

Planning Committee

28 June 2012

Reference:
APP/12/00476

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Rock Ferry

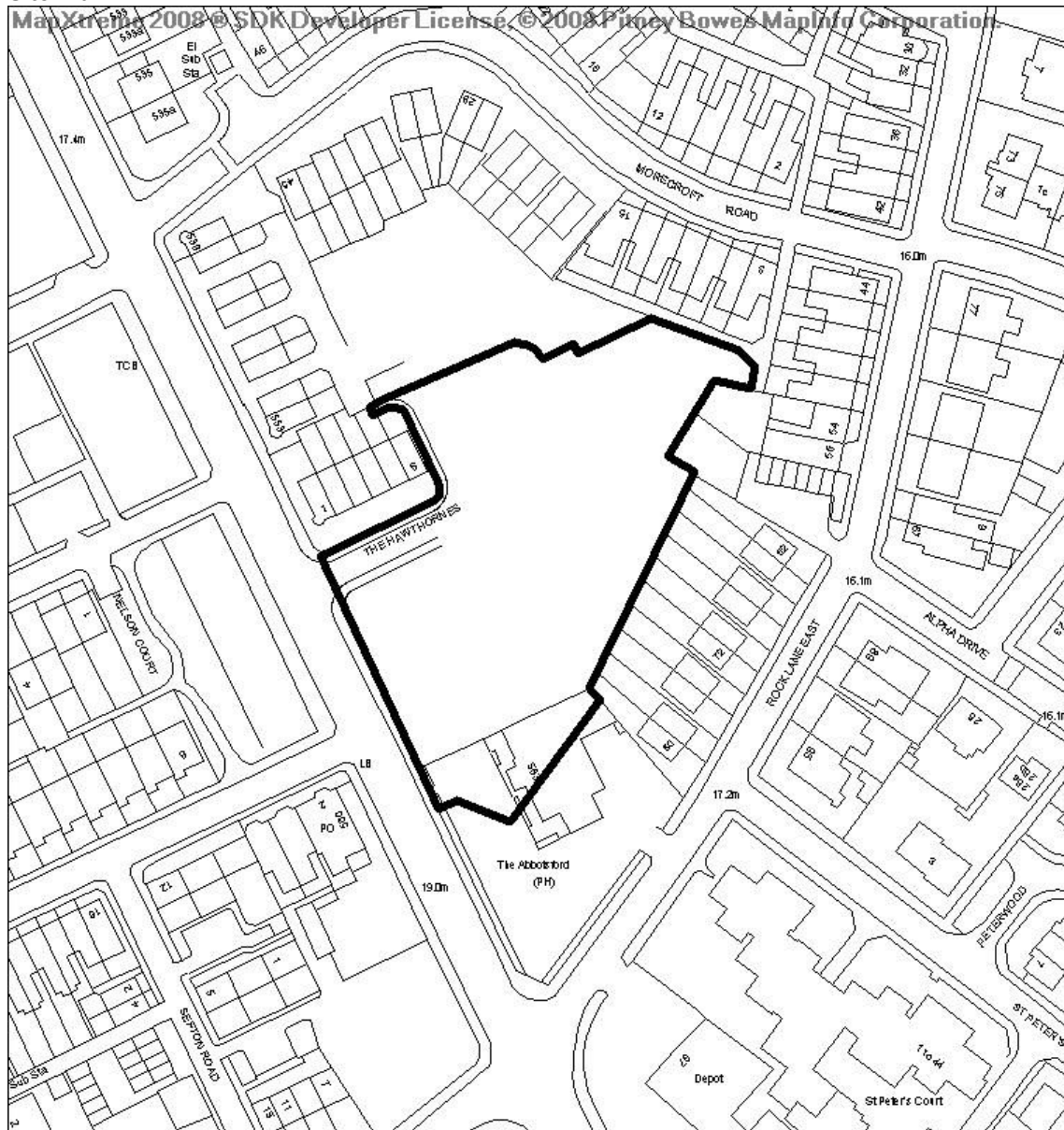
Location:
Proposal:

Building Site, MORECROFT ROAD, ROCK FERRY, CH42 1NX
Proposed new build of 17no. dwellings. 15no. for discounted rent affordable housing (Plots 11 to 25) consisting of 8no. 2 bed bungalows and 7no. 3 bed 2 storey & 2½ storey houses and 2no. for private market sale, 3 bed 2 storey houses, all with associated hard & soft landscaping.

