

Planning Committee

19 July 2011

Reference:
APP/11/00552

Area Team:
North Team

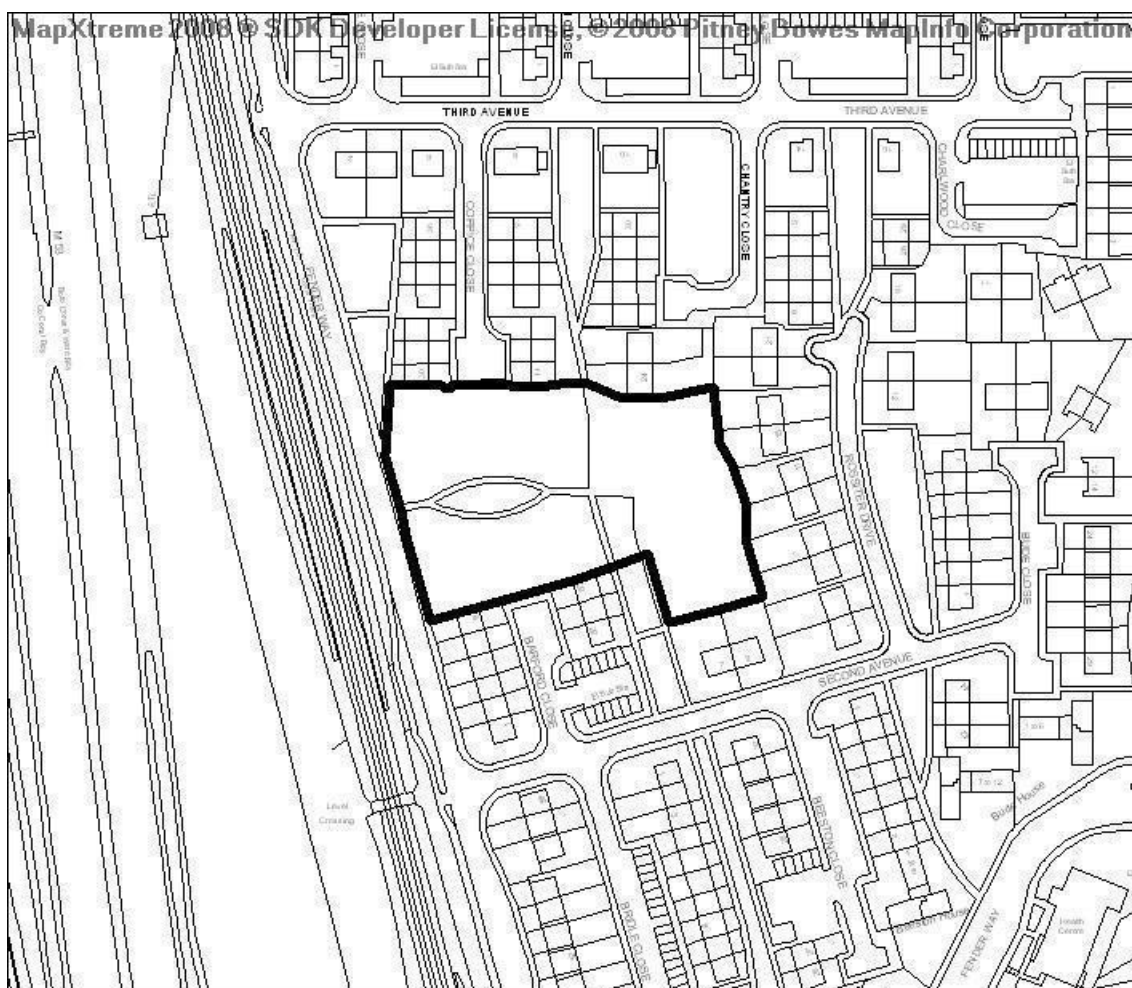
Case Officer:
Mr N Williams

Ward:
Bidston and St James

Location: Cleared Site, BARFORD CLOSE, BEECHWOOD, CH43 9XB
Proposal: Erection of 17 new dwellings

