

Planning Committee

15 August 2019

Reference:
APP/19/00731

Area Team:
**Development
Management Team**

Case Officer:
Mrs S Day

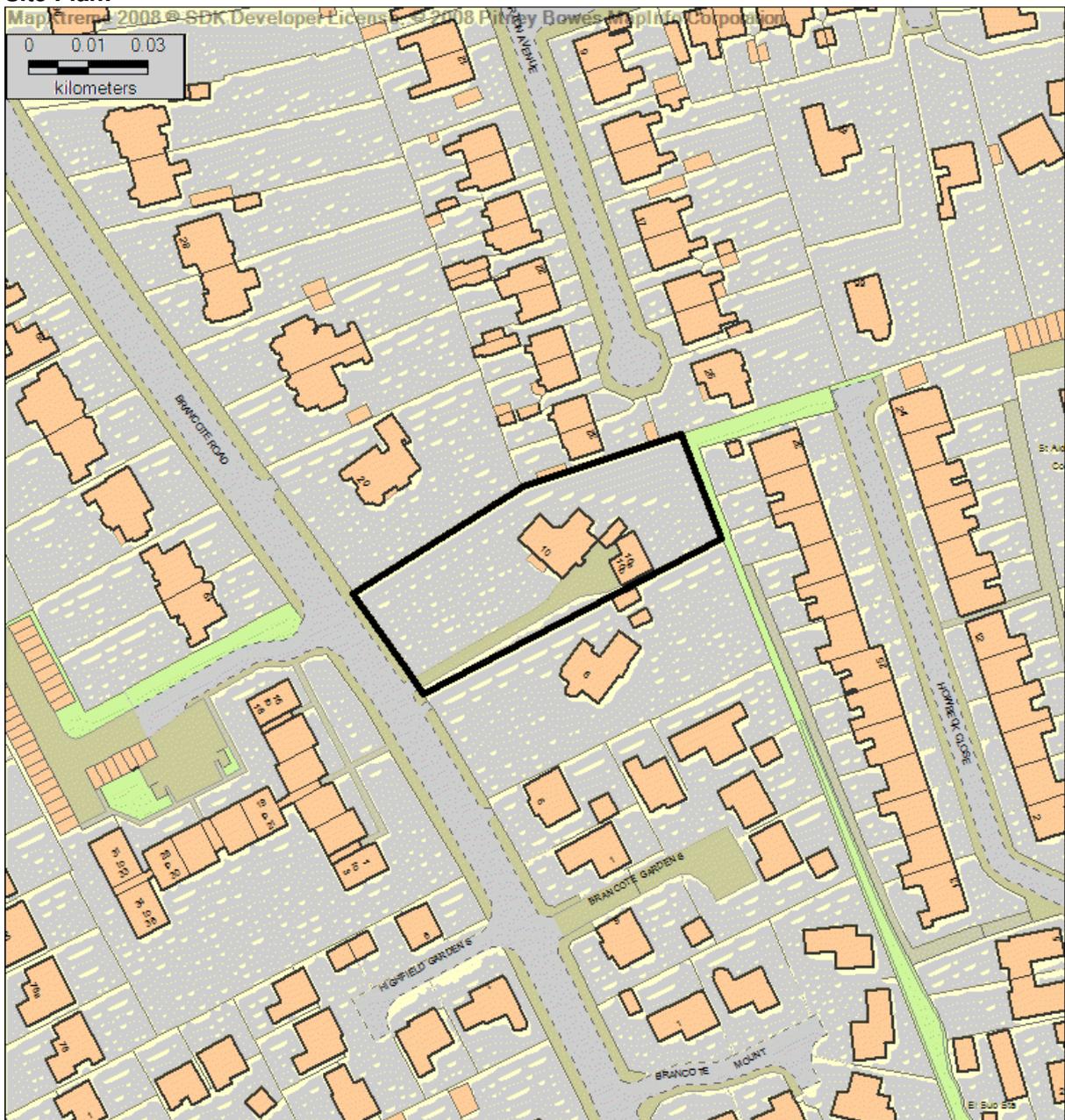
Ward:
Claughton

Location: 10 BRANCOTE ROAD, OXTON, WIRRAL, CH43 6TJ
Proposal: Variation of condition 2 of APP/18/00616 to provide six additional parking spaces.

Applicant: Mayflower Care Developments Ltd
Agent : Andrew Smith Architects Ltd

Qualifying Petition: No

Site Plan:



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Development Plan designation:

Primarily Residential Area
Density and Design Guidelines Area

Planning History:

Location: 10 BRANCOTE ROAD, OXTON, CH43 6TJ
Application Type: Full Planning Permission
Proposal: Demolition of existing house and annexe and creation of 6 new detached houses with parking and landscaping.
Application No: APP/18/00616
Decision Date: 04/07/2018
Decision Type: Approve

Summary Of Representations and Consultations Received:**1.0 WARD MEMBER COMMENTS**

1.1 The application has been removed from delegation by Councillor Gillian Wood. The reasons for removal from delegation relate to concerns that the additional car parking spaces would impact on residential amenity due to the close proximity of the shared boundary.

