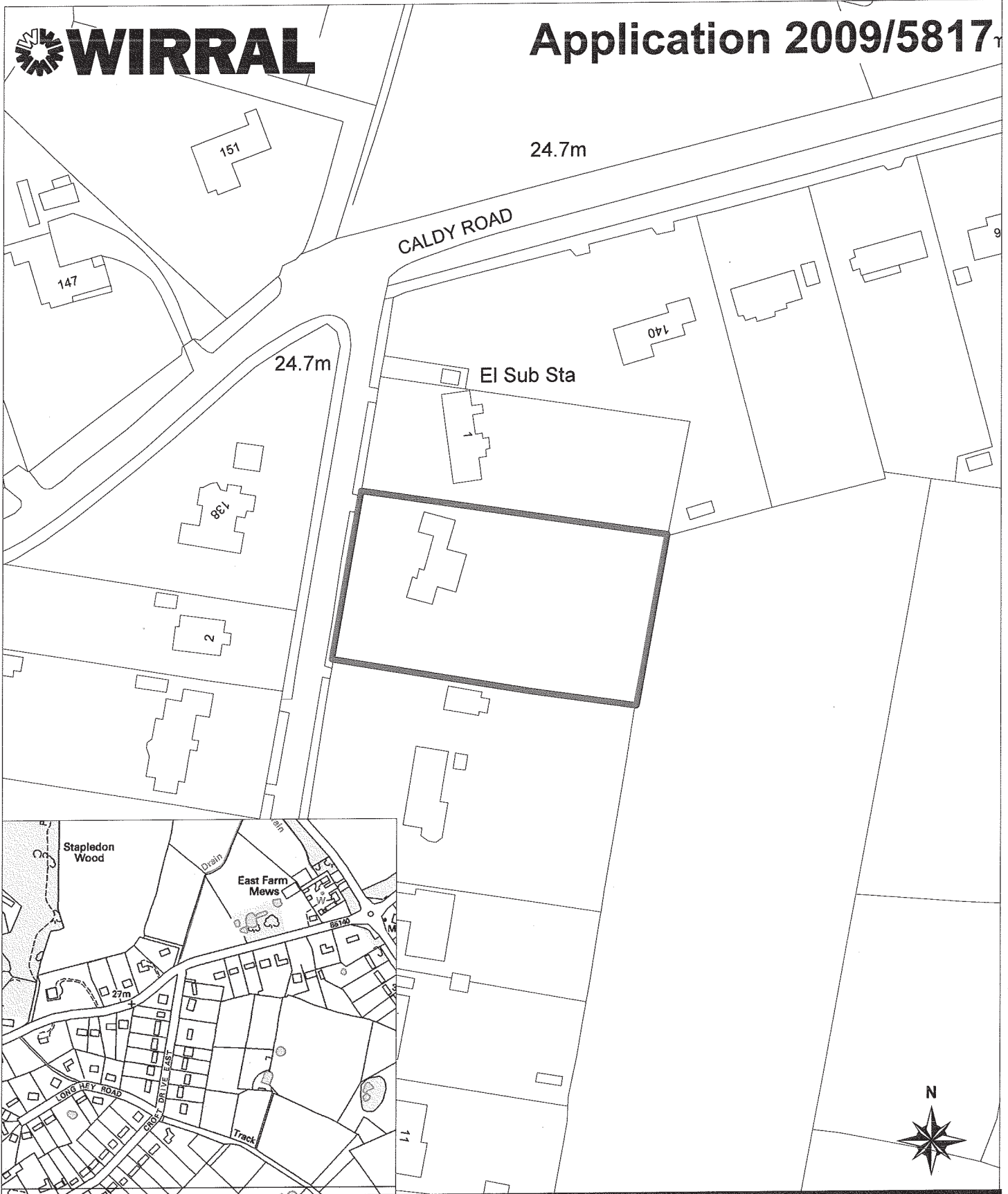
56 Day Expires On: 17 September 2009

Case Officer: Miss S Hesketh

Notes:

Informative:

An application to the Borough Engineer for a vehicular crossing is required. The dropped kerbs and paving shall be to Wirral Borough Council specifications. The developer will need to provide details of the access. Please contact the Director of Technical Services (Highway Maintenance) on (0151) 606 2449.



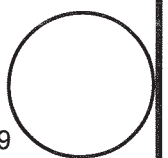
Application: 2009/5817
Location: Rowardennan 3 Croft Drive East Caldy Wirral CH48 1LT

Proposal: Demolition of existing building and erection of replacement dwelling

Ward: WEST KIRBY AND THURSTASTON

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APP/2009/5954

WARD Liscard

Location: 7 Grace Close Liscard Wirral CH45 4LH

Proposal: Construction of roof to cover part of yard (4.1m x 2.7m)

Applicant: Mr George Graham
The Queens P.H.
60 Liscard Village
Liscard
Wallasey
CH45 4JR

Agent: Mr Peter Hinton
Wirral Planning Advice & Appeals Service
31 Shrewsbury Drive
Upton
Wirral
CH49 6LB

Development Plan allocation and policies: Primarily Residential Area
Wirral Unitary Development Plan
Policy HS11 House Extensions
SPG11 House Extensions
Supplementary Planning Document 2 Designing for Self-Contained Flat Developments and Conversions.

Planning History: 2006/6227 - Retention of a rear conservatory Refuse 15/09/2006
Appeal Decision: Dismissed 23/03/2007.

2007/5749 - Erection of a rear conservatory Approve 13/06/2007.

2009/5298 - Erection of a garden shed Approve 07/05/2009.

Representations and consultations received: Representations:

A site notice was displayed on the wall at the head of Grace Close. A total of 6 letters of notification have been sent to properties in the area. At the time of writing this report 1 letter of objection had been received, signed by the residents of No.5, 6 and 8 Grace Close, listing the following grounds:

- There is no policy directly relating to flat developments and greater consideration should be given to the effect on neighbouring flat dwellers;
- The proposal is for a utility room, and a PVC door has been sited;
- The applicant has not referred to previous developments to the property for a rear conservatory and garden shed;
- The previously approved garden shed has electricity and a telephone;
- The previous developments are step by step moving away from what is acceptable and is in no way inkeeping with the original design of the building;
- The extensions will allow for a greater occupancy, greater disturbance, more vehicles etc;
- Difficulty of maintenance to first floor flat (e.g. restricting access to windows).

Councillor Leah Fraser requested the application be removed from delegation on the grounds the Council do not have a planning policy with regards to flats on the Wirral and the proposal constitutes overdevelopment.

Consultations:

None.

Directors comments: The application was deferred for a committee site inspection on the 22nd October 2009.

PROPOSAL

Construction of roof to cover part of yard (4.1m x 2.7m) to the north elevation of the building.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle under policy HS11 and SPG11.

SITE AND SURROUNDINGS

The site comprises a ground floor flat in a modern two-storey block of four flats, situated in a primarily residential area. There is a 1.8 metre high wooden fence along the party boundary, a 1.8 metre high fence and vegetation to the rear, and a 3 metre high rendered wall to the opposite boundary with a cricket ground to the north.

