



Primarily Residential Area

**Planning History:**

APP/11/01513 - Erection of 32 flats and car parking - withdrawn

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regard to the Councils Guidance on Publicity for Applications, letters were sent to adjacent properties and a site notice displayed. Objections have been received from 12 Grosvenor Rd, 1 Chapel Court and 56 Hoose Court. The reasons for objection relate to:-

1. Traffic congestion and conflict with pedestrians using school
2. Increase in on street parking
3. Not consulted by the applicant

**CONSULTATIONS**

Director of Technical Services (Traffic & Transportation Division) - No objections

Director of Law, HR and Asset Management (Pollution Control Division) - No objections

**Director's Comments:**

**REASON FOR REFERRAL**

This application seeks permission for the erection of 32 flats which is defined as Major Development and is therefore required to be determined by the Planning Committee under the provisions of the Council's adopted Scheme of Delegation for Planning Applications.

**INTRODUCTION**

The proposed development takes the form of a four storey building containing 32 flats. The proposals are a resubmission of a similar scheme which was withdrawn. Changes have been made to the layout, design and parking area. The building is set back from Market Street behind the building line of adjacent buildings. The proposal includes 32 parking spaces which are located in a car park to the front of the building which takes access from Market Street. There is a landscaped buffer between the car park and Market Street which retains some existing trees and will be supplemented by new planting. The applicant is a RSL and the development would consist of 100% affordable accommodation.

**PRINCIPLE OF DEVELOPMENT**

The application site lies within an area allocated for primarily residential uses but outside of the identified Housing regeneration priority areas. As such, the proposed development would be contrary to the Interim Housing Policy unless it can be demonstrated that the proposal satisfies the criteria which would permit approval outside the regeneration priority areas. If this criteria is satisfied, the proposal would be acceptable in principle subject to Policy HS4 and the recently published National Planning Policy Framework (NPPF).

**SITE AND SURROUNDINGS**

The application site was until relatively recently occupied by a three storey development of 43 sheltered units. The former building was an irregular shape with three storey elements breaking forward towards Market Street and to the rear of the site. Access to the site is from Chapel Road and Hazel Road to the rear and side of the site. This access served the parking area and garages for the sheltered accommodation and also provides access to the parking for the remaining accommodation which originally formed part of Hoose Court. The remaining sheltered flats to the rear are mainly three storey whilst the houses closest to the site are mainly two storey.

**POLICY CONTEXT**

The proposal is for the erection of flats and is assessed primarily against the following policies.

*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 (IHP)*

The IHP Directs new residential development to the Regeneration priority areas. Residential development would only be acceptable if it satisfies the following criteria:-

- i) The proposal will not harm regeneration in adjoining 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

#### *Regional Policy*

The site is identified as part of the rural are in the Liverpool City Region where RSS Policy LCR4 requires plans and strategies to ensure there is provision of housing to address barriers to affordability and meet identified local need. Development, under RSS Policy DP4, is also expected to accord with a sequential approach where existing building and previously developed land is used first.

#### *The National Planning Policy Framework (NPPF)*

The NPPF was published on 27th March 2012 and supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should and make a positive contribution to an area and use opportunities to improve the character and quality of an area.

The proposed development represents a sustainable regeneration opportunity by the re-use of a brownfield site within an existing residential area. Access to existing transport and community facilities exists and the proposal for 100% affordable housing meets a Borough wide need identified in the Strategic Housing Market Assessment. This accords with the criteria in the IHP, RSS Policies DP4 and LCR4 and approach the outlined in NPPF. The regeneration of the site weighs in favour of a development..

The design of the building, the provision of amenity and parking space , together with the relationship to existing properties meets the criteria of the UDP policies.

### **APPEARANCE AND AMENITY ISSUES**

The proposed building takes the form of two four storey buildings of brick and render which are joined centrally by a glazed link. The buildings have hipped roofs with the upper floor dormers set into the eaves of the roof. The deep set back from Market Street enables some of the existing landscaping to remain with additional landscaping proposed. Thus the impact of the building will be softened by both distance from the pavement (at between 20 and 30 metres) and the proposed and existing landscaping.

Whilst the building at four storey, is higher than the adjacent buildings, it is well designed with different horizontal banding of materials, varied roof line and articulation of the elevation to break up its mass. Four storey development does occur elsewhere in Hoylake and on this main frontage is acceptable. Whilst the design is largely similar to the previously withdrawn application, there are a number of changes. The position of the building is set back into the site in a similar position to the building which was previously demolished. This enables parking to take place in front of the building which minimises disturbance to properties to the rear. In addition a landscaped buffer remains to the Market Street frontage.

The amenity space for the flats is now predominantly to the rear of the building affording greater privacy to the residents. The previous design of the building included the majority of the fourth floor in the roof space but with two raised roof features to the centre of the front elevation. These features have been removed to allow the roof to maintain the same height throughout with the fourth floor

entirely set into the roof space. This helps to reduce the overall bulk and massing of the building to ensure it is in keeping with the larger surrounding buildings in the vicinity of the site.

The building which previously occupied the site was not particularly attractive and did not make a positive contribution to the street scene. The proposed building will enhance the street scene and make a positive visual contribution to Market Street.

#### **SEPARATION DISTANCES**

The proposed flats replace a former sheltered development on the site. The site is surrounded on three sides by existing flats and houses however, the proposed development exceeds the usual 21m interface distance between principal elevations and no loss of privacy is anticipated.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no objections to the proposed car parking area and access.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

The building will be constructed to achieve a Code for Sustainable homes rating.

#### **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 32 affordable homes which accords with the RSS Policies DP4 & LCR4 and the IHP. The design and siting of the building is of a scale which fits in with the surrounding uses without resulting in a loss of amenity for existing properties. The development includes parking, landscaping and amenity space to a standards which 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 provision of affordable housing weigh in favour of the development and accord with advice given in the NPPF.

#### **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 32 affordable homes which accords with the advice in The design and siting of the building is of a scale which fits in with the surrounding uses without resulting in a loss of amenity for existing properties. The development includes parking, landscaping and amenity space to a standards which satisfies the relevant UDP policies HS4, TR9 and GR5 and Supplementary Planning Guidance note 2. 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 provision of affordable housing weigh in favour of the development and accord with advice given in the NPPF.

**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. 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. 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

4. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. 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 Local Planning Authority.

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

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.

6. The area(s) so designated within 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:** To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policy GR5 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 23/04/2012 14:05:15

**Expiry Date:** 11/06/2012