

Planning Committee

6 July 2010

Reference:
APP/10/00544

Area Team:
South Team

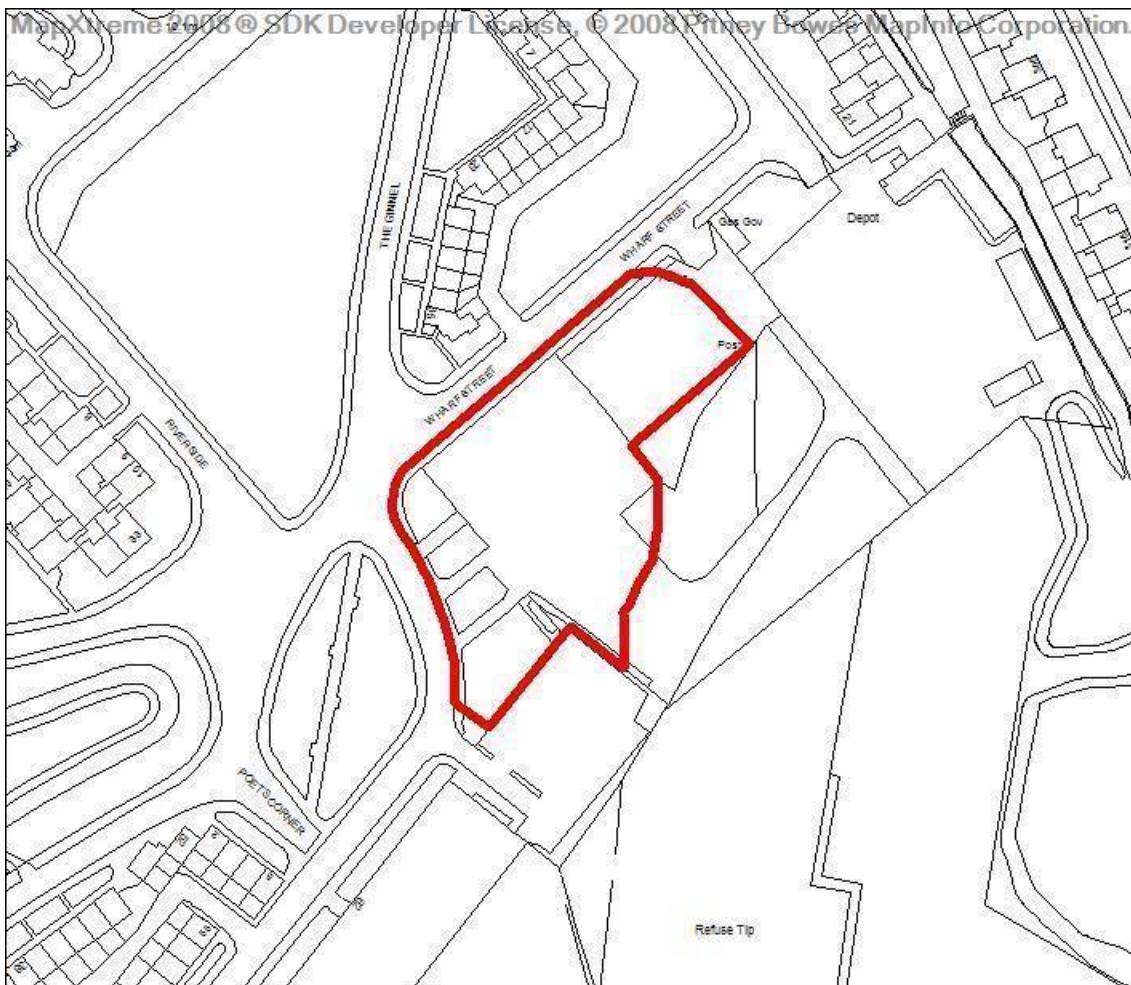
Case Officer:
Miss A McDougall

Ward:
Bromborough

Location: Land on south side of Wharf Street, Port Sunlight
Proposal: Extension of planning permission APP/2007/6248 for erection of 48 apartments in a three storey development.

Applicant: Mr Rob Stenhouse
Agent : Paddock Johnson Partnership

Site Plan:



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Development Plan allocation and policies:

Conservation Area (for illustrative purposes)
Primarily Industrial Area
Primarily Residential Area
CH2
CH9
HS4

SPD4

Planning History:

APP/1998/6434/E – Erection of a 60-bed nursing home and close care apartments. Approved 23/10/1998.

