

Planning Committee

27 March 2012

Reference:
APP/11/01512

Area Team:
South Team

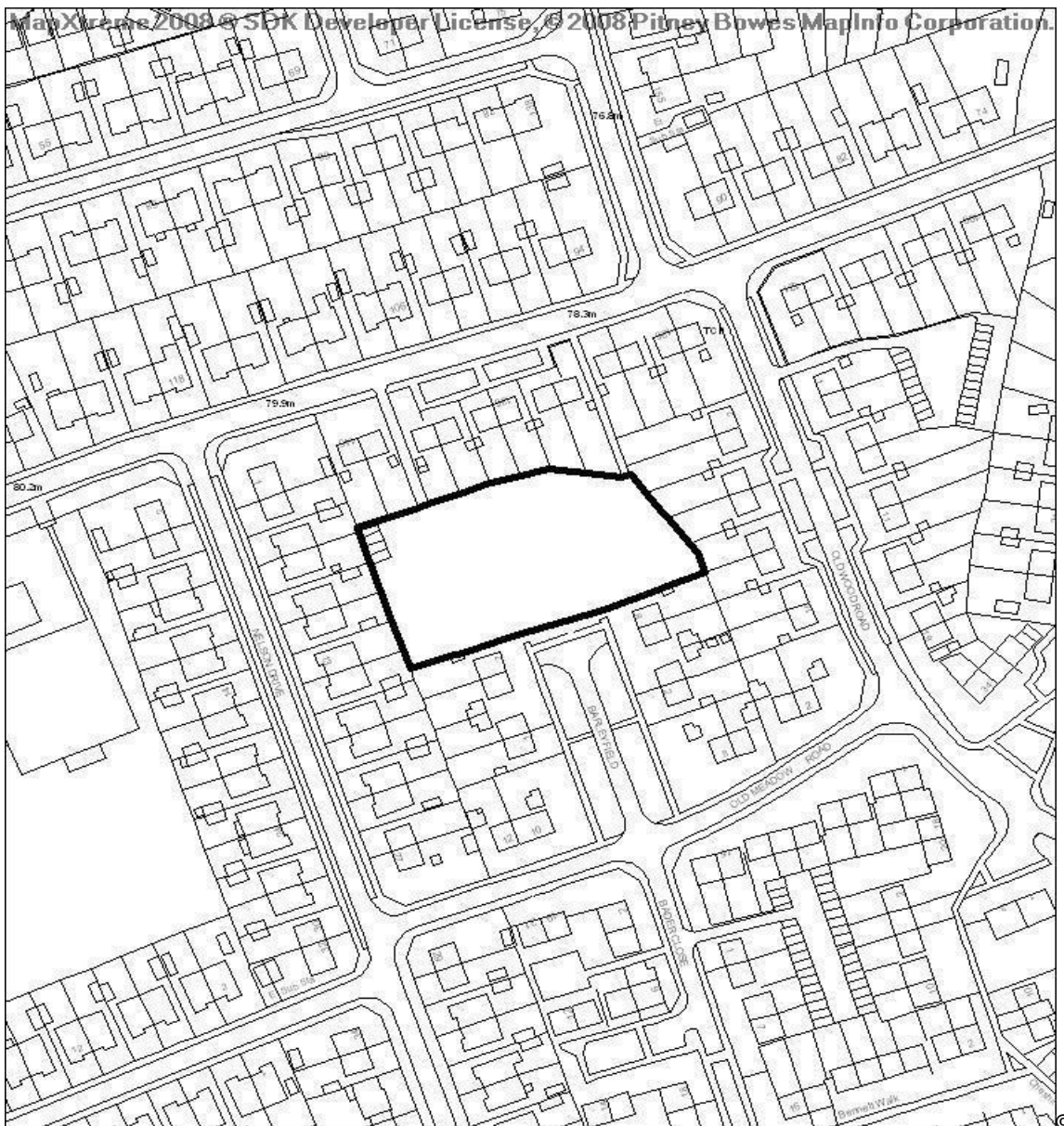
Case Officer:
Ms C Berry

Ward:
**Pensby and
Thingwall**

Location: Barleyfield, Pensby, Wirral CH61 5UX
Proposal: Erection of 8no. flats and 7no. houses, extension to road and associated landscaping

