

## Planning Committee

18 October 2018

**Reference:**  
**APP/18/00673**

**Area Team:**  
**South Team**

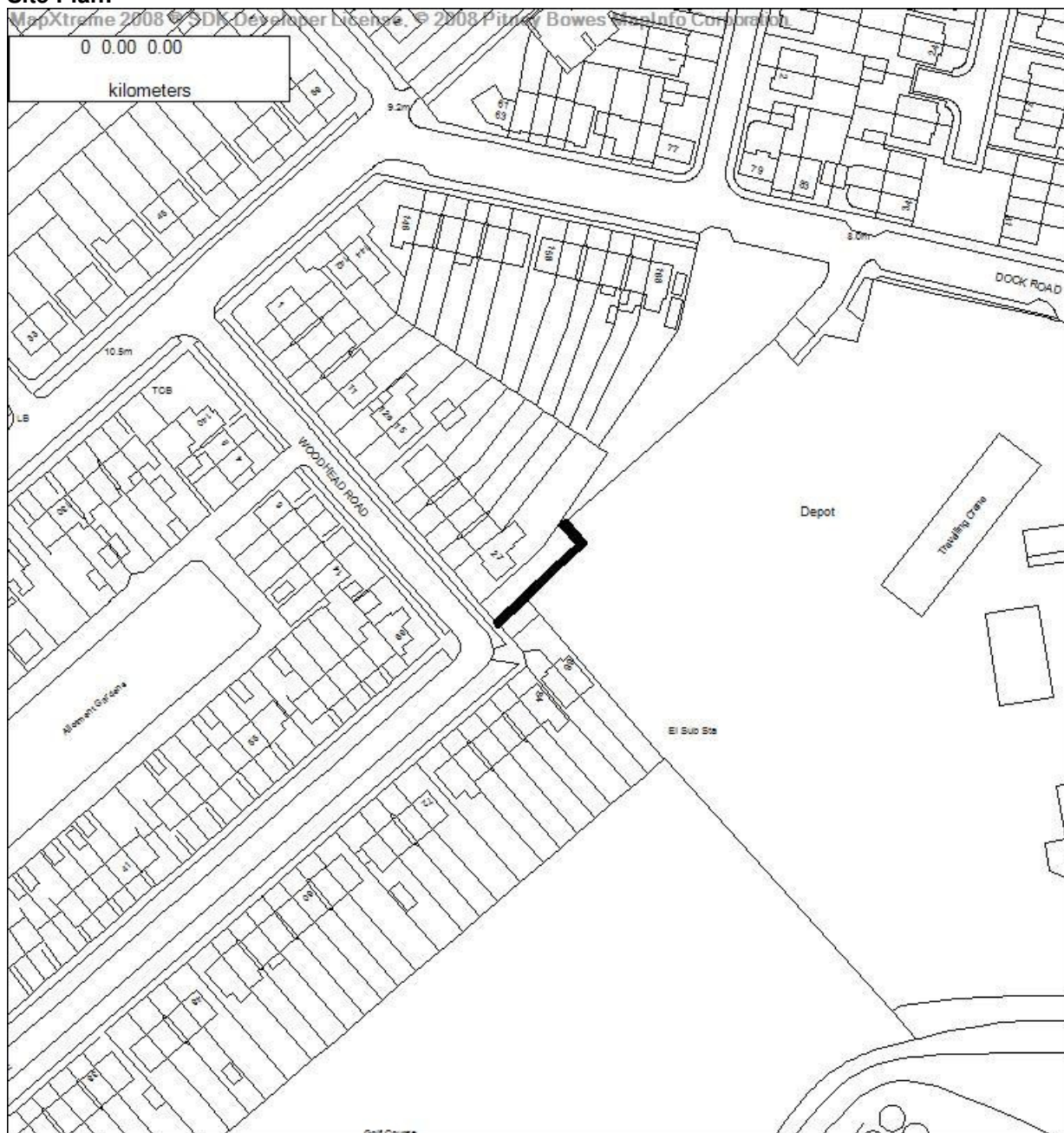
**Case Officer:**  
**Mrs S Williams**

**Ward:**  
**Bromborough**

**Location:** Unused Land adjoining 27 Woodhead Road, NEW FERRY  
**Proposal:** Extend boundary fence & use of land/side/derelict land adjacent to my property/garden for private garden use only. Land directly adjacent to 27 Woodhead Road, garden side.