Applicant:
Agent :

MBE Construction & Riverside HA
CLA

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/2004/6869/E - Erection of 46 New Dwellings Approved 03/12/04.

APP/2006/6139/E - Construction of 17 self contained apartments Approved 15/09/06.

APP/2007/5888/E Erection of 40, 2.5 and 3 storey dwellings, 2 x 3.5 storey apartment blocks comprising 50 apartments with communal open space and ancillary car parking. Approved 13/07/07

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

Having regard to the Council's Guidance on Publicity for Applications, neighbour notification letters were issued to 41 adjoining properties, and a site notice erected at the site. At the time of writing this report one representation has been received from the occupier of 5 Morecroft Road objecting to the scheme. The objection can be summarised as follows:

1. The privacy will be taken away from their house as the houses are too close and they do not want the sun to be blocked by a tall house.
2. They do not want the houses let to undesirables
3. There is a 16ft wall that needs replacing between their property and the site.

CONSULTATIONS

Director of Technical Services (Traffic and Transportation Division) – no objection subject to conditions .

Director of Law, Human Resources and Asset Management (Environmental Health Division) – no objection.

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

The application seeks permission for the erection of 17 dwellings which is defined as Major Development and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposed development is for the erection of 17no. dwellings in the form of 15no. for discounted rent affordable housing (Plots 11 to 25) consisting of 8no. 2 bed bungalows and 7no. 3 bed 2 storey & 2½ storey houses and 2no. for private market sale, 3 bed 2 storey houses, all with associated hard & soft landscaping.

PRINCIPLE OF DEVELOPMENT

The site is previously developed, designated as part of a Primarily Residential Area on the Unitary Development Plan and is part of the regeneration priority area identified in the Council's Interim Housing Policy for New Housing Development. The site forms part of a wider site which has previously obtained planning consent for housing but for a different housing mix and layout. Although part of the site falls within the Primary Industrial Area on the Unitary Development Plan, paragraph 7.63 of the Council's Employment Land and Premises Study (2009) recommended that the site should be re-designated as a Primarily Residential Area. The principle of the development is therefore acceptable subject to the principles of HS4 of Wirral's Unitary Development Plan and the National Planning Policy Framework (NPPF).

SITE AND SURROUNDINGS

The application site currently lies vacant and is surrounded by hoarding.

There is a previous consent on the wider site (outlined in blue on the site plan) which has been partially implemented with some completed three storey housing and some partially built dwellings to the north (APP/2007/5888/E). The site in question currently lies derelict.

The applicant has planning consent (APP/11/01006) to redevelop the former Abbotsford Pub site to the south of the proposal which has been designed to read as one development when completed.

The main access to the development is off New Chester Road along 'The Hawthorns', which is already formed providing access to the existing seven dwellings to the north.

The surrounding area is a long established residential area made up of 2 storey semi detached and terraced dwellings with small pockets of 3 storey apartment blocks.

POLICY CONTEXT

The site lies within the Inner Area defined by Regional Spatial Strategy and is within the regeneration priority area where new housing is permitted by the Interim Planning Policy, adopted by the Council's Cabinet on 30th October 2005. As such the following policies are relevant:

1. Wirral Unitary Development Plan (adopted February 2000) specifically HS4 - New Housing Development & HS6 - Principles for affordable Housing.
2. National Planning Policy Framework (NPPF)
3. The North West of England Plan Regional Spatial Strategy to 2021 specifically RDF1 - Spatial Priorities, L4 - Regional Housing Provision, LCR1 - Liverpool City Region Priorities & LCR2 - The Regional Centre and Inner Areas of Liverpool City Region
4. The 'Interim Planning Policy: New Housing Development (IPP), adopted by the Council on 30th October 2005

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. There is a presumption in favour of sustainable development, which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. Sections 6 'Delivering a Wide Choice of High Quality Homes, 7 'Requiring Good Design' and 8 'Promoting Healthy Communities' are relevant.

The NPPF indicates that the priority for development should be previously developed land, in particular vacant and derelict sites and buildings.