Applicant: Wirral Partnership Homes
Agent : Michael Dyson Associates Ltd

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

DEM/08/06733 - Demolition of Barleyfield House, prior approval not required, 07/11/2008

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

Having regard to the Council's Guidance on Publicity for Applications, 36 notifications were sent to adjoining properties. A site notice was also displayed. Representations have been received from the occupiers of 4 Barleyfield and 9 and 11 Nelson Drive, Pensby stating the following concerns:

1. Location of the buildings close to existing houses
2. High density of people will affect the quiet environment
3. Additional residents will result in noise
4. Land is not big enough
5. No room for 40 - 50 people and their cars
6. Concern over people who will rent the houses as it is a quiet place to live
7. Effect on value of their property
8. Noise whilst building
9. Noise from residents
10. Increase in traffic

CONSULTATIONS

The Director of Technical Services (Traffic and Transportation Division) - No objection

The Director of Law, HR & Asset Management (Pollution Control Division) - No objection

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

This application seeks permission for the erection of 8 flats and 7 houses, which is defined as Major Development and is therefore required to be considered by Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposal is for a total of 8 flats arranged within 2, two-storey buildings and 7 two-storey houses comprising 3 pairs of semi-detached house and a detached house. The site is cleared apart from 4 small garages. The site formerly comprised 27 sheltered housing units which were demolished approximately two years ago.

PRINCIPLE OF DEVELOPMENT

The application site lies within an area allocated for primarily residential uses but outside the identified housing regeneration priority areas. As such, the proposed development would be contrary to the Interim Planning Policy for New Housing Development unless it can be demonstrated that the proposal satisfies the criteria which would permit approval outside the regeneration priority areas. If these criteria are satisfied, the proposal would be acceptable in principle subject to Policy HS4.

SITE AND SURROUNDINGS

Barleyfield is a pleasant tree-lined cul-de-sac comprising two-storey semi-detached houses. The application site is defined as brownfield and is located at the top of the cul-de-sac. The site is bounded by houses on all sides and is cleared apart from 4 small garages at the north western corner of the site. The top of the cul-de-sac currently has a turning head and road will be extended into the site allowing access to the development.

POLICY CONTEXT

The proposal is a residential development and is assessed against the following national and local policies.

National Policy

PPS3 - Housing. Sets out the requirement at a national level for high quality well designed housing that provides a mix of housing type and tenure in a sustainable form.

Regional Policy

RSS policies set out the need to provide 500 net new homes per year in Wirral whilst addressing the need for affordable housing provision, the re-use of brownfield sites and seek to ensure that housing provision meets identified needs and addresses the issue of affordability.

Wirral Unitary Development Plan

Policy HS4 - Criteria for new housing development. This requires that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area or to the amenity of neighbouring properties.

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

Policy GR5 - This policy establishes the requirement for new developments to make a positive visual statement through new landscaping and the protection of existing landscape features.

Supplementary Planning Document 2: Designing for Self-Contained Flat Developments and Conversions - This establishes more specifically the considerations which should be applied to new build flats in terms of design, amenity space and parking.

Interim Planning Policy for New Housing development- Directs new residential development to the Regeneration Priority Areas. Residential development would only be acceptable where the planning application is for a one-for-one replacement or where the proposal satisfies the following criteria:-

- i) The proposal will not harm regeneration in the regeneration priority areas
- ii) The proposal will not harm the character of the adjoining area
- iii) That the proposal will assist the regeneration of the site
- iv) The proposal will meet an identified local housing need

The application is made by a registered social landlord and will provide 100% affordable housing. The type of development is consistent with the immediate area and will bring the vacant site into beneficial use. The proposed housing replaces 27 self-contained sheltered housing units with a total of 15 residential units to meet an identified local need as set out in the Strategic Housing Market Assessment. The current proposal therefore provides fewer units than the original development.

