

Planning Committee

13 September 2018

Reference:
APP/18/00243

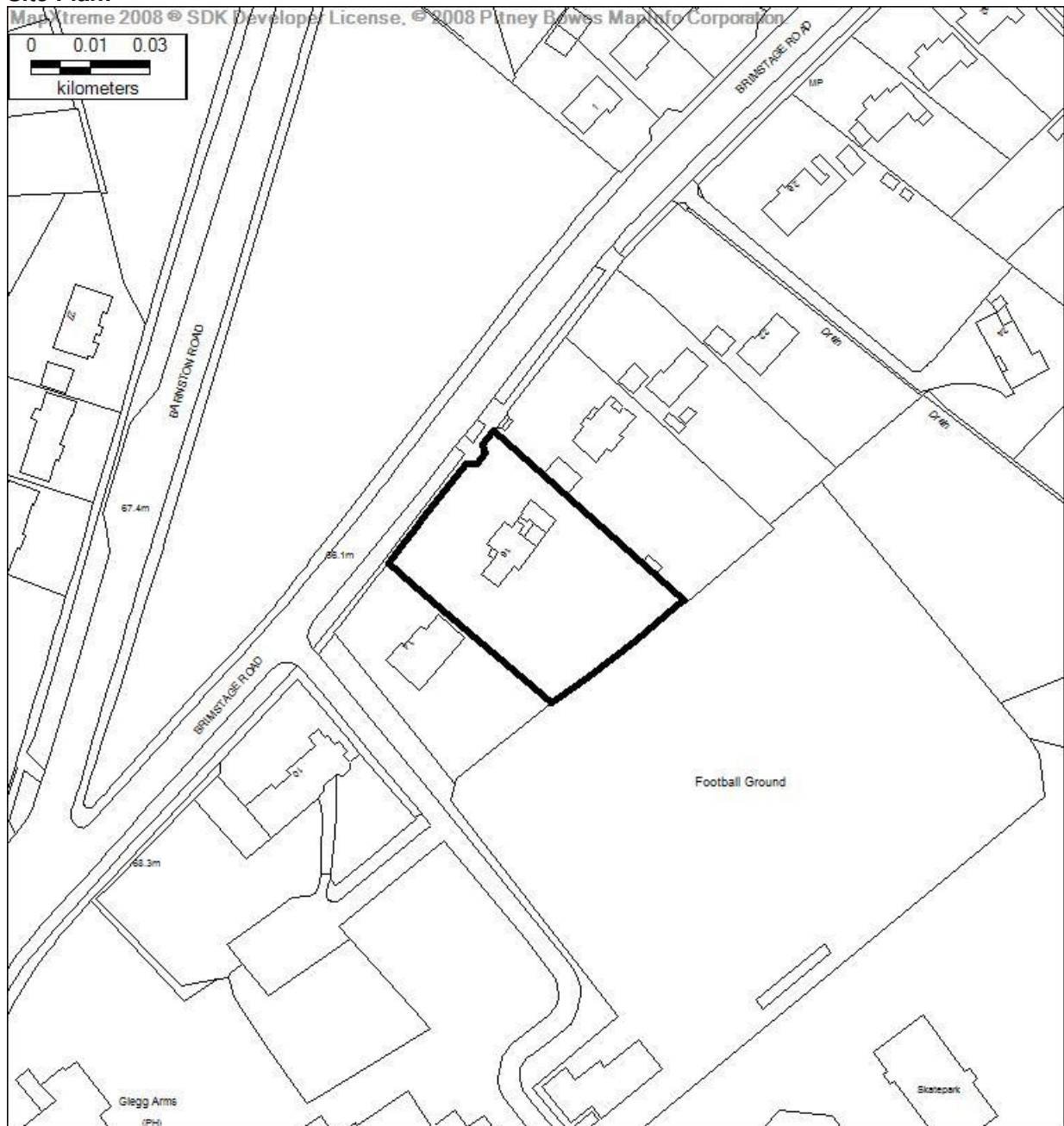
Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Heswall

Location: Beverley, 16 BRIMSTAGE ROAD, BARNSTON, CH60 1XG
Proposal: Erection of 8 apartments in a single block following demolition of existing building, together with associated landscaping, parking, bin and cycle storage
Applicant: Blue Oak Estates Ltd
Agent : M F Architecture Ltd

Site Plan:



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Development Plan designation:
Primarily Residential Area

Planning History:

Location: Beverley, Brimstage Road, Barnston, L60 1XG
Application Type: Full Planning Permission
Proposal: Erection of a detached house and garage.
Application No: APP/78/09572
Decision Date: 15/06/1978
Decision Type: Approved

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance on Publicity for Applications, 6 Neighbour Notifications were sent to adjoining/nearby properties. A Site Notice was also displayed adjacent to the site. 78 representations of objection have been received and the objections can be summarised as follows:

1. The development would result in an unacceptable over-development of the site and its visual impact will affect the character of the neighbourhood;
2. The proposed apartments are over-bearing and out of scale and character compared with existing properties;
3. The design of the proposed development is ugly;
4. There is a lack of visitor car parking which will lead to on-street parking near a busy junction;
5. The development will cause a significant highway safety issue particularly if cars are going to be parked on the highway so close to a nursery and bus stops;
6. The development will have an adverse effect on residential amenity due to an increase in the number of residents on the site and the associated noise and disturbance;
7. Environmental impact of extra rubbish and waste products as a result of the increased number of residents within the apartment block;
8. This part of Heswall has had enough building work and disruption over recent years and does not need another building project; and
9. This development will have a negative impact on house prices on Brimstage Road which has always been considered one of the most sought after locations in Heswall.