POLICY CONTEXT

The application shall be assessed under policy HS11 House Extensions and SPG11 House Extensions. Whilst there is no specific policy relating to flat extensions, HS11 and SPG11 refer specifically to scale, design and the effect on neighbouring properties and the character of the area. The policy forms guidelines and is not applied prescriptively. In the case of every application, a site inspection is undertaken and the individual merits of each case are considered. The Local Planning Authority took it into consideration that in the case of a flat development any proposal has the potential to impact on a larger number of dwellings. Both HS11 and SPG11 assess the impact of development on neighbouring residents and are directly relevant in this instance.

OUTLOOK

Taking all matters into consideration it is considered that the only property the proposal would be visible from is the first floor flat No.8. The Inspector's report relating to the refused conservatory (2006/6227) pointed to the objection from the flat above the conservatory (No.8) which objected to loss of outlook. The Inspector considered whilst the conservatory was visible from this flat, the conservatory was below the windows and the aspect from them was still predominantly open and unobstructed. Therefore the Inspector considered the conservatory did not materially harm the outlook from the flat, and this did not form any part of the Inspector's decision in dismissing the appeal.

The Local Planning Authority considers there has been no material change in circumstances to contradict the Inspector's view, and acknowledges the Inspectorate's decision that the proposal will not harm the outlook from Flat 8. This forms a material consideration. The current application proposes to span below a further window of Flat 8, but this is not considered to affect the outlook these windows should expect to enjoy. Therefore this proposal is not considered to form a visually obtrusive feature and the proposal is not considered to harm neighbouring residents.

APPEARANCE AND AMENITY ISSUES

The proposals are not considered to have an increased detrimental impact on any neighbouring property or land use. The proposal is not visible from the neighbouring properties No.5 and No.6 and is set well back from the street scene. The 2.5-metre high ridge height is not considered excessive in terms of scale. The proposal is acceptable in terms of size and complies with relevant Council policy HS11 and SPG11.

The volume of the application (in addition to the previously approved applications) is not considered unacceptable. It will not result in harm to the original building or neighbouring properties. It is not considered to result in overdevelopment of the site as an adequate amount of garden amenity space is retained and the proposal remains subordinate to the original building.

The Council can only take into account matters that are directly relevant to the planning process. Matters that do not fall within planning remit include the maintenance of common parts of the apartments including access to cleaning

windows and gutters, the loss of emergency exits. It is accepted these are important issues, however, the application must be evaluated against national regional and Local Planning Policy, together with relevant material planning considerations.

The case officer noted on site a door had been constructed, which has not been included in the planning application. It should be noted should planning permission be granted for the proposed roof as shown on the plans, this would not include the existing door.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal has been assessed on its visual impact and its impact on surroundings and the character of the building. It is considered the proposal would not adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy or be harmful to the street scene.

Summary of Decision: The proposal is not considered to have a harmful visual impact on its surroundings or the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with policy HS11-House Extensions and SPG11-House Extensions, and is recommended for approval.

Recommendation: **Approve**

Last Comments By: **03 September 2009**

56 Day Expires On: **28 September 2009**

Case Officer: **Miss S Hesketh**

Notes:

Informative:

Please note the development hereby permitted is for the proposed roof as shown on the approved drawing.

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WIRRAL

39.3m

RM A1 40m

Application 2009/5954



Application: 2009/5954

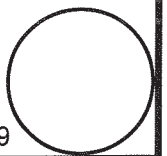
Location: 7 Grace Close Liscard Wirral CH45 4LH

Proposal: Construction of roof to cover part of yard(4.1m x 2.7m)

Ward: LISCARD



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APP/2009/6038

WARD Liscard

Location: 2 Thirlmere Drive Liscard Wirral CH45 4LW

Proposal: Erection of a single storey extension, raising roof of existing workshops & installation of spray booth (retrospective application)

Applicant: Mr Michael Bowers
45 Egremont Promenade
Wallasey
Wirral
CH44 8BQ

Agent: Mr Simon Finney
Gilmore Developments Limited
23 Tarran Way West
Moreton
Wirral
CH46 4TT

Development Plan allocation and policies: Primarily Residential Area
Policy HS15 - Non Residential Uses in Primarily Residential Areas.

Planning History: None.

Representations and consultations received: Representations:

A site notice was displayed by the applicant. A total of 38 letters of notification have been sent to properties in the area. At the time of writing this report a qualifying petition of 90 signatures from separate households and 9 individual letters of objection have been received, listing the following grounds:

- The use of the building;
- The effects on health of residents due to dust, paint fumes, smells (solvents, burning rubber) and noise (extraction, motorbikes and cars revving);
- The appearance and size of the structure and air vent, which is unsuitable in a residential area;
- Devaluation of property;
- The last use of the site was a double garage and a large lean-to shed;
- The materials of construction;
- Inaccuracies of the agents drawings;
- Traffic to the site has created congestion and parking issues, and the number of motor vehicles coming and leaving and being stored on site is unacceptable;
- Unsatisfactory access in case of fire;
- The application is for spraying motorbikes;
- The application is already built;
- Trees and shrubs have been removed;
- Water base paint is not being used;
- Operating hours;
- Interference with electrical equipment
- Health problems of residents will be exacerbated.

A further letter of objection was received, but wished to remain confidential.

Consultations:

Director of Regeneration - Housing & Environmental Protection Division had no objection to the proposal subject to a condition detailing the fume extract and odour control system.

Director of Technical Services - Traffic Management Division had no objection to the proposal and considered the potential for an increase in vehicle movement unlikely to be significant.

Directors comments: PROPOSAL
Erection of a single-storey extension, raising roof of existing workshops and installation of spray booth (retrospective application).

The application is to determine the impact of the physical structure of the building on the amenities of neighbouring properties. Both the previous use of a workshop/garage and the subsequent uses as a boatyard and motorcycle spraying booth fall under Use Class B1 (light industry). As such the existing industrial use of the site (as a training centre for spraying and spray applications to motorcycles) does not require planning permission. The planning application is solely to determine the extensions and modifications that have taken place.

The building measures 3.3 metres in height and is white rendered. The extractor flue measures 0.9 metres above the roof. The building has a total footprint of 133 square metres.

PRINCIPLE OF DEVELOPMENT

The scale and design of the proposed buildings are considered acceptable under policy HS15 and are not considered to result in a detrimental change in the character of the area or cause nuisance to neighbouring uses.

SITE AND SURROUNDINGS

The site comprises of a single storey commercial building with roller shutters and flue. The boundary treatment comprises of 2-metre high brick walls. There are surrounding two-storey residential properties on Thirlmere Drive, Bradman Close and Ormond Street.

POLICY CONTEXT

UDP policy HS15 permits non-residential development in Primarily Residential Areas where the proposal will not be of such a scale as to be inappropriate to surrounding development or result in a detrimental change in the character of the area. Development will not be permitted should it cause nuisance to neighbouring uses.

