
ITEM	DLS/2007/6128	WARD Wallasey
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Location: Toronto Garage Wallasey Village Wallasey Wirral CH45 3LG