

Planning Committee

19 July 2011

Reference:
APP/11/00487

Area Team:
North Team

Case Officer:
Mrs S Lacey

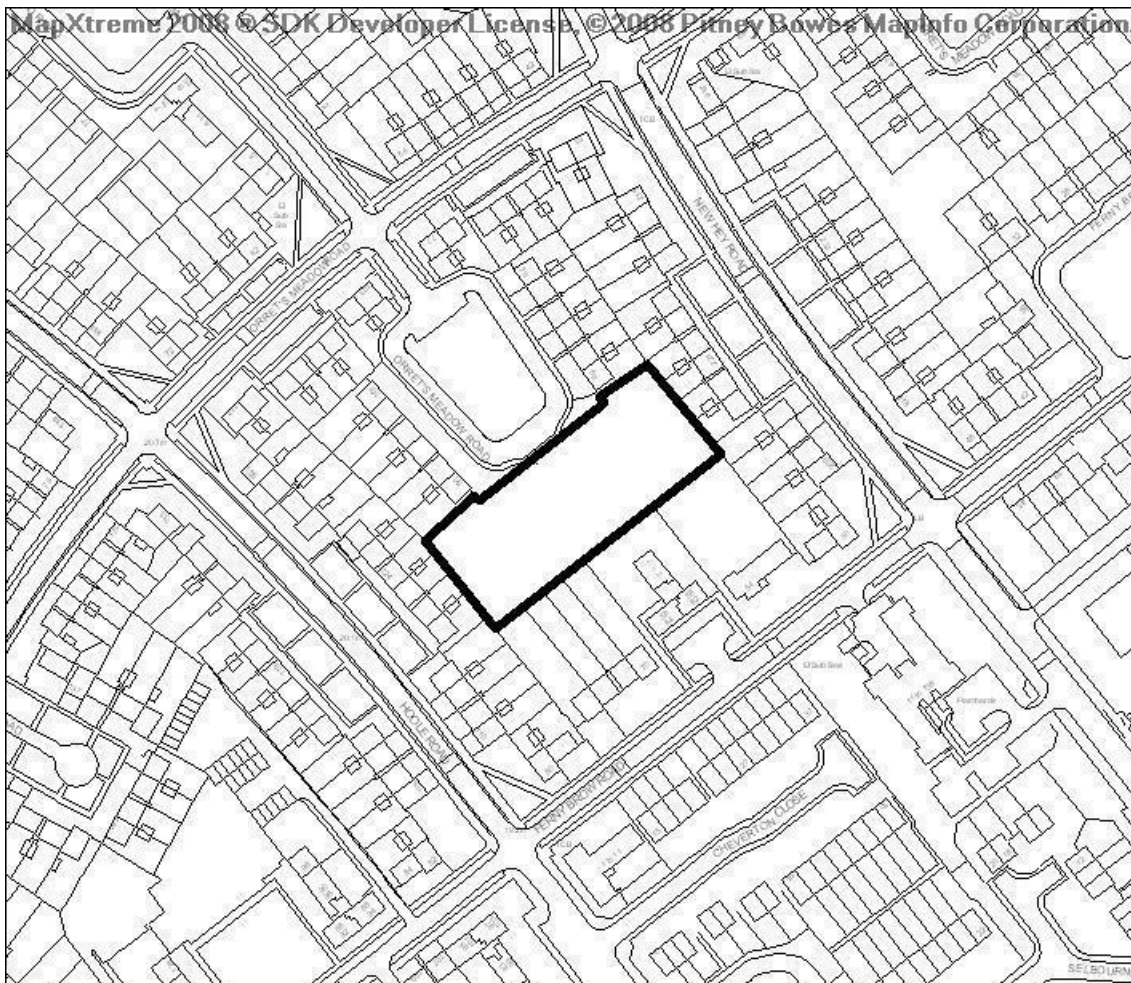
Ward:
Upton

Location: Cleared Site, ORRETS MEADOW ROAD, WOODCHURCH, CH49 9BJ

Proposal: Proposed development of 14no. 3bedroom houses.

Applicant: ATC Group UK LTD
Agent : Michael Cunningham Architects

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/82/20971 Change of use of Orrets Meadow School to a training centre, approved 26.8.1992
OUT/08/05562 Erection of two care homes Approved 22/08/2008
APP/10/01339 Proposed development of 16no. 3 bedroom houses Withdrawn 08/04/2011

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

21 letters of notification were sent to neighbouring properties and a site notice was displayed on Orrets Meadow Road. One objection was received concerning the two-storey scale of the proposed dwellings.

CONSULTATIONS:

Director of Law, HR and Asset Management – Housing & Environmental Protection Division: No objection

Director of Technical Services – Traffic Management Division: No objection subject to condition

Director of Corporate Services (Housing Strategy): No objection subject to a condition securing affordable housing given there is a large demand for social housing in this area.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is classified as a major application.

INTRODUCTION

The application proposes 14no. two-storey, 3 bedroom, affordable residential dwellings.