A petition signed by 36 signatures has been submitted objecting to the proposed development on the grounds that the proposed development is unprecedented, unwanted, unsuitable and ill-sighted.

Heswall Society - Object to the application on the grounds that it represents a form of development which differs from its surroundings, lacks any landscaping proposals, will necessitate the loss of a number of trees and the proposed car parking will occupy a significant proportion of the front of the site.

CONSULTATIONS:

Highways - No objections

Environmental Health - No objections

Wirral Wildlife - No records of badgers being present. The Bat Survey shows the existing house has moderate potential for bat roosts. If such roosts are present then a Natural England licence will be required and suitable mitigation should be included within the development proposal. Any exterior lighting proposed should follow guidance issued by the Bat Conservation Trust. Any trees to be cleared should be done so outside of the bird nesting season (March - August) unless inspected immediately beforehand by a competent ecologist and found to be free of active nests. Retained trees should be protected during construction by suitable protective fencing.

Director's Comments:

This application was deferred at Planning Committee on 16 August 2018 to allow for a formal Members site visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection signed by 36 signatures together with 77 individual letters of objection have been received in connection with this application.

INTRODUCTION

This application seeks planning permission for the demolition of a single detached dwelling and the redevelopment of the site with a single block of 8 apartments together with associated landscaping and parking and other ancillary development.

PRINCIPLE OF DEVELOPMENT & POLICY CONTEXT

The site is located within the Primarily Residential Area where the principle of new housing development is acceptable subject to policies contained within the Unitary Development Plan. The proposal is subject to Wirral Unitary Development Plan (UDP) Policy HS4 (Criteria for New Housing Development), Policy GR7 (Trees and New Development), Policy TR9 (Requirement for Off Street Parking), Policy TR12 (Requirements for Cycle Parking) & Supplementary Planning Document 2: Designing for Self-Contained Flat Development and Conversions and Supplementary Planning Document 4: Parking Standards, Supplementary Planning Guidance Note 43; Providing for Cyclists and the National Planning Policy Framework (revised 24 July 2018).

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources; Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting, which can be secured through planning conditions.

SITE AND SURROUNDINGS

The site currently comprises of a single detached dwelling. Brimstage Road is predominantly residential in character. The site is bounded to the north-east and south-west by detached dwellings and to the south-east by the football ground and playing fields. On the opposite side of Brimstage Road is an area of Urban Greenspace (Heswall Pinewoods) and further south-west along Brimstage Road is located a children's nursery and the Glegg Arms and Premier Inn.

APPEARANCE AND AMENITY ISSUES

The site at present is occupied by a single dwelling set in its own gardens with a mature hedgerow along the Brimstage Road frontage set behind a low brick wall. There are some large mature trees at the front of the site also. The site is residential in appearance and the existing dwelling has no special architectural merit that defines its place in the street scene. The loss of this building would not detract from the character of the area and the redevelopment of the site for residential purposes is therefore considered to be acceptable in principle.

The surrounding street scene along Brimstage Road is varied in appearance, predominantly 2-storey dwellings set in their own gardens that all vary in terms of design and scale. The majority of dwellings along Brimstage Road are 2-storey, but there are examples of dwellings with living accommodation within the roof-space and the presence of dormer windows, notably 26 Brimstage Road. The proposed development is of similar scale to this property.

Although the proposed development sets out a significantly larger footprint compared to the existing dwelling, the site itself is large and approximately 60% of the overall site will remain undeveloped. A sizeable communal amenity space/garden is retained to the rear of the development. It is considered that the scale of the proposed building is suitable for this location given the size of the plot and the nature of surrounding buildings.

As noted, there is a varied street scene which also contains a mix of finishing materials. There are a number of properties that are predominantly finished/built with brick, whilst others are predominantly finished in render. The proposed development will be brick-built, which is considered to be acceptable given the varied street-scene.

As with the scale and finishing materials, the design is also considered to be acceptable given the varied street scene. There is no predominant style or character of building within the street scene. The proposed development incorporates front-facing gables which reflects other properties in the locality,

but also has a more modern appearance, particularly when viewed from the rear. Attempts have been made to give the front elevation the appearance of a large single dwelling when read from Brimstage Road and it is considered that this approach, combined with large windows and brick detailing, will give the building a fairly contemporary appearance whilst creating sufficient interest to ensure that it adds positively to the character of this area.