APPEARANCE AND AMENITY ISSUES

The application is to assess the extensions and modifications that have taken place.

The proposal is surrounded by two-storey dwelling houses, and as such the single-storey development is considered not to be of a scale that is detrimental to surrounding properties. The impact of the building could be further reduced by painting it a darker colour more inkeeping with the surroundings. The size of the building is not considered to have a detrimental impact on the residential amenity of the surrounding properties in terms of overshadowing, overlooking and outlook.

It is considered the visual prominence of the shiny fume extractor flue can be reduced by imposing a condition that it should be painted a darker colour, to be more inkeeping with the surrounding residential chimneys in the area. The scale of the flue is not deemed to significantly affect the outlook of neighbouring residential properties or alter the character of the residential area.

Objections that cannot form a reason for refusal under planning remit include devaluation of property, the retrospective nature of the proposal, the removal of trees and shrubs or interference with electrical equipment. Access in case of fire to an exiting site is a matter assessed by the Fire Authority. The plans supplied are considered satisfactory.

SEPARATION DISTANCES

No.8 Thirlmere Drive is 12 metres away from the proposed building. No.9 Ormond Street is 6.8 metres away from the proposed building. No.12 Bradman Close is 0.6 metres away from the proposed building and has no primary windows directly facing the proposal. The single-storey proposal is not considered to result in loss of outlook or light to neighbouring properties. It is not considered to result in overlooking or overshadowing.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Traffic Management Division) was consulted on the application and has no objection to the proposal. It is considered the potential for an increase in vehicle movement unlikely to be significant. There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Concerns regarding the effects on health of residents as a result of dust, paint fumes and smells are controlled via environmental health legislation. The Director of Regeneration (Housing & Environmental Protection Division) has no objection to the proposal subject to a condition detailing the fume extract and odour control system. Whilst the sprays do not pose health concerns, the flue provides dilution and dispersment at a higher altitude, which will reduce disturbance to neighbours. As previously discussed, the use of the site for light industry does not require planning permission, and without the building and flue it is likely the fumes would reside at a lower level and result in more nuisance to neighbours.

The erection of new buildings can sometimes facilitate an overall improvement in amenity impact. Noisy aspects of the use can be contained within the proposed building, and work can be kept out of sight. Objections were received regarding noise (motorbikes and cars revving) from the site. The proposed building provides a containment for the noise, and is viewed as a planning gain. There is no evidence the flue would result in antisocial noise levels, and disturbance can be controlled through environmental legislation.

In addition it should be noted the planning application provides an opportunity to condition the hours of use, further reducing disturbance to neighbouring residents.

HEALTH ISSUES

The Director of Regeneration (Housing & Environmental Protection Division) were consulted in relation to the spray kit and had no objection to the proposal. For clarification, the paints are water based not solvent based. No evidence has been produced to show how the proposal will affect the health of residents.

CONCLUSION

The concerns of the surrounding residential properties regarding the use of the site as light industry cannot form a reason for refusal, as planning permission is not required for a change of use. The proposed building and flue are considered acceptable in terms of scale and provide a means of reducing noise and disturbance to surrounding neighbouring properties.

Summary of Decision: The proposal is considered acceptable in terms of scale and design and is not considered to be inappropriate to surrounding residential properties or result in a detrimental change in the character of the area. The development is not deemed to cause nuisance to neighbouring uses or result in loss of privacy, daylight or sunlight. The proposal complies with Council policy HS15 of the adopted Wirral Unitary Development Plan.

Recommendation: **Approve**

Condition(s):

- 1 Details of the fume extraction system and the odour control system shall be submitted to and approved by the Local Planning Authority within 3 months of the date of this decision. The fume extractor and odour control system shall be implemented within the development within 1 month of the date of the approval letter and retained thereafter in accordance with the approved details.
- 2 Details of a colour coating to be applied to the building and flue shall be submitted to and agreed in writing by the Local Planning Authority within 3 months of the date of this decision. The approved colour coating shall be completed within 1 month of the date of the approval letter and retained as such thereafter.
- 3 The premises shall be closed between the hours of 18.00 hours and 08.00 hours Monday to

- 4 Saturday, and shall remain closed on Sundays and Bank Holidays.
4 Only water based paint shall be used for spraying as stated in the approved details (received 4th September 2009) unless with prior agreement with the Local Planning Authority.

Reason for conditions

- 1 In the interests of amenity. (CR17)
2 In the interests of visual amenity. Policy HS11 of the UDP (CR65)
3 In the interests of amenity. (CR17)
4 In the interests of amenity. (CR17)

Last Comments By: 22 October 2009

56 Day Expires On: 30 October 2009

Case Officer: Miss S Hesketh



Application: 2009/6038

Location: 2 Thirlmere Drive Liscard Wirral CH45 4LW

54 26/10/09

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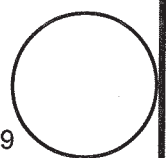
Proposal: Erection of a single storey extension, raising roof of existing workshops & installation of spray booth (retrospective application)

Ward: LISCARD

Maps : 12SE

Scale: 1:1250

Date : 28/09/2009



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APP/2009/6142

WARD Bromborough

Location: 53 Stanley Road New Ferry Wirral CH62 5AR

Proposal: Erection of a side extension

Applicant: Mr Peter McMahon
53 Stanley Road
New Ferry
Wirral
CH62 5AR

Agent: Mr Alan Brierley
Tir-An-Og
The Runnell
Neston
Cheshire
CH64 3TG

Development Plan allocation and policies: Primarily Residential

HS11
SPG : House Extensions SPG11

Planning History: No Planning History.

Representations and consultations received: 1 letter and a petition consisting of signatures from 25 separate households have been received objecting on the grounds of; loss of light, 2 additional bedrooms will result in an increase in noise, traffic and car parking, the extension would change the character of the area and result in a terraced appearance.

No consultations necessary.

Directors comments: PROPOSAL

The application is for the erection of a 2-storey side extension that would provide ground floor living accommodation with two additional bedrooms at first floor level.

PRINCIPLE OF DEVELOPMENT

The principle of a 2-storey side extension is acceptable provided the proposal complies with Policy HS.11 and the current Supplementary Planning Guidelines: Note 11.

SITE AND SURROUNDINGS

The site comprises of a semi-detached house located on the east side of Stanley Road backing onto open playing fields.

Stanley Road is made up of mostly different styles of semi-detached dwellings although there are a small number of detached and terraced developments.

The adjacent property, 51 Stanley Road, has an existing rear extension and several windows in the side elevation facing the application site.

POLICY CONTEXT

The site lies within a primarily residential area and therefore the relevant policies to take into consideration are HS.11 and SPG.11.

Policy suggests that to avoid a terraced appearance and to ensure the development remains in scale with the original dwelling the first floor element should be set back from the main front elevation.

In addition, the impact of the extension on adjoining dwellings should be taken into account.