2.0 SUMMARY OF REPRESENTATIONS**2.1 REPRESENTATIONS**

2.1.1 In line with the Councils Policy for publicity of planning applications, letters were sent to 17 neighbouring properties. Three letters of objection have been received. The reasons for objection are listed as:-

1. The proposed parking doubles that of the original proposal which was 100%
2. Additional car parking will create noise, vibration and emission pollution
3. Parking and manoeuvring is now closer to rear properties on Ashburton Avenue
4. Any additional parking could be accommodated on Brancote Road.

2.2 CONSULTATIONS

2.2.1 **Highways** - No objection

3.1 Reason for referral to Planning Committee

3.1.1 The application has been taken out of delegation by Councillor Gillian Wood and as such should be determined by Planning Committee.

3.2 Site and Surroundings

3.2.1 The application site was previously a large detached house with an annexe set in a mature garden. The house had been used as 2 flats. The house recently had consent for 6 houses which are under construction.

3.2.2 The site rises slightly from Brancote Road. Neighbouring properties to the south and north of the site generally are positioned closer to the road frontage. The site backs onto houses on Howbeck Close and Ashburton Avenue which abut the site.

3.3 Proposed Development

3.3.1 The current application seeks a revision to the original approval (APP/18/00616). The proposed changes seek to increase the parking provision on site, this requires a variation of the condition which lists the approved plans.

3.3.2 The proposed changes involve the addition of six further parking spaces to the 6 previously approved. This would take the total provision of off street parking to 12 (200%).

3.4 Development Plan

3.4.1 Policy HS4 - Criteria for New Housing Development

This policy 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.

3.4.2 Policy TR9 - Requirements for off street parking

This policy sets out the criteria for the assessment of off -street parking provision associated with new development.

3.4.3 SPD4 - Parking Standards

This guidance sets out the thresholds and standards for parking

3.5 Other Material Planning Considerations

3.5.1 The National Planning Policy Framework seeks to support well-designed development which makes a positive contribution to the surrounding area

3.6 Assessment

3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development (appropriateness of residential development in rural location);
- Design;
- Highways and PROW;
- Amenity

3.7 Principle of Development:

3.7.1 The original approval was for 6 houses with a shared central area to provide parking and landscaping. At this stage the applicant anticipated that the target market for the houses would be those downsizing with reduced car ownership.

3.7.2 The Council's parking standards are expressed as a maximum and for dwellings of this size (5 bedrooms) would require a maximum of 2 spaces per dwelling. Where a lower provision is proposed, proposals are considered on their individual merits. At the time the original application was determined, whilst additional parking would have been compliant with policy and acceptable, the applicant's case was accepted and it was considered that Brancote Road had the capacity to accommodate any overspill or visitor parking.

3.7.3 The current proposal to increase the number of parking spaces to 12, does not exceed the maximum required by SPD4 and is considered acceptable in principle.

3.8 Design:

3.8.1 The original approval included a central parking area with two covered parking areas on either side of a central landscaped area and surrounded by areas of turf. The current proposals have reduced the area of turf and provide a shared permeable surface on either side of the covered parking areas to provide 5 additional parking spaces. The sixth space is to be located alongside plot 1 adjacent to the access road. The parking is still contained within the shared central area and will have little visual impact from outside the development.

3.9 Highways:

3.9.1 The Council's Highway Officers have raised no objections to this proposal.

3.10 Amenity:

3.10.1 The access to the site remains the same as the original access to 10 Brancote Road and the previous approval. The concern in relation to the development is from properties to the rear of the site on Ashburton Avenue. The property closest to the application site is 32 Ashburton Avenue which shares a side boundary with the application site. One of the additional parking spaces which is located to the front of plot 3, will abut the end of the rear garden of 32 Ashburton Avenue. It is not considered that the noise and disturbance in this limited situation would be sufficient to justify a refusal.

Summary of Decision:

The proposed additional parking spaces will reduce the potential for on street parking which will meet the objectives of Unitary Development Plan Policies; HS4 and TR9 and SPD4.

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 14/5/19 and 10/6/2019 listed as follows: 850/5D and 850/4 F.

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

3. Prior to the occupation of the dwellings, a full landscaping scheme shall be submitted to and agreed in writing with the Local Planning Authority. The Landscaping shall be carried out within the first planting season following the completion of the dwellings hereby approved and prior to the occupation of any of the dwellings. The landscaping shall be retained in accordance with the approved plans and any plant or tree which dies within the first 5 years of planting shall be replaced in accordance with the approved planting schedule.

Reason: To retain the character of the area.

4. 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.

Last Comments By: 09/07/2019
Expiry Date: 05/08/2019