**Applicant:** Miss P Heatley  
**Agent :** N/A

### Site Plan:



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**Development Plan designation:**

Primarily Residential Area  
Primarily Industrial Area

**Planning History:**

Location: Land adjacent to 27 Woodhead Road, New Ferry, Wirral CH62 4RS  
Application Type: Full Planning Permission  
Proposal: Change of use to private garden  
Application No: APP/10/00954  
Decision Date: 14/09/2010  
Decision Type: Approve

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to adjoining neighbouring properties, a site notice was displayed near the site and the proposal has been published on the press list. At the time of writing this report no representations have been received.

**CONSULTATION:**

**Environmental Health** - No objection

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

The application is a departure from Wirral's Unitary Development Plan and therefore under the scheme of delegation the proposal must be heard at planning committee.

**INTRODUCTION**

The proposal is for the inclusion of a vacant strip of land into a private garden to join number 27 Woodhead Road, the proposal also includes the construction of a boundary fence, to the front of the property the fence has a height of 1.2m to the side and rear the fence rises in height to 1.7/1.8m.

**PRINCIPLE OF DEVELOPMENT**

A narrow part of site is within the Primarily Industrial Area, therefore material considerations need to be identified to outweigh this designation in the Unitary Development Plan,

**SITE AND SURROUNDINGS**

The land is located south east of number 27 Woodhead Road and bounds land owned by Land & Marine Engineering. The area is predominantly residential, this corner of land between the residential dwellings is relatively unkempt and would benefit from improvements.

**POLICY CONTEXT**

The proposal is to include a vacant piece of land within a private garden, which is unlikely to compromise future use of the adjoining industrial area. HS4 and GR5 are relevant to the provision of garden space and landscaping including boundary treatment.

**APPEARANCE AND AMENITY ISSUES**

The main change from privatising this piece of land is the inclusion of a boundary fence, the fence is 1.2m to the front boundary which will have a minimal impact onto the street scene especially considering that number 27 is an end house but not on a corner. The fence height of 1.7m/1.8m to the side and rear is acceptable and in its own right does not require permission as it is below 2m.

Planning permission was granted in 2010 (APP/10/00954) for the change of use to private garden, this approval covered the area to the front/side of the property, which consisted of a larger area of land when comparing to this proposed site. The area being assessed under this planning application consists of a narrow strip, set back from the main front elevation of the residential property.

The land is currently disused and does not serve a purpose other than for fly tipping and the proposal will allow the land to be used and tidied which will have a positive impact onto the appearance of the street scene.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

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

There are no Highway Implications relating to this proposal.

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

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

#### **CONCLUSION**

The land is currently disused and does not serve a purpose other than for fly tipping *and the* proposal will allow the land to be used and tidied which will have a positive impact onto the appearance of the street scene. This weighs in favour of granting planning permission for the boundary fence and change of use of land into residential, which is considered acceptable having regard to Wirral's UDP Policy HS4 and HS5.

#### **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 land is currently disused and does not serve a purpose other than for fly tipping *and the* proposal will allow the land to be used and tidied which will have a positive impact onto the appearance of the street scene. This weighs in favour of granting planning permission for the boundary fence and change of use of land into residential, which is considered acceptable having regard to Wirral's UDP Policy HS4 and HS5.

**Recommended                      Approve**  
**Decision:**

#### **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 11th June 2018.

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

#### **Further Notes for Committee:**

**Last Comments By:** 25/09/2018  
**Expiry Date:** 06/08/2018