ISSUES AND ASSESSMENT

In terms of design the proposed development satisfies the policy criteria in that the first floor is set back 1 metre from the main front elevation. This ensures the extension is subservient to the host dwelling and therefore respects the character and scale of the original dwellinghouse and avoids resulting in a terraced effect.

The adjoining property, 51 Stanley Road, is a different house type and has been built close to the boundary with the application site. This property has windows and a door in the side elevation facing the proposed development at a distance of approximately 1.8 metres away.

These windows serve the landing to the extended kitchen. The kitchen window is sited towards the rear of the side elevation and provides a secondary source of light, the main window to this room faces to the rear. As such, the proposed extension will not result in any undue overshadowing or loss of privacy that would warrant refusal of the application.

HIGHWAY/TRAFFIC IMPLICATIONS

Although the extension would be built over part of the drive at the side of the property, adequate space would remain at the front to enable two cars to park off the highway.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION

It is considered that the proposal satisfies policy in that the development would have no detrimental impact on the design of the original dwelling, the character of the street scene or the residential amenities of the adjacent dwellinghouse.

Summary of Decision: The proposal is not considered to have a harmful visual impact on its surroundings or to affect the amenities of the adjoining property to a significant degree. The development therefore complies with Policy HS11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines : House Extensions.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 materials to match existing (C59A)

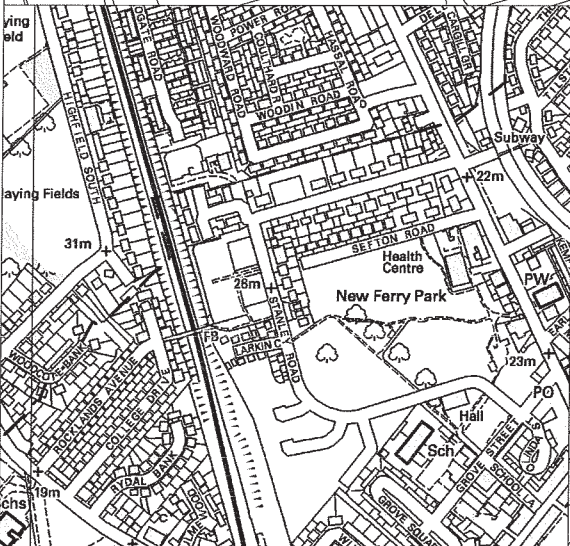
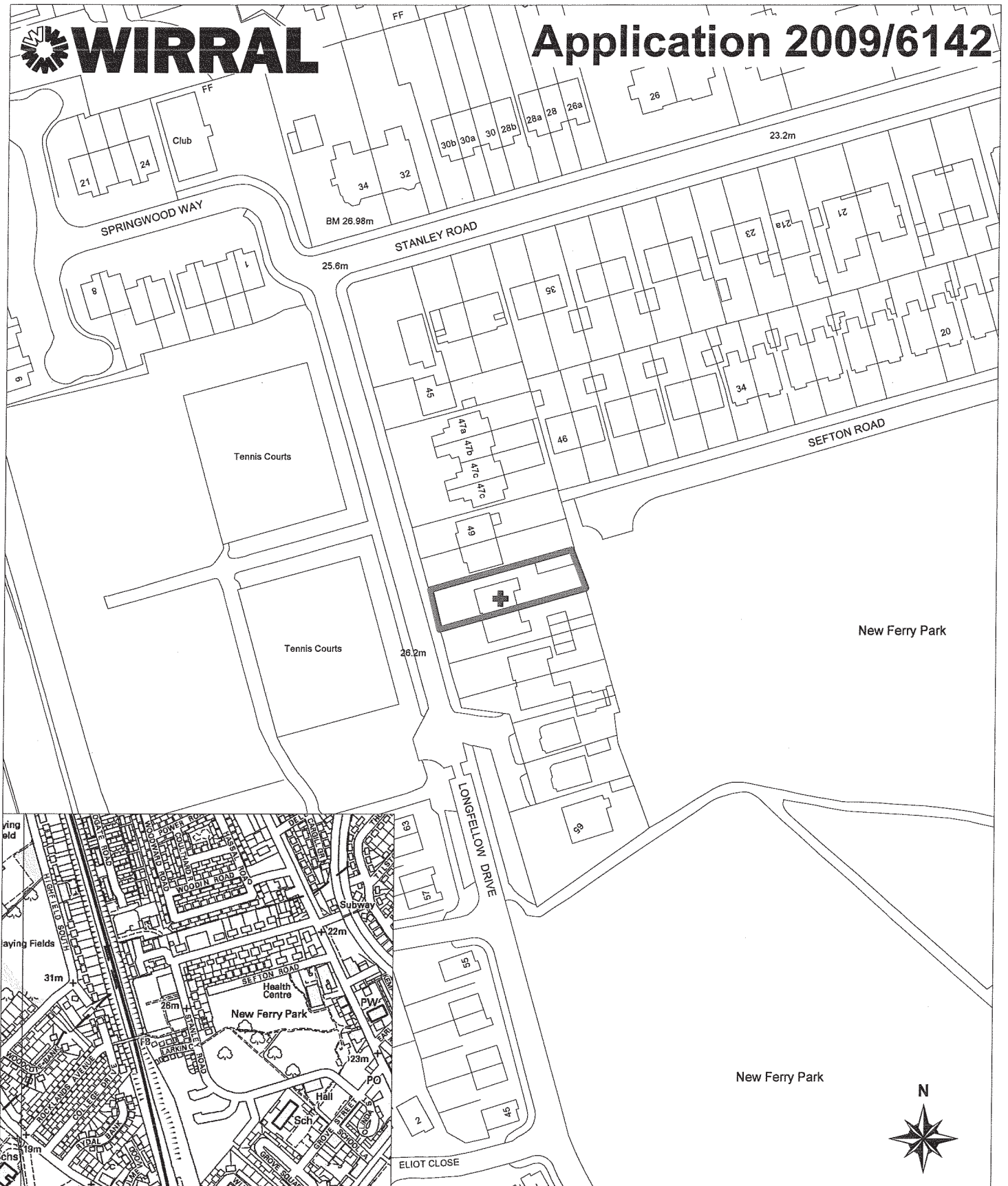
Reason for conditions

- 1 Standard (CR86)
- 2 In the interests of visual amenity. Policy HS11 of the UDP (CR65)

Last Comments By: **22 October 2009**

56 Day Expires On: **12 November 2009**

Case Officer: **Mr J Ellis**



Application: 2009/6142
Location: 53 Stanley Road New Ferry Wirral CH62 5AR

Proposal: Erection of a side extension

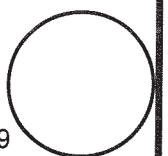
Ward: BROMBOROUGH



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Maps : 101NW
Scale: 1:1250

Date : 25/09/2009



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APP/2009/6190

WARD Pensby and Thingwall

Location: Hair By Dawn 323-327 Pensby Road Pensby Wirral CH61 9ND

Proposal: Change of use of first floor to office use.