PRINCIPLE OF DEVELOPMENT

The site is designated as Primarily Residential Area under the Wirral Unitary Development Plan and outside the regeneration priority areas as identified by the Interim Planning Policy - New Residential Development (IPP). As such the proposal must meet the objectives of the IPP.

SITE AND SURROUNDINGS

The area is designated as Primarily Residential Area and is characterised by brick linked semi-detached 2-storey dwellings, and a flat development to the rear of the site. The properties on New Hey Road and Hoole Road have habitable windows facing the proposal. The site has not previously been used for housing development and is the site of the former Orrets Meadow School.

POLICY CONTEXT

The following policies are considered relevant and will be referred to: HS4 New Housing Development of the Wirral Unitary Development Plan (adopted February 2000), SPG11 House Extensions, and the Interim Planning Policy – New Housing Development (adopted for development control purposes on 30th October 2005).

Policy HS4 Criteria for New Housing Development considers scale, the character of the area, access and services, the provision of landscaping, adequate garden space and design features that contribute to a secure environment. SPG11 sets out minimum separation distances between windows.

The adopted Interim Planning Policy - New Residential Development requires that any new residential development outside of the HMRI and regeneration priority areas be refused in all but the following limited circumstances:

- (a) It is for one for one replacement; or
- (b) It is for development which outline consent has already been granted; or
- (c) It is on a site with extant planning permission capable of implementations and the number of dwellings applied for will be the same as, or less than, in the extant permission; or
- (d) Where the applicant can demonstrate the proposal will not harm the urban regeneration within the HMRI sites, it will not harm the character of the adjoining area, the proposal will assist the regeneration of the site and that the proposal will meet an identified local housing need.

The Director of Corporate Services (Housing Strategy) confirmed the Upton ward has a higher than average number of applicants for each three bedroom property which becomes available (Wirralhomes data 2009/10 indicates 25 three bed units became available with an average of 48.76 applicants per unit. The average for all wards in Wirral this year was 32 applicants per unit). The application includes a letter of support from Riverside Housing Association subject to securing funding from the Homes and Communities Agency (HCA). The scheme would form an important affordable housing scheme to develop in the future to meet local housing need. As such Housing Strategy had no objection to the scheme, subject to a Section 106 agreement to secure the implementation of the development as affordable housing. The proposal is considered to comply with point (d) of the IPP as it will meet an identified local housing need.

APPEARANCE AND AMENITY ISSUES

The design of the proposal is considered inkeeping with the surrounding housing design, and represents an improvement on the existing site. The porch represents a focal point and the materials can be conditioned. The internal layout is considered acceptable in terms of outlook and levels of daylight. The scale of the buildings will sit comfortably within the surrounding development and will not overdominate the adjacent properties. Each property has a 10m long garden. The proposal complies with policy HS4 of the UDP.

SEPARATION DISTANCES

SPG11 states there should be a 14m separation distance between a habitable window and a blank elevation, and a 21m separation distance when two habitable windows face. The properties on New Hey Road and Hoole Road have a separation distance of 14m between habitable windows and a blank gable wall. There is a 17m separation distance between the proposed habitable windows and the side elevations of the properties on Orrets Meadow Road. There is no overlooking to the flats to the rear. The required separation distances are achieved and the proposal is considered not to result in overlooking or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Traffic Management) had no objection subject to a condition reinstating the footway levels. There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The properties are to be built to Code for Sustainable Homes Level 3. A planning condition is proposed to secure the use of renewable energy sources for 10% of the sites energy requirements, in accordance with RSS Policy EM18.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on its surroundings or the character of the residential area. 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 HS4 New Housing Development of the Wirral Unitary Development Plan (adopted February 2000), SPG11 House Extensions, and the Interim Planning Policy – New Housing Development (adopted for development control purposes on 30th October 2005).

Summary of Decision:

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

The proposal is not considered to have a harmful visual impact on its surroundings or the character of the residential area. 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 HS4 New Housing Development of the Wirral Unitary Development Plan (adopted February 2000), SPG11 House Extensions, and the Interim Planning Policy – New

Housing Development (adopted for development control purposes on 30th October 2005).

Recommended Decision: **Approve Subject to S106 Agreement**

Recommended Conditions and Reasons:

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

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

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

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

3. The proposed first floor windows facing north-east and south west (serving bathrooms) shall not be glazed otherwise than with obscured glass and top hung, and thereafter be permanently retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. Notwithstanding the submitted details, the development authorised by this permission shall not begin until the Local Planning Authority has approved in writing a full scheme of works to provide vehicle access from the highway into the development site. The occupation of any part of the development shall not begin until those works have been completed in accordance with the local authority's approval and have been certified in writing as complete by or on behalf of the Local Planning Authority.

Reason: In the interest of highway safety

5. No development shall commence until details of the proposed measures to be incorporated within the buildings to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority, unless it has previously been demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The development shall be implemented in accordance with the approved details and operated as such thereafter.

Reason: In the interests of minimising the demand for energy from non-renewable sources in accordance with RSS Policy EM18.

Further Notes for Committee:

Last Comments By: 09/06/2011 15:09:24
Expiry Date: 20/07/2011