The planning application is for seventeen dwellings and is therefore subject to targets for affordable housing to be provided in line with the needs identified in the SHMA. The planning application has been submitted in partnership with Riverside Housing Association and it is intended that 15 of the 17 dwellings constructed will be affordable housing units, which exceeds the 10% target required in the SHMA.

The proposed development is a brownfield site in a residential area, and would create a choice of housing size, type and tenure, which is in keeping with the strategic aim for inclusive, mixed communities in accordance with the NPPF. It is considered that the proposal would positively improve the character and local environmental quality. The site also has good transport links and is close to local amenities.

HOUSING NEED

.In terms of need and demand, Wirral's 2010 SHMA update clearly sets out an annual requirement for a net additional 2784 dwellings over the period 2009-2029. Of this net figure, the need for Wirral's RSS Inner Area in which this site is located (adjusted for affordable housing) is for 2121 dwellings per year, made up of 1272 units of market housing and 849 units of affordable and intermediate housing.

Supporting this, analysis of the Wirralhomes choice based lettings data gives an indication of demand for affordable housing in the Rock Ferry ward. During 2010/11 48 two bed units were advertised through Wirralhomes with an average of 35 applicants per unit, 46 three bed units were advertised with 49 applicants per unit. The average number of applicants per unit for the borough is 37.

APPEARANCE AND AMENITY ISSUES

Paragraph 57 of the NPPF states 'It is important to plan positively for the achievement of high quality and inclusive design for all development, including individual buildings, public and private spaces and wider area development schemes'.

The site in its present state detracts from the visual amenity of the surrounding area. The site is located on a prominent corner within the street scape of New Chester Road. The existing dwellings that surround the site currently look out onto an area of derelict land. The proposed scheme is the result of a number of negotiations between the Local Planning Authority and the developer.

Separation distances of 14m window to wall and 21m window to window are comfortably met on the site. The impact of the buildings proposed on the surrounding residential properties would be negated by the separation distances proposed and the orientation of the buildings. The closest properties are 3-15 Morecroft Road. Following discussion with the applicant plots 24 and 25 have been pushed forward and splayed and oriel windows installed to ensure the outlook of these dwellings is preserved. The separation distances would ensure no loss of privacy or outlook to surrounding uses. The orientation shown in the layout ensures that principal elevations would not directly face existing residential properties. The proposal includes private amenity space and off street parking, which would satisfy the criteria of UDP Policy HS4 within the limits established in Supplementary Planning Document 4 (SPD4). The proposal has been designed to meet the principles of Secure by Design and Merseyside Police's Architectural Liaison Officer has raised no objection to the proposal, subject to the inclusion of measures to reduce the potential for crime. Appropriate measures including landscaping and boundary treatment can be secured through appropriately worded planning conditions.

One letter of representation has been received from the occupier of 5 Morecroft Road objecting to the scheme. This objection can be summarised as follows with the local planning authority's response to each:

1. The privacy will be taken away from their house as the houses are too close and they do not want the sun to be blocked by a tall house.

The dwellings that are located to the rear of 5 Morecroft Road follow a similar foot print to that of the previously approved dwellings under the previous approval (APP/07/5888/E). Plots 23 and 24 are two storey and have oriel windows at first floor to direct views away from those dwellings on Morecroft Road thus ensuring privacy and preserving outlook. Plot 23 which is directly behind 5 Morecroft Road is also a bungalow which will also mitigate against any potential outlook and light issues.

2. They do not want the houses let undesirable

The letting of the properties is not material to the determination of the planning application since it is not a planning issue.

3. There is a 16ft wall that needs replacing between their property and the site.

Should members be minded to approve the scheme a condition can be imposed for all boundary treatment to be submitted to and agreed in writing with the Local Planning Authority Prior to construction of the scheme.

It is considered that the development creates a new sense of place, which is well related to the site and context. The phased nature of the scheme with the neighbouring sites, and design response by the developer, enables the development to create a distinct urban form that will tie in with the surrounding residential character.

The proposed dwellings which includes a mix of two storey dwellings with single storey bungalows are well related. There is a clear family of materials and design features which unite the development. Importantly these features are related to the context, but also create a new sense of place as mentioned earlier. The built form links into the wider neighbourhood to provide continuity between new and old, with new development linking in with rather than turning its back on the existing residential neighbourhood and urban form.