Applicant: Mr Joe Barnes
10 Riverside
West Kirby
Wirral
CH48 3JB

Development Plan Primarily Residential Area

allocation and policies:

HS15 Non-residential Development in Primarily Residential Areas

SH4 Small Shopping Centres and Parades

Planning History:

APP/2008/5247: Demolition of three no. two storey retail/residential units. Erection of a ground floor retail store with four apartments above: Refused and Appeal dismissed.

APP/2009/5068: Demolition of three two-storey retail/residential units & erection of ground floor retail convenience store with associated off street parking and installation of ATM (amended description). (Re submission of App no 08/5247) Allowed at appeal.

Representations and consultations received:

A total of 20 letters of consultation have been sent to the occupiers of the surrounding properties and a site notice was displayed on the front of the property. At the time of writing this report, one objection had been received and a request from Councillor Sarah Quinn to have the application removed from delegation was received.

Objections can be summarised as follows;

- There is adequate commercial provision in the area
- There is insufficient parking within the scheme.
- The proposal will result in an increase in traffic that will be detrimental to highway safety.
- The proposal is unacceptable in relation to its existing use as storage area for ground floor retail use.

Consultations:

Director of Technical Services (Traffic Management): No objection

Director of Regeneration (Pollution Control): No objection.

Directors comments:

PROPOSAL

The proposal is for the use of the first floor as an office falling into B1 Business. The proposal seeks to utilise the first floor of the previously approved retail store as ancillary office space along with B1 Business use. Under the Use Classes Order B1 is defined as:

- (a) Offices not within Class A2 (Financial and Professional Services)
- (b) Research and development of products, laboratories, high technology
- (c) Light Industry

The hours of operation sought will be between 8.00am and 6.00pm Monday to Friday.

PRINCIPLE OF DEVELOPMENT

The proposal is for the change of use of first floor storage area to office use at 323-327 Pensby Road. Such uses are considered acceptable provided that there is no adverse impact on the residential amenity of the surrounding properties though noise, disturbance, highway safety, overshadowing or overlooking.

SITE AND SURROUNDINGS

The site comprises of three end properties in a row of early 20th century terraces. A recently approved planning application (APP/2009/5068) allowed at appeal gave permission for the existing three end properties to be demolished and rebuilt as one unit as a commercial property on the ground floor with storage above. 323-327 Pensby Road has existing commercial properties neighbouring the site to the south and residential/commercial properties to the east and west of the proposal whilst Pensby Library, a late 20th century modern building, is sited to the North.

POLICY CONTEXT

HS15 makes allowances for non-residential development within Primarily Residential Areas, subject to it being of such a scale that is appropriate to the surrounding development. The proposed use of the first floor as a B1 office is acceptable as it does not result in a detrimental change to the character of the area nor cause a nuisance to neighbouring uses particularly in respect of noise and disturbance, on-street parking. Within small shopping centres and parades, SH4 allows development falling into certain use classes subject to their impact on the amenity of neighbouring uses and the criteria set out by HS15. The proposed first floor office use is compatible with surrounding uses and will not have a detrimental impact on the neighbouring uses and surrounding residential properties.

APPEARANCE AND AMENITY ISSUES

The proposal does not include any external alterations and the appearance of the building will remain the same as the previously approved scheme (APP/2009/5068) for the demolition of three two-storey retail/residential units & erection of ground floor retail convenience store with associated off street parking and installation of ATM. The main change relating to this application is that the first floor will be converted from storage use to office use and does not include any external changes to the previously approved appearance of the building.

The Planning Inspectorate stated in the decision to allow the appeal that the proposal for the erection of the retail store would not cause harm to the character and appearance of the local area and would not cause any undue nuisance to neighbouring users in respect of noise and disturbance, on-street parking and deliveries by vehicles. It is considered that this proposal for the use of the first floor as B1 office would not lead to any undue additional nuisance to neighbouring uses or loss of amenity. Furthermore, if Members are minded to approve the application a condition is proposed to limit the B1 use to (a) Offices not within Class A2 only (Financial and Professional Services) and not include (b) Research and development of products, laboratories, high technology or (c) Light Industry to prevent intensification of use of the premises.

HIGHWAY SAFETY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Traffic Management) has indicated that the parking bays as indicated on the submitted plans are satisfactory with a footway area and space for cycle parking also made available and accessible on Oak Lane. There are no other relevant highway safety or traffic implications associated with this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental or sustainability issues relating to this application

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered that the proposal for the use of the first floor of 323-327 Pensby Road, Pensby as office use will not cause any harm to the character and amenity of the area in general. Taking the previous appeal decision into account in terms of impact of amenity, utilising the first floor as a B1 Office will not introduce any additional noise or nuisance that would warrant a refusal. Therefore the proposal is in accordance with Policies HS15 and SH4 of the Wirral Unitary Development Plan (Adopted February

2000) subject to the conditions set out below.

Summary of Decision: The proposed use of the first floor as B1 Office limited to (a) Offices not within A2 will have limited detrimental impact on the character and amenity of the surrounding area or on highway safety. It is considered to comply with Wirral Unitary Development Plan (Adopted February 2000) policies HS15 and SH4

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 The first floor office shall be used for B1 Office and for no other purpose (including any other purpose in Class B1 namely, (b) Research and development of products, laboratories, high technology and (c) Light Industry) of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.
- 3 The office shall be closed between 18.00 hours and 08.00 hours.

Reason for conditions

- 1 Standard (CR86)
- 2 In order to protect the character of the area and residential amenities of nearby occupants and to accord with Policy HS15 of the Wirral Unitary Development Plan.
- 3 In the interests of amenity. (CR17)

Last Comments By: **05 November 2009**

56 Day Expires On: **24 November 2009**

Case Officer: **Mr J Ellis**

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Application: 2009/6190
 Location: Hair By Dawn 323-327 Pensby Road Pensby Wirral CH61 9ND

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Proposal: Change of use of first floor to office use.