APP/2000/7073/E – Removal of condition no. 9 on planning permission APP/1998/6434/E to allow the nursing home and apartments to be occupied by residents before the 20 garage to the north of the application site have been constructed and are available for use. Approved: 02/01/2001.

APP/2002/6527/E – Amendment of planning approval APP/1998/6434/E changes to car parking layout and erection of electricity substation. Approved 03/10/2002.

APP/2003/6502/E – Erection of a 62-bed nursing home and 38 close care apartments. (Amended scheme see APP/1998/6434/E). Withdrawn 07/11/2003.

APP/2003/6503/E – Erection of 16 town houses and 34 apartments with associated car parking and landscaping. Refusal 12/01/2005.

APP/2004/5809/E – Erection of 19 no. Town houses 76 apartments with associated car parking and landscaping. Refused 12/01/2005.

APP/2004/7203/E – Erection of 24 no. apartments and variation of condition 3 of APP/1998/6434/E to allow use of 38 no. close care apartments as residential apartments. Approved: 12/01/2005.

APP/2006/5566 – Amended design, proposals for 38 No. Apartments and removal of condition 3 of APP/1998/6434/E to allow use of 38 No. close care apartments as residential apartments. Approved: 25/08/2006.

APP/2007/6248 - Erection of forty eight apartments in a three storey development. Approved 05/10/2007.

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A site notice was displayed. Letters of notification have been sent to properties in the area. At the time of writing this report 11 objections have been received, listing the following grounds:

- density
- materials
- appearance of Port Sunlight village
- additional traffic - noise and congestion
- existing problems with access
- parking problems
- loss of green spaces
- out of character
- impact on preservation of a unique model village

CONSULTATIONS

Director of Technical Services – Traffic Management: Comments and conditions as with the previously approved application.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application relates to a 'major' development, and a qualifying petition of opposition has been received, listing signatures from 116 individual households.

INTRODUCTION

The proposal is to replace an extant planning permission on an approved application, the grant of

planning permission on APP/2007/6248 was given at Planning Committee on 5th October 2007. The permission expires on 5th October 2010.

There is no change to the approved plans, the proposal is to extend the permission by a further 3 years.

PRINCIPLE OF DEVELOPMENT

The proposal is for time extension, the development in terms of scale, siting and appearance has been approved and is still extant under a current grant of permission that will lapse in October 2010. In principle an application for an extension of time is acceptable.

SITE AND SURROUNDINGS

The site is an old industrial site that has been redeveloped over recent years to include a care home and new residential units. The plot is located within Port Sunlight Conservation Area.

The site sits forward of an existing care home in terms of its relationship with Wharf Street and faces residential properties on The Ginnell. The immediate area has recently been developed, there are new build apartments to the north east and a care home to the south east which had not been built at the time the application had been approved.

The development is set out in an L shape as it runs along Wharf Street round to Poets Corner, the layout of the proposed development allows for parking to the rear and provides separation distances of 22m and 35m to the nursing home.

POLICY CONTEXT

The site is within Port Sunlight Conservation Area and will be assessed against CH9, CH2 as well as residential build policies SPD2, HS4 and HS11/SPG11. The permission granted under APP/2007/6248 is still current and the policies used to assess that application are still applicable with the addition of SPD4 - Parking Standards.

APPEARANCE AND AMENITY ISSUES

It is considered that the design of the proposal is of a traditional nature and respectful of the density and massing of the adjacent dwellings within Port Sunlight Conservation Area. It would successfully integrate with their historic built features and special architectural details. A variety of traditional materials are being proposed in the construction including a variety of brick colourings, which complement or are commonplace within the immediate vicinity.

In relation to Policy CH9, the development is considered to impact positively upon the Conservation Areas special character, as the design it incorporates is sensitive to such a pivotal location on major thoroughfare of the area and upon the affected views out of it.

The design proposed takes on board common characteristics of the existing historic fabric present, incorporating similar mass and scaling, to the original built features and details present in the locality or immediate setting. The proposal would therefore be in keeping with the character and setting of the Conservation Area and is considered to be acceptable under Policy CH9 and Policy DP3 of the Regional Spatial Strategy.

Therefore, when considering the proposed development against Policy HS4, which states the necessary criteria for new housing development, the proposal is of an acceptable scale when compared to adjacent properties. It incorporates a cohesive design, which complements neighbouring characteristics; and it would not result in the detrimental harm to the immediate setting of the surrounding Conservation Area.

