

Planning Committee
15 November 2018

Reference:
APP/18/00286

Area Team:
North Team

Case Officer:
Mrs S Day

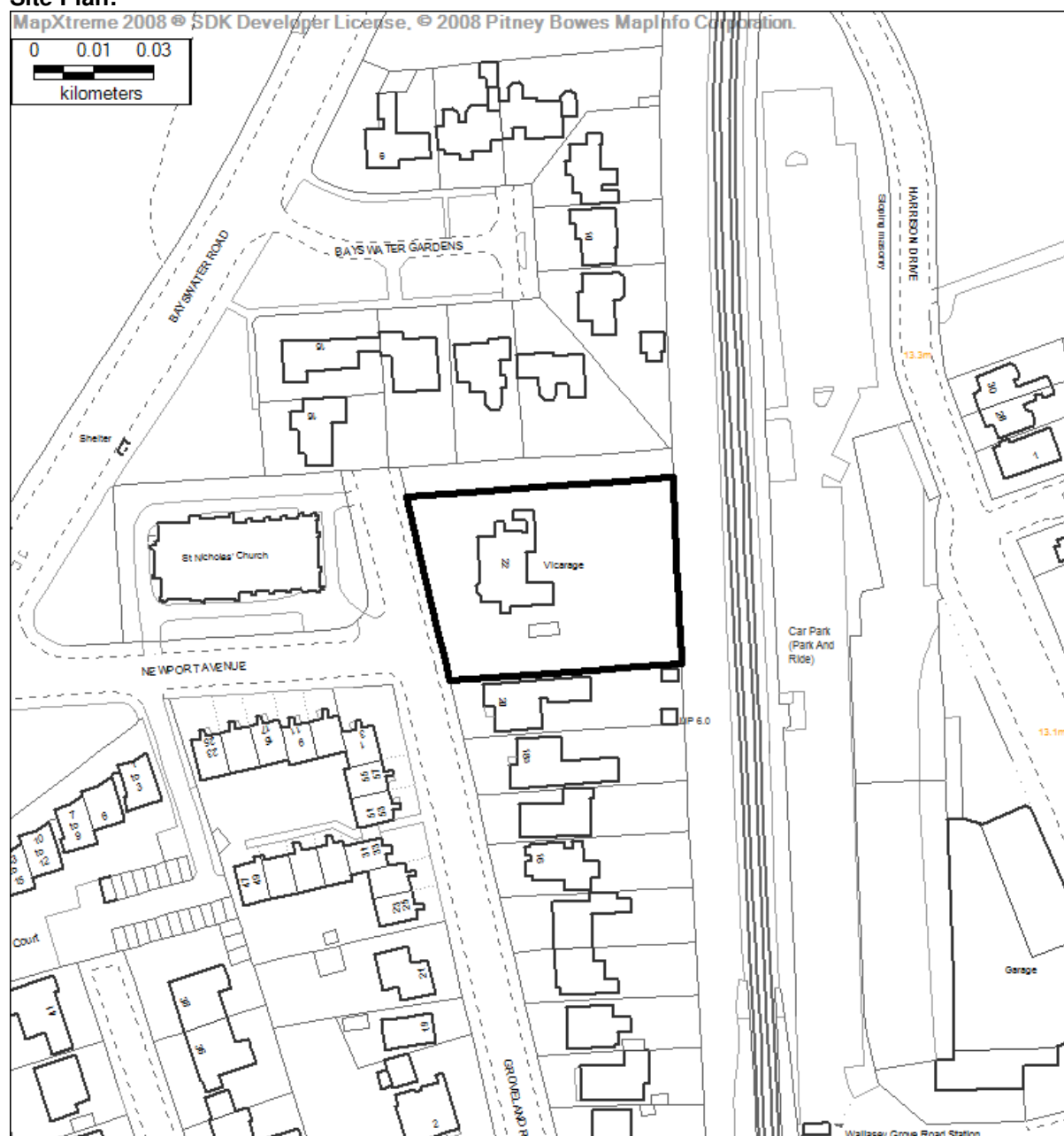
Ward:
Wallasey

Location: St Nicholas Vicarage, 22 GROVELAND ROAD, WALLASEY VILLAGE, CH45 8JY

Proposal: The construction of a new vicarage and dwelling alongside the sub-division of the existing vicarage