Ward: PENSBY AND THINGWALL

Maps : 121NW
 Scale: 1:1250

Date : 09/10/2009



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Agenda Item 8

Delegated Applications decided between 13 October 2009 and 02 November 2009

Number	Proposal/Location	Ward	Case Officer	Decision	Decision Date
APP/2009/6067	Erection single storey side and rear extension. 43 Princes Boulevard Higher Bebington Wirral CH63 5LJ	Bebington	Mr K Spilsbury	R	22/10/2009
APP/2009/6088	Erection of a single storey side extension. 101 Brackenwood Road Higher Bebington Wirral CH63 2LU	Bebington	Miss A McDougall	A	16/10/2009
APP/2009/6077	Erection of UPVC conservatory to rear elevation 10 Teehey Close Higher Bebington Wirral CH63 2JD	Bebington	Mrs J McMahon	A	22/10/2009
APP/2009/6075	Erection of a single storey rear extension and raised deck. 18 Millfield Close Higher Bebington Wirral CH63 2QN	Bebington	Mrs J McMahon	A	22/10/2009
APP/2009/6050	Alterations to roof over hall and alterations to windows in kitchen (amendment to 2008/6561) Rockwell Little Storeton Lane Storeton Wirral CH63 6HP	Bebington	Mrs J McMahon	A	15/10/2009
APP/2009/6052	Erection of a two storey side and rear extension and pitched roof to porch 8 Shallmarsh Road Higher Bebington Wirral CH63 2JZ	Bebington	Mr J Ellis	A	19/10/2009
APP/2009/6046	Erection of a rear conservatory 156 Higher Bebington Road Higher Bebington Wirral CH63 2PT	Bebington	Mr J Ellis	A	14/10/2009
APP/2009/5559	Alterations including additional window openings to front elevation, roller shutters to be installed to front elevation and new gate to side/rear. 1-3 Duke Street Birkenhead Wirral CH41 1DW	Bidston and St James	Mr J Mealor	A	14/10/2009
ADV/2009/6005	Erection of adverts promoting premises and logo Netto Foodstores Stanley Road Birkenhead Wirral CH41 7BG	Bidston and St James	Mr J Mealor	A	22/10/2009
APP/2009/6045	Erection of a commercial unit. Hurstwoods International Ltd 2 Livingstone Street Birkenhead Wirral CH41 4HE	Bidston and St James	Mr J Mealor	A	14/10/2009

Delegated Applications decided between 13 October 2009 and 02 November 2009

Number	Proposal/Location	Ward	Case Officer	Decision	Decision Date
APP/2009/6070	Change of use to vehicle depollution facility. Technical Demolition Services 106 Church Street Birkenhead Wirral CH41 5EQ	Birkenhead and Tranmere	Mr J Mealor	A	02/11/2009
LBC/2009/6084	Removal of UPVC windows, plastic guttering, solvent pipes and replace with Timber sash windows and cast Iron/Aluminum items. 36 Clifton Road Tranmere Wirral CH41 2SQ	Birkenhead and Tranmere	Mr J Ellis	A	26/10/2009
APP/2009/6069	Infilling of Morpeth Dock Pumping Station and dry dock voids. Morpeth Dock Pumping Station Pacific Road Birkenhead Wirral CH41 4AA	Birkenhead and Tranmere	Mr K Spilsbury	A	21/10/2009
ADV/2009/6024	Erection of 5 fascia signs & 3 projecting/hanging signs Primark Stores 212-216 Grange Road Birkenhead Wirral CH41 6EA	Birkenhead and Tranmere	Mr K Spilsbury	A	28/10/2009
LBC/2009/6110	Infilling of Morpeth Dock Pumping Station and dry dock voids. Morpeth Dock Pumping Station Pacific Road Birkenhead Wirral CH41 4AA	Birkenhead and Tranmere	Mr K Spilsbury	A	23/10/2009
DPP/2009/6146	Erection of a single storey rear extension with internal alterations and associated works. 21 Rodney Street Tranmere Wirral CH41 2RG	Birkenhead and Tranmere	Mr J Ellis	A	27/10/2009
APP/2009/5932	Change of Use of shop premises to a temporary community resource centre 35-37 Church Road Tranmere Wirral CH42 5LD	Birkenhead and Tranmere	Miss A McDougall	A	15/10/2009
APP/2009/6114	Erection of a two-storey side extension 11 Starworth Drive New Ferry Wirral CH62 1HJ	Bromborough	Miss A McDougall	A	27/10/2009
ADV/2009/6148	Erection of an illuminated fascia sign Croft Retail and Leisure Park Unit 9G Welton Road Bromborough Wirral CH62 3PN	Bromborough	Miss A McDougall	A	27/10/2009

Delegated Applications decided between 13 October 2009 and 02 November 2009

Number	Proposal/Location	Ward	Case Officer	Decision	Decision Date
APP/2009/6101	Erection of a rear conservatory. 7 Parkwood Close Bromborough Wirral CH62 7JT	Bromborough	Miss A McDougall	A	02/11/2009
LBC/2009/5868	Remove the existing rainwater goods- a mix of cast iron and plastic Inspect, refurbish and replace any cast iron gutters and down spouts that have sufficient quality left in them 23 The Ginnel Port Sunlight Wirral CH62 5HD	Bromborough	Mr J Ellis	A	20/10/2009
APP/2009/6138	Erection of front entrance canopy extension Croft Retail and Leisure Park Unit 9G Welton Road Bromborough Wirral CH62 3PN	Bromborough	Miss A McDougall	A	23/10/2009
APP/2009/6165	Erection of a free standing summerhouse Brimstage Hall Courtyard Brimstage Road Brimstage Wirral CH63 6HD	Clatterbridge	Miss A McDougall	A	30/10/2009
APP/2009/6062	Erection of a single storey side and rear extension. 15 Stanton Road Bebington Wirral CH63 3HN	Clatterbridge	Mr K Spilsbury	A	16/10/2009
APP/2009/6095	Erection of a new garage attached to side of the house. 70 Brookhurst Road Bromborough Wirral CH63 0ER	Clatterbridge	Mrs J McMahon	A	26/10/2009
APP/2009/6054	Erection of single storey and two storey rear extensions. 12 Charlottes Meadow Bebington Wirral CH63 3JH	Clatterbridge	Miss A McDougall	A	16/10/2009
APP/2009/6051	Retention of existing side extension and erection of a two-storey side extension to allow for access Willow Farm Thornton Common Road Thornton Hough Wirral CH63 0LT	Clatterbridge	Miss A McDougall	A	15/10/2009
APP/2009/6057	Erection of a two storey side extension and front balcony 56 Neston Road Thornton Hough Wirral CH63 1JF	Clatterbridge	Miss A McDougall	A	14/10/2009
APP/2009/6060	Erection of a two storey extension and first floor dormer extension to existing garage 7 Dibbins Green Bromborough Wirral CH63 0QF	Clatterbridge	Miss A McDougall	R	19/10/2009

Delegated Applications decided between 13 October 2009 and 02 November 2009

Number	Proposal/Location	Ward	Case Officer	Decision	Decision Date
APP/2009/6111	Erection of a rear extension for pool and erection of a shed to the rear. Ambleside 155 Upton Road Bidston Wirral CH43 7QE	Claughton	Mr J Mealor	A	30/10/2009
APP/2009/6076	To provide a rear access to yard 111B Eastham Village Road Eastham Wirral CH62 0AF	Eastham	Miss A McDougall	A	16/10/2009
LBC/2009/6078	Provision of access into rear yard 111B Eastham Village Road Eastham Wirral CH62 0AF	Eastham	Miss A McDougall	A	16/10/2009
APP/2009/6079	Erection of a single storey rear extension and two-storey side and rear extension. 71 Eastham Rake Eastham Wirral CH62 9EZ	Eastham	Mr K Spilsbury	A	23/10/2009
DPP/2009/6082	Erection of a single storey extension to side of assembly hall Heygarth Primary School Heygarth Road Eastham Wirral CH62 8AG	Eastham	Miss A McDougall	A	16/10/2009
ADV/2009/6061	Erection of 3 Internally illuminated signs and 2 non illuminated signs. Merebrook Hotel Greenfields Avenue Bromborough Wirral CH62 6DD	Eastham	Mr J Ellis	AX	20/10/2009
DPP/2009/5998	Erection of a kitchen extension. Heygarth Primary School Heygarth Road Eastham Wirral CH62 8AG	Eastham	Mr J Ellis	A	27/10/2009
APP/2009/6112	Erection of a conservatory extension at the rear. 86 Heygarth Road Eastham Wirral CH62 8AF	Eastham	Mrs J McMahon	A	26/10/2009
APP/2009/6071	Erection of a rear conservatory 23 Redford Close Greasby Wirral CH49 2QQ	Greasby Frankby and Irby	Mr J Mealor	A	16/10/2009
APP/2009/6016	Erection of a first floor side extension and retention of conversion of garage to office 220 Greasby Road Greasby Wirral CH49 2PN	Greasby Frankby and Irby	Miss K Elliot	A	16/10/2009