When considering impacts upon privacy and the amenity of neighbouring residents, the development proposed meets with all necessary separation distances employed by the Council. It is therefore considered any other loss of light or overshadowing caused by the proposed development would be within acceptable limits neighbouring residents could be reasonably expect to enjoy.

There is sufficient space available for the provision for both landscaping and boundary treatment associated with the apartments being proposed. Whilst the site does not lend itself to a large private

area of amenity space, the plot is located within Port Sunlight Conservation Area which has provision of large open recreational spaces, some within the immediate vicinity at The Ginnell and Poets Corner.

SEPARATION DISTANCES

The building meets the separation distances as set out in SPD2 and SPG11 of 21m window to window and 14m window to blank wall, the building within closest proximity to the site is the nursing home which has good separation distances of 22m, rising to 35m. A separation distance of 25m is achieved to the houses on The Ginnell.

HIGHWAY/TRAFFIC IMPLICATIONS

There is on site provision for 48 cars, one per flat this meets the SPD4 policy maximum, there is also on site provision for cycle parking of 40 bicycles.

There are no Highway Implications relating to this proposal.

CONCLUSION

The proposal remains as approved in 2007, the building and the layout is acceptable in terms of the current planning policies that were also in place when the initial permission was granted. The proposal to extend time limit on this application is therefore acceptable.

Summary of Decision:

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

It is considered that the residential development proposed would not cause harm to the street scene or to the character of the area. The proposal is acceptable in design terms PPG15, RSS policies SD1 and DP3 and Policies CH2, CH9 and HS4 of the Wirral Unitary Development Plan.

Recommended Decision: Approve

Recommended Conditions and Reasons:

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

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

2. No development shall commence until details of the materials to be used in the construction of the external surfaces of the development hereby permitted have been submitted to and approved in writing by the local planning authority. The details shall include the construction of a sample panel of proposed brickwork and pointing on site. The development shall be carried out in accordance with the approved materials and sample panel detailing. The approved sample panel shall be retained on site until removal is authorised by the local planning authority.

Reason: To ensure that the development preserves or enhances the character and appearance of the conservation area. This condition is imposed having regard to policies CH2 (Development affecting Conservation Areas) and Policy HS4 of the Wirral Unitary Development Plan.

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

retained thereafter.

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

4. The site of the proposed development has been identified as a site of archaeological interest. No development shall take place until at least 14 days notice of the commencement of the works has been given in writing to the Local Planning Authority and the Director of National Museums and Galleries on Merseyside, William Brown Street, Liverpool. L3 8EN. Access shall be afforded at all reasonable times to allow an archaeologist nominated by the Director of Museums to carry out a watching brief throughout the development.

Reason: in the interests of archaeological research.

5. No development shall take place until details of landfill gas monitoring of the site, together with a scheme for gas exclusion control relating to the construction of the building and/or the application site, have been submitted to, and, in the case of the scheme, approved by the Local Planning Authority. The approved scheme be implemented before the building is occupied.

Reason: In the interests of the safety of the users of the site.

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

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

7. The erection of fencing for the protection of trees shall be undertaken before any equipment, machinery or materials are brought onto the site for the purposes of the development, and shall be maintained until all equipment, machinery and surplus materials have been removed from the site. The above mentioned fencing shall consist of 1.5 metre high chestnut paling fence (or other approved fence) erected at the full extent of each tree. Nothing shall be stored or placed in any area fenced in accordance with this condition and the ground levels within those areas shall not be altered, nor shall any excavations be made without the written permission of the Local Planning Authority.

Reason: to protect trees which are of significant amenity value to the area and having regard to Policy GR7 (Trees and New Development) of the Wirral Unitary Development Plan.

8. No development shall be commenced until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing grassed and hard surfaced areas and any other natural or proposed feature.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area and having regard to Policy GR5.

9. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within 5 years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance of the development in the interests of the visual amenities of the area having regard to GR5.

10. All hard and soft landscaping works shall be carried out in accordance with the approved details as set out in Condition 8. The works shall be carried out:

- Prior to occupation of any part of the development

Reason: To ensure a satisfactory standard of appearance of the development in the interests of visual amenity having regard to GR5.

Further Notes for Committee:

Last Comments By: 16/06/2010 10:48:43

Expiry Date: 27/07/2010