HIGHWAY/TRAFFIC IMPLICATIONS

Following consultation with the Director of Technical Services - Traffic Management Division the proposal has been amended to include a modified access road. The new access road will allow vehicles access and egress in a forward gear. The proposal is therefore deemed acceptable in terms of highway safety and as such there are no objections subject to conditions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

It is considered that the development is located in a sustainable location, with good transport links and

access to a wide range of local amenities. The site is also previously developed land and therefore constitutes as a brown field site.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The site lies within the Inner Area as defined by Regional Spatial Strategy for the North West and is within the regeneration priority area where new housing is permitted by the Interim Planning Policy. It is considered that the residential development proposed on the site would be in keeping with the character of the area and would not introduce harm to the street scene. The development is therefore considered as acceptable in terms of Policy HS4 - New Housing Development within Wirral's Unitary Development Plan, the National Planning Policy Framework, The North West of England Plan Regional Spatial Strategy to 2021; Policies RDF1 - Spatial Priorities, L4 - Regional Housing Provision, LCR1 - Liverpool City Region Priorities, LCR2 - The Regional Centre and Inner Areas of Liverpool City Region and the 'Interim Planning Policy: New Housing 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:-

It is considered that the residential development proposed on the site would be in keeping with the character of the area and would not introduce harm to the street scene. The development is therefore considered as acceptable in terms of Policy HS4 - New Housing Development within Wirral's Unitary Development Plan, the National Planning Policy Framework, The North West of England Plan Regional Spatial Strategy to 2021; Policies RDF1 - Spatial Priorities, L4 - Regional Housing Provision, LCR1 - Liverpool City Region Priorities, LCR2 - The Regional Centre and Inner Areas of Liverpool City Region and the 'Interim Planning Policy: New Housing Development.

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 facing/roofing/window 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 development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided and retained, unless otherwise agreed in writing with the Local Planning Authority in accordance with the approved scheme. The scheme shall include:

- 1) The numbers, type, tenure and location of the site of the affordable housing provision to be made;
- 2) The timing of construction of the affordable housing;

3) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced.

Reason: To comply with the principles of UDP Policy HSG2 - Affordable Housing and Policy HS6 - Principles for affordable Housing.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order with or without modification) the enlargement, of the dwelling(s) or any addition to the roof or the erection or construction of a porch shall not be carried out .

Reason: Any such extensions have the potential to harm the character of the area and the amenity of nearby residents having regard to Policy HS4 (Criteria For New Housing Development) of the Wirral Unitary Development Plan.

5. No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed in full before the first occupation of the development hereby permitted, in accordance with the approved details, and shall be retained as such thereafter.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to design out crime, in compliance with UDP Policy HS4.

6. Details of a scheme for landscaping shall be submitted to and approved by the Local Planning Authority. The proposed landscaping shall be completed before the proposal hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

7. Landscaping works to be carried out in accordance with the approved details as set out in Condition 6

Reason: In the interests of the visual amenities of the area. Policy GR5 of the UDP

8. Construction of the development authorised by this permission shall not begin until the local planning authority has approved in writing a full scheme of works for the construction of new highway and amendment of existing highway made necessary by this development, including details of all traffic calming measures, traffic regulation orders, traffic signs, road markings, tactile paving and accesses New Chester Road. The approved works shall be completed in accordance with the local planning authority's written approval and in accordance with a written timetable to be agreed with the local planning authority prior to commencement of construction. The scheme shall be implemented in full and retained as such thereafter.

Reason: In the interest of highway safety

9. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 5th April 2012 & 29th May 2012 and listed as follows: 10-025-225 Rev A (dated Nov 11); 10-025-111 Rev E (dated Sept 11); 10-025-112 Rev F (dated Sept 11); 10-025-220 (dated Nov 11); 10-025-221 (dated Nov 11); 10-025-222 (dated Nov 11); 10-025-223 (dated Nov 11) & 10-025-224 (dated Nov 11).

Reason: For the avoidance of doubt and to define the permission.

10. Prior to commencement of development a ground contamination survey shall be

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 the Local Planning Authority for approval 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 be submitted to and approved by the Local Planning Authority before commencing any development of the site. The approved scheme shall be implemented in full and retained as such thereafter.

Reason: In the interest of safety having regard to PO5 of Wirral's Unitary Development Plan

Last Comments By: 08/06/2012 09:56:32
Expiry Date: 05/07/2012