APPEARANCE AND AMENITY ISSUES

The proposed development is two-storey comprising two buildings to provide flats (4 in each), 6 semi-detached houses and a detached house each provided with private garden areas. The units are arranged at the top of the cul-de-sac and follow the general pattern and design of development in the immediate area. The site is bounded by two-storey houses of a similar scale and the proposed materials of brick and render will reflect the appearance of surrounding properties. The site was previously occupied by sheltered units, which were a higher density to the proposed development. Each plot will be provided with front and rear gardens along with adequate space for off-street parking. The proposed layout is designed to create a safe and accessible development in line with Secure by Design principles.

The two buildings comprising the flats are located adjacent to the existing houses in Barleyfield and will follow the building line. These buildings are larger in scale than both the existing and proposed houses. However they are designed in a way to give the appearance of semi-detached housing and are set in from the shared boundary. As they maintain a two-storey height and adequate space is provided around the units, this will ensure that the buildings will not result in overdominant features that overshadow existing properties.

Representations have been received concerned over the proposed density of the development and that the land is not big enough. The density is less than the previous sheltered accommodation that occupied the site and is a scale that reflects the pattern of development of the area. Issues relating to the future occupants of the development and the effect on value of property are not material planning considerations that can be taken into account in assessing the merits of this proposal. Noise from construction and potential noise from residents are issues outside the remit of planning and would be dealt with under environmental health legislation. There is concern over the increase in traffic, however the proposal is unlikely to result in an increase that would lead to any traffic or highway safety implications.

SEPARATION DISTANCES

The proposed flats at Plots 1-4 maintain a distance of over 23 metres to the houses at the rear on Nelson Drive. Plots 5 and 6 will be semi-detached houses and will be over 22 metres to the houses at the rear, Nelson Drive. Plots 7- 10 will be two pairs of semi-detached houses located 25 metres away from the houses on Fishers Lane that back onto the site. Plot 11 is the proposed detached house and is 31 metres away from the houses at the rear on Old Wood Road. Plots 12-15 would support the building comprising flats and is located 24 metres away from the houses bounding the site on Old Wood Road. These distances are in excess of the usually required 21 metres where habitable room windows face each other, ensuring that there will be no issues of overlooking or loss of privacy.

Representations have been received stating concern over location of the buildings close to existing houses. As set out above, the development is located more than the required 21 metres away from houses bounding the site to ensure no loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

It is considered that the proposed development will not result in any significant traffic or highway safety implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The site is a brownfield site and the development would make best and efficient use of the vacant land. The development will be built to achieve at least a Code Level 3 rating as set out in the Code for Sustainable Homes. The applicant states that the construction will use materials sourced locally to reduce the carbon footprint of the buildings.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development represents the re-use of a brownfield site to provide a total of 15 affordable homes which accords with the advice in both national and local policies. The design and siting of the buildings is a scale which fits in with the surrounding pattern of development and character of the area. The development allows for more than adequate separation distances and this along with the appropriate scale and siting ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and amenity space to a standard that satisfies the relevant UDP policies.

Whilst the development is not in a regeneration priority area identified for new residential development, the re-use of a previously developed site, the need for affordable housing and the fact that the proposal provides fewer units than the original development, weigh in favour of the development.

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 proposed development represents the re-use of a brownfield site to provide a total of 15 affordable homes which accords with the advice in both national and local policies. The design and siting of the buildings is a scale which fits in with the surrounding pattern of development and character of the area. The development allows for more than adequate separation distances and this

along with the appropriate scale and siting ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and amenity space to a standard that satisfies the relevant UDP policies.

Whilst the development is not in a regeneration priority area identified for new residential development, the re-use of a previously developed site and the need for affordable housing in this area weigh in favour of the development.

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. Prior to the occupation of the development, hereby approved, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the LPA. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the LPA.

Reason: For the avoidance of doubt and to comply with the Interim Planning Policy for New Housing Development.

3. 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.

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

Reason: To ensure a proper standard of separation from, and standard of amenity with respect to neighbouring property and having regard to the need to Design Out Crime.

5. 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 in the Wirral Unitary Development Plan 2006

6. The site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: In the interests of visual amenity and to comply with Policies GR5 and GR7 of the Wirral Unitary Development Plan.

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

Reason: In the interests of visual amenity and to comply with Policies GR5 and GR7 of the Wirral Unitary Development Plan.

Last Comments By: 17/02/2012 07:58:51
Expiry Date: 04/04/2012