Applicant: Diocese of Chester
Agent : Fisher German LLP

Site Plan:



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Development Plan designation:
Primarily Residential Area

Planning History:

Location: Land adjacent to, 22 Groveland Road, Wallasey, CH45 8JY
Application Type: Full Planning Permission
Proposal: Erection of detached bungalow.
Application No: APP/78/09554
Decision Date: 12/05/1978
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

In line with the Council's Guidance on Publicity for Planning Applications, letters were sent to 7 neighbouring properties and a notice posted on site. 5 objections and a qualifying petition signed by 57 signatures have been received relating to the following matters:-

1. Devaluation of neighbouring properties
2. Loss of important historic character
3. Proposal constitutes overdevelopment of the site
4. Loss of light to neighbours
5. Adjacent properties are bungalows and this would be out of character

In addition Councillor Hayes and Councillor Rennie requested that the application be taken out of delegation as it would constitute overdevelopment of the site.

CONSULTATIONS:

Highways - No objection

MEAS - No objection subject to conditions

Network Rail - Informative for applicant regarding construction within 10m of operational railway.

Director's Comments:

This application was deferred from consideration at Planning Committee on 18th October 2018 to allow for a Members Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has received a qualifying petition of objection signed by 57 signatures and both Councillors Hayes and Rennie have requested its removal from delegation.

INTRODUCTION

Proposed subdivision of existing vicarage into a pair of semi-detached houses and the erection of two additional houses, one on either side of the existing building.

PRINCIPLE OF DEVELOPMENT

22 Groveland Road is located within a Primarily Residential Area, where proposals for new dwellings are acceptable in principle subject to Policy HS4 in the Unitary Development Plan.

SITE AND SURROUNDINGS

The existing property is a large detached dwelling of two and a half storey. It has previously been used as a vicarage in association with the church opposite on Groveland Rd. The vicarage is set in a large plot at the end of Groveland Road. Mature trees and landscaping form the existing gardens surrounding the property

The neighbouring properties are predominantly residential with a mix of flats and houses. Immediately opposite to the site is the listed St Nicholas' Church which is a listed building.

POLICY CONTEXT

The National Planning Policy Framework provides the national policy background for decision making. The NPPF supports well-designed sustainable development.

Wirral Unitary Development Plan Policy HS4, sets out the criteria for new housing development. New dwellings can be acceptable where they are of a scale which relates well to surrounding properties and do not result in a detrimental change to the character of the surrounding area.

Wirral Unitary Development Plan NC7 relates to the need to ensure protected species are not harmed by development.

Wirral Unitary Development Plan Policy GR7 relates to the retention of trees within development. Trees which contribute to the character of the area should be retained. Where development involving the loss of trees is to be permitted replacement trees should be considered.

Wirral Unitary Development Plan Policy CH1 sets out the criteria for development which could affect a listed building. Such development must be appropriate in scale and not harm the character of the listed building.

APPEARANCE AND AMENITY ISSUES

The existing vicarage is a large detached 2 and a half storey dwelling which sits centrally to its plot. It serves the listed church on the opposite side of Groveland Road. The applicants have advised that the existing vicarage is significantly larger than is needed and results in high running costs. The proposed conversion divides the building in two vertically in the style of a pair of semi-detached houses. One half has a new front entrance whilst the other retains the existing side entrance. Single storey flat roofed extensions to the side and rear are to be removed, but otherwise the fabric of the building is little altered. The existing vicarage has a detached garage to the side. This would be removed to facilitate the new vicarage and parking spaces are proposed in front of the dwellings.

The existing vicarage has a landscaped front garden with two access points in the boundary wall, one to serve vehicles and one for pedestrians. The proposed development still has two openings in the wall although both are for vehicles so are wider than existing. The new vicarage has its own separate access which uses the existing vehicular access. The remaining four properties share an access to the north of the site. This replaces the existing pedestrian access. The shared access means that most of the boundary wall to the front of the site can be retained. This is a feature which links the vicarage to the listed church opposite, and its retention is important.