Delegated Applications decided between 13 October 2009 and 02 November 2009

Number	Proposal/Location	Ward	Case Officer	Decision	Decision Date
APP/2009/6099	Erection of single storey rear extension. 15 Seaview Avenue Irby Wirral CH61 4UX	Greasby Frankby and Irby	Mr J Mealor	A	19/10/2009
APP/2009/6175	Retrospective application for erection of boundary fence 7 Coniston Road Irby Wirral CH61 4UU	Greasby Frankby and Irby	Mr L Wignall	A	30/10/2009
APP/2009/6055	Erection of a single storey side extension 6 Trimley Close Upton Wirral CH49 6PQ	Greasby Frankby and Irby	Miss K Elliot	A	14/10/2009
APP/2009/5855	Erection of first floor extension at the front, single storey rear extension and dormers to the front and rear. 8 Bower Road Barnston Wirral CH60 1XT	Heswall	Mrs J McMahon	A	20/10/2009
APP/2009/6115	Erection of a conservatory West Winds 29 Oaksway Gayton Wirral CH60 3SP	Heswall	Miss A McDougall	A	19/10/2009
APP/2009/6168	Erection of single storey rear extension 14 Crossley Drive Heswall Wirral CH60 9JA	Heswall	Mr L Wignall	A	30/10/2009
APP/2009/5979	Erection of a single storey kitchen extension to rear. 14 Beacon Lane Heswall Wirral CH60 0DD	Heswall	Mrs J McMahon	A	16/10/2009
APP/2009/6073	Erection of loft conversion including front dormers, internal alterations and single storey rear extension Gorsehill Bush Way Heswall Wirral CH60 9JB	Heswall	Mrs J McMahon	A	20/10/2009
APP/2009/6074	Erection of a two storey rear extension Fir Cottage 79 Thurstaston Road Heswall Wirral CH60 0EH	Heswall	Mr J Ellis	A	22/10/2009
APP/2009/5917	Change of Use from retail to office 78 Telegraph Road Heswall Wirral CH60 0AQ	Heswall	Mr J Ellis	A	16/10/2009

Delegated Applications decided between 13 October 2009 and 02 November 2009

Number	Proposal/Location	Ward	Case Officer	Decision	Decision Date
APP/2009/6056	Change of use of part of building from car sales to car rental Wright Car Centre Chester High Road Thornton Hough Wirral CH64 3SE	Heswall	Mrs J McMahon	A	16/10/2009
APP/2009/6058	Erection of a rear dormer extension. 28 Brooklet Road Barnston Wirral CH60 1UL	Heswall	Mrs J McMahon	A	14/10/2009
APP/2009/5597	Retention of existing fence 23 Delavor Road Heswall Wirral CH60 4RW	Heswall	Mr J Ellis	A	19/10/2009
APP/2009/6154	Change of use of first floor to A2. Goulds Stationers 151-153 Telegraph Road Heswall Wirral CH60 7SE	Heswall	Mrs J McMahon	W	16/10/2009
ADV/2009/6132	Erection of 1 no. illuminated fascia sign and 1 no. illuminated projecting sign. Cedar Mortgages Ltd 2B May Road Heswall Wirral CH60 5RA	Heswall	Miss A McDougall	A	29/10/2009
APP/2009/6196	Erection of rear ground floor extension and raising of roof ridge to create a dormer bungalow. 6 Woodburn Drive Gayton Wirral CH60 8QG	Heswall	Mr J Mealor	W	29/10/2009
APP/2009/5953	Erection of a front porch 21 Forest Close Meols Wirral CH47 6BA	Hoylake and Meols	Miss K Elliot	A	16/10/2009
APP/2009/5966	Demolition of existing garage and outbuildings. Erection of a two storey side extension and single storey rear extension, loft conversion including dormer to rear (amended description) 51 Bispham Drive Meols Wirral CH47 9SE	Hoylake and Meols	Miss S Hesketh	A	15/10/2009
APP/2009/6012	Erection of a first floor extension Croft Cottage Barton Road Hoylake Wirral CH47 1HJ	Hoylake and Meols	Miss K Elliot	A	16/10/2009

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Number	Proposal/Location	Ward	Case Officer	Decision	Decision Date
APP/2009/6021	Loft conversion with dormer window to roof and garage conversion with bay window to front elevation (amended). 10 Shaws Drive Meols Wirral CH47 5AP	Hoylake and Meols	Miss S Hesketh	A	13/10/2009
APP/2009/5899	Erection of new detached garage at rear 41 Westbourne Road West Kirby Wirral CH48 4DQ	Hoylake and Meols	Mr M Rushton	A	13/10/2009
APP/2009/6053	Erection of a pitched roof on single storey extension to the rear and erection of a detached garage to the front 11 Grosvenor Road Hoylake Wirral CH47 3BS	Hoylake and Meols	Miss K Elliot	A	16/10/2009
APP/2009/6094	Erection of an extension to existing workshop Hoylake Crash and Service Centre New Hall Lane Hoylake Wirral CH47 4BP	Hoylake and Meols	Miss S Hesketh	A	28/10/2009
APP/2009/6116	Erection of a sun shade Great Meols Primary School Elwyn Road Meols Wirral CH47 7AP	Hoylake and Meols	Mr J Mealor	A	19/10/2009
APP/2009/6018	Erection of two storey side and single storey rear extension (Amendment to APP/2009/5381) 26 Beachcroft Road Meols Wirral CH47 6BE	Hoylake and Meols	Miss K Elliot	A	13/10/2009
APP/2009/5942	Change of Use from shop to 3 no one bed flats Vacant Shop 62 King Street Egremont Wirral CH44 8AU	Liscard	Mr J Mealor	A	16/10/2009
ADV/2009/6072	Erection of 1 no. fascia sign and 2 no. illuminated fascia and ATM signs. Lloyds TSB Bank 33 Liscard Way Liscard Wirral CH44 5TL	Liscard	Mr J Mealor	A	16/10/2009
APP/2009/6001	Erection of a conservatory to the rear of the property 39 Brookside Crescent Upton Wirral CH49 4LE	Moreton West and Saughall Massie	Mr J Mealor	A	14/10/2009