The site will have a private amenity area to the rear for future occupiers. The amenity area will be adjacent to the football ground and playing fields located to the rear of the site a large number of trees along the site boundaries will be retained resulting in a pleasant area for future occupiers.

SEPARATION DISTANCES

All windows to habitable rooms have been located to avoid any overlooking or loss of privacy to adjoining properties. Windows to the side elevations either relate to non-habitable rooms or are smaller secondary windows which can all be conditioned to be obscurely glazed to ensure the privacy of adjoining occupiers. As such, separation distances as set out in SPD 2 are satisfactorily achieved.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no objections to the development from a highways point of view. Safe access and egress can be achieved and the increase in the number of vehicular movements at the site can be comfortably accommodated within the existing road network capacity. The site is also within easy access to public transport with bus stops being located along Brimstage Road.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development is considered to be of a scale that relates well to surrounding property and would not result in detrimental change in the character of the area. Access and services are satisfactorily provided for, and off-street parking is provided having regard to Supplementary Planning Document 4 (Parking Standards). The provision of appropriate landscaping and boundary treatment will soften the impact of the development and the proposals will not harm the amenities of neighbouring properties. It is therefore considered that the development proposed complies with Wirral Unitary Development Plan Policy HS4 and Policy GR7 and Supplementary Planning Documents 2 and 4 together with the principles of the National Planning Policy Framework.

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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development is considered to be of a scale that relates well to surrounding property and would not result in detrimental change in the character of the area. Access and services are satisfactorily provided for, and off-street parking is provided having regard to Supplementary Planning Document 4 (Parking Standards). The provision of appropriate landscaping and boundary treatment will soften the impact of the development and the proposals will not harm the amenities of neighbouring properties. It is therefore considered that the development proposed complies with Wirral Unitary Development Plan Policy HS4 and Policy GR7 and Supplementary Planning Documents 2 and 4 together with the principles of the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19 February 2018 and listed as follows: Project No:17/BRIM Drawing No: PLAN/02 (dated Jan '18); Project No:17/BRIM Drawing No: PLAN/03 (dated Jan '18); Project No:17/BRIM Drawing No: PLAN/04 (dated Jan '18); Project No:17/BRIM Drawing No: PLAN/05 (dated Jan '18); Project No:17/BRIM Drawing No: PLAN/06 (dated Jan '18) & Project No:17/BRIM Drawing No: PLAN/07 (dated Jan '18)

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

3. Before preparation of any groundworks and foundations on site for the development hereby approved, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority and these works shall be carried out in accordance with the approved details. These details shall include the proposed boundary treatments, proposed finished levels and contours, hard surface finishes (including samples), details of any retaining walls, steps, railings, walls, gates or other supporting structures. The information shall also include indications of all existing trees and hedgerows on the land, including those to be retained, together with measures for their protection which shall comply in full with BS5837:2012 Trees in Relation to Design, Demolition & Construction - Recommendations, in the course of the development, together with a scheme for the subsequent maintenance of any trees, shrubs and hedges to be retained on the site and any proposed to be planted as part of the approved landscaping scheme.

Reason: To protect visual amenity and the character of the area and to ensure a satisfactory environment having regard to Policy HS4 of the Wirral Unitary Development Plan.

4. Before any construction commences, samples of the materials to be used in the external construction of this development, including facing brick and roof tiles, 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.

5. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

6. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, including recycling facilities, and vehicles access thereto, shall be made within the curtilage of the site in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regards to Policies WM8 and WM9 of the Waste Local Plan.

Further Notes for Committee:

1. The applicant/developer is advised that consent is required under the Highways Act for the

construction of a new vehicle access or the amendment/removal of an existing vehicular access. The proposed vehicle access shall be constructed in accordance with the Council's commercial concrete crossing specifications. Such works are to be undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as may be necessary. Submission of a Section 50 Highway Opening Notice is required prior to commencement of any works in the adopted highway. Please contact the Council's Highway Management Team via www.wirral.gov.uk prior to the commencement of the works for the approval of the proposed details.

2. The applicant/developer is reminded that under the Wildlife and Countryside Act 1981 it is an offence to take, damage or destroy the nest of any wild bird while that nest is in use or being built. Planning consent for a development does not provide any defence against prosecution under this Act. Trees and scrub are likely to contain nesting birds between 1 March and 31 July. Trees and scrub are present on the application site and should be assumed to contain nesting birds between these dates unless survey has shown it is absolutely certain that nesting birds are not present.
3. The applicant/developer is reminded that it is an offence to damage or destroy species protected under separate legislation. Planning consent for a development does not provide a defence against prosecution under European and UK wildlife protection legislation. You are advised that it may be necessary, shortly before development commences, for the applicant/developer to commission further ecological survey from suitably qualified and experienced professionals to determine the presence of otherwise of such protected species. If protected species are found to be present, Natural England should be consulted/contacted.

Last Comments By: 05/04/2018

Expiry Date: 16/04/2018