The subdivision of the existing garden to create a plot on either side of the existing building results in plots which are comparable in width to plots in the area and have generous rear gardens. Both the new dwelling to the north of the site and the new vicarage to the south of the site, are set back from the building line of the existing building. This ensures that they appear subservient to the larger building and do not look cramped.

The design of the new dwellings is traditional using detailing and materials which would complement the existing building. Although the ridge height of these buildings is lower than the central building, the eaves height is similar. This coupled with the design of the buildings and their set back means that they will not appear incongruous in this setting.

The site has a number of trees, none of which are protected. The development would result in the loss of several trees around the site. Three would be removed along the front boundary to facilitate the parking area and access. Two of these are small holly and one is a cypress. Elsewhere on the site sycamore and a diseased elm would be removed. The proposed parking area retains an element of the front garden and frontage planting which helps to minimise the impact of the parking area.

The existing vicarage, although not listed itself, serves the listed church opposite to the site. The development has been designed so that it sits behind the existing vicarage and does not interfere with the relationship between these two buildings. In addition, the boundary wall which unifies both the listed church and vicarage remained largely intact so that this visual link is retained.

SEPARATION DISTANCES

The new development sits alongside the adjacent bungalow, 20 Groveland Road and does not overlook this property. Properties to the north on Bayswater Gardens are over 20m to the side boundary to the site. All interface distances are met and exceeded.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections to the this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The existing building is considered to provide a moderate bat roost potential which could be lost through the disruption of development. On this basis it is proposed to provide two bat boxes in mitigation.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development allows for the continued use of the existing building with the provision of additional dwellings in line with local and national planning policy.

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 allows for the continued use of the existing building with the provision of additional dwellings in line with local and national planning policy.

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 3/8/18 and listed as follows: 115568-01, 115568-02, 115568-03, 115568-04 and 115568-05.

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

3. Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

4. A scheme for the provision of bat boxes on site to mitigate for the potential loss of bat habitat, shall be submitted to and agreed in writing with the Local Planning Authority before development commences. The boxes shall be installed before the first dwelling is occupied.

Reason: In the interests of nature conservation having regard to Policy NC7 of the Wirral Unitary Development Plan.

5. Prior to the first occupation of the dwellings hereby approved, details of the proposed refuse storage, including recycling, shall be submitted to and agreed in writing with the Local

Planning Authority. The development shall be carried out in accordance with the approved details.

Reason : To ensure the provision of adequate refuse storage in accordance with Policy WM9 of the Joint Waste Local Plan.

6. No tree felling, scrub clearance, hedgerow removal, vegetation management, ground clearance and/or building works is to take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season then all buildings, trees, scrub, hedgerows and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval to the Local Planning Authority.

Reason: In the interests of nature conservation having regard to Policy NC7 of the Wirral Unitary Development Plan.

7. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

Reason: To prevent damage to the trees/ hedges in the interests of visual amenity and to comply with Policy GR7 of the Wirral Unitary Development Plan.

8. Prior to the commencement of development, details of a landscaping scheme shall be submitted to and agreed in writing with the Local Planning Authority. The approved landscaping shall be completed before the dwellings hereby approved are occupied. Within 5 years of the implementation of the approved landscaping scheme, any plants or trees which die or become diseased shall be replaced with an equivalent plant or tree.

Reason: To retain and enhance the character of the area in accordance with policy GR5 of the Wirral Unitary Development Plan.

9. Prior to commencement of development, a method statement relating to the treatment of Japanese Rose shall be submitted to and approved in writing by the Local Planning Authority. The statement shall include ;

- A plan showing the extent of the plant
- What methods will be used to prevent the plant spreading further, including demarcation methods.
- What methods of control will be used including details of monitoring.
- Works shall be carried out in accordance with the approved method statement.

Reason: To prevent the spread of the plant through development works and to accord with the aims of Policy NC5 in the Wirral Unitary Development Plan.

Last Comments By: 19/09/2018
Expiry Date: 28/09/2018