Applicant: PROSPECT HOMES
Agent : PWL Architects Ltd

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/2004/06217 - Erection of 98 new houses and refurbishment of existing flats (Approved, 20/08/2004)

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A Site Notice was displayed and a total of 16 letters of notification sent to properties in the area. As a result, there was one letter of objection from the occupiers of 9 Rossiter Drive, objecting on the grounds of work already starting, loss of peaceful and tranquil setting and loss of privacy. In addition, the occupiers of 21 Rossiter Drive expressed concern over drainage issues.

CONSULTATIONS

Director of Technical Services (Traffic Management) - No objection, subject to a condition being attached.

Director of Law, HR and Asset Management (Environmental Health) - No objection

Director's Comments:

INTRODUCTION

The application is for the erection of 17 two-storey dwellings.

PRINCIPLE OF DEVELOPMENT

The principle of new dwellings within a Primarily Residential Area is considered acceptable, subject to compliance with relevant policies. The site falls within the regeneration priority area identified in the Interim Planning Policy for New Housing Development (October 2005) where new housing will normally be permitted.

SITE AND SURROUNDINGS

The application site is a large, cleared vacant plot which previously accommodated 55 flats. It is located within a Primarily Residential Area.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development.

APPEARANCE AND AMENITY ISSUES

A previous planning permission, APP/2004/06217, has already been implemented. This application was for 98 dwellings across a number of sites within the immediate locality. The current application site was proposed to contain 15 two-storey dwellings on the application site itself. Although no dwellings have been built on the current application site, there have been other parts of the original application built - therefore meaning that the original permission has been implemented and that the scheme for 15 dwellings on this site could be built. This is therefore an important material consideration.

Affordable housing has not been requested as there is only a net increase of two dwellings compared to the implemented permission.

The increase in dwellings from 15 to 17 on this site has resulted in a slight alteration to the housing layout. This alteration does not harm the appearance of the scheme, nor has the increase in numbers resulted in the dwellings being smaller, or being set in smaller plots - it is merely making better use of the space available within the site.

The design of the proposed dwellings are fairly standard, but are considered acceptable. The use of brick and render, small feature gables and canopies above the front entrances give the dwellings sufficient interest to ensure that there is no adverse impact on the wider street scene, with the surrounding existing two-storey dwellings being of a fairly standard design.

Overall, the amended scheme is considered to be acceptable and complies with Policy HS4 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

All required separation distances have been met, being 21 metres between two habitable windows and 14 metres between a habitable window and a blank elevation.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal, subject to a condition being attached relating to the creation of a new vehicle access from the highway being approved in writing by the Local Planning Authority prior to the occupation of the site.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no significant environmental/sustainability issues relating to these proposals. Whilst RSS Policy would normally require the use of renewables, in this instance the implemented planning permission is considered a material consideration - the application seeks the substitution of plot types with an minor increase in numbers - as such the implementation of a planning condition would not be a reasonable condition.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal will not have an adverse impact on the appearance or character of the area, or on the amenities of neighbouring residential properties. As such, it is considered to comply with Policy HS4 of Wirral's Unitary Development Plan.

Summary of Decision:

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

The proposal will not harm the character or appearance of the surrounding area or street scene, and will not harm the amenities of neighbouring residential properties. The proposal is therefore considered to comply with Policy HS4 of Wirral's Unitary Development Plan.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

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

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

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

3. 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.

4. No development shall be commenced until details of a landscaping scheme have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed feature. Within a period of 12 months from the date when any part of the development is brought into use, the landscaping scheme as approved shall be carried out. All planting shall be maintained and any trees or plants which within a period of 5 years from the date of planting, are removed, die or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives consent to any variation.

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 GR6 of the Wirral Unitary Development Plan.

Last Comments By: 26/06/2011 19:15:31

Expiry Date: 15/08/2011