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Number	Proposal/Location	Ward	Case Officer	Decision	Decision Date
APP/2009/6063	Erection of a single storey side extension 404 Hoylake Road Moreton Wirral CH46 6DG	Moreton West and Saughall Massie	Mr J Mealor	A	16/10/2009
APP/2009/6159	Erection of a conservatory/porch to the side of the property. 324 Hoylake Road Moreton Wirral CH46 6DE	Moreton West and Saughall Massie	Mr J Mealor	A	23/10/2009
APP/2009/6037	Change of use from accountants office to taxi office. Hailwood and Co Chartered Accountants 377-379 Hoylake Road Moreton Wirral CH46 0RW	Moreton West and Saughall Massie	Mr J Mealor	R	14/10/2009
APP/2009/6128	Installation of perimeter fencing to infill areas to provide additional security to vacant Presbytery The Presbytery St Peter and Paul Church 7 Atherton Street New Brighton Wirral CH45 9LT	New Brighton	Miss K Elliot	A	30/10/2009
DPP/2009/6039	Erection of canopies. Liscard Primary School Withens Lane Liscard Wirral CH45 7NP	New Brighton	Mr J Mealor	A	27/10/2009
APP/2009/5746	Erection of a garden shed 26 Fort Street New Brighton Wirral CH45 1LW	New Brighton	Miss K Elliot	W	14/10/2009
OUT/2009/5944	Demolition of existing industrial building. Erection of residential accommodation consisting of three self-contained flats and one house Vacant Unit 38A Magazine Lane New Brighton Wirral CH45 1LU	New Brighton	Miss S Hesketh	A	30/10/2009
APP/2009/6009	Erection of side and rear extensions. 32 Palm Grove Claughton Wirral CH43 1TF	Oxton	Mr J Mealor	R	14/10/2009
APP/2009/6064	Erection of a single storey rear extension and pitched roof over existing outrigger 5 Rathmore Drive Oxton Wirral CH43 2HD	Oxton	Miss K Elliot	A	16/10/2009

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Number	Proposal/Location	Ward	Case Officer	Decision	Decision Date
APP/2009/6089	Conversion of garage to family room including changing flat roof to pitched roof. 6 Templemore Road Oxton Wirral CH43 2HB	Oxton	Miss S Hesketh	A	27/10/2009
APP/2009/6068	Erection of a detached garage. 7A Shrewsbury Road Oxton Wirral CH43 1UU	Oxton	Miss S Hesketh	A	27/10/2009
APP/2009/6043	Variation of condition 4 of APP/2003/6366 to allow opening hours from 08.00 hours to 23.00 hours. Just Simple Meals 88-90 Woodchurch Road Oxton Wirral CH42 9LP	Oxton	Mr J Mealor	R	26/10/2009
APP/2009/6041	Erection of a porch and side extension. 187 Holmlands Drive Oxton Wirral CH43 0US	Oxton	Miss K Elliot	A	16/10/2009
APP/2009/6032	Erection of a rear conservatory. 13 Chatsworth Road Pensby Wirral CH61 8RX	Pensby and Thingwall	Mr J Ellis	A	15/10/2009
APP/2009/6085	Alterations to dormers at front, replace flat roofs at rear with pitched roof and kitchen extension The Bungalow 23A Hawthorne Drive Pensby Wirral CH61 6UP	Pensby and Thingwall	Mr J Ellis	A	26/10/2009
APP/2009/6036	Erection of replacement porch. 3 The Leas Thingwall Wirral CH61 1BA	Pensby and Thingwall	Mrs J McMahon	A	14/10/2009
APP/2009/5736	Erection of a first floor side extension with two front dormers 39 Prenton Road East Tranmere Wirral CH42 7LQ	Prenton	Mr L Wignall	A	14/10/2009
APP/2009/6087	Erection of a crucifix. St Josephs Church Willowbank Road Tranmere Wirral CH42 7JY	Prenton	Mr J Ellis	A	16/10/2009
APP/2009/5895	Change of Use to child's day nursery to accommodate 60 children. 69 Prenton Road West Prenton Wirral CH42 9PZ	Prenton	Mr J Ellis	R	15/10/2009

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Number	Proposal/Location	Ward	Case Officer	Decision	Decision Date
APP/2009/6029	New window to gable elevation. 74c Prenton Road West Prenton Wirral CH42 9PX	Prenton	Mr M Rushton	A	22/10/2009
APP/2009/5989	Installation of air conditioning unit 379 Woodchurch Road Prenton Wirral CH42 8PE	Prenton	Mrs J McMahon	A	16/10/2009
APP/2009/6019	Erection of a single storey rear extension 56 Waterpark Road Prenton Wirral CH42 8LS	Prenton	Mr J Ellis	A	16/10/2009
APP/2009/6097	Erection of an electrical sub-station. (Re-lated App no 08/6855) Land adj to 69 Gorse Lane Poulton Wirral CH44 4AG	Seacombe	Mr M Rushton	W	13/10/2009
ADV/2009/6030	Installation of a tenants name board. Rear (east) of 6-9 Sovereign Way Dock Road Seacombe Wirral CH41 1HW	Seacombe	Mr J Mealor	A	13/10/2009
APP/2009/6044	Erection of a single storey side extension 1 Glen Park Road Liscard Wirral CH45 5JQ	Wallasey	Miss K Elliot	A	14/10/2009
APP/2009/5847	Erection of single storey rear extension and change of 1st floor rear bay window to two flush windows Wallasey Village Dental Practice 39 Leasowe Road Wallasey Village Wirral CH45 8NY	Wallasey	Mr J Mealor	A	14/10/2009
APP/2009/6091	Installation of an ATM cash machine and associated works Grove Road Post Office 260 Wallasey Village Wallasey Village Wirral CH45 3HB	Wallasey	Miss K Elliot	A	29/10/2009
APP/2009/5919	Erection of pool house building to cover existing pool Caldecot 115 Caldly Road Caldly Wirral CH48 1LP	West Kirby and Thurstaston	Mr J Mealor	A	14/10/2009

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Number	Proposal/Location	Ward	Case Officer	Decision	Decision Date
APP/2009/5765	Erection of a single storey extension to the rear for six bedrooms (increasing the number of rooms from 22 to 28), kitchen and office. Provision of dormer windows to second floor rear bedrooms (amended plans received) The Dales Care Home 6-8 Marine Park West Kirby Wirral CH48 5HW	West Kirby and Thurstaston	Miss S Hesketh	A	14/10/2009
APP/2009/6090	Erection of a 2 storey front and side extension, 2 front bays, first floor side extension and single storey rear extension. Calythea 120 Caldy Road Caldy Wirral CH48 1LW	West Kirby and Thurstaston	Mr J Mealor	R	28/10/2009
APP/2009/6083	Erection of a rear conservatory. Ground Floor Flat 8 Hydro Avenue West Kirby Wirral CH48 3HR	West Kirby and Thurstaston	Miss K Elliot	R	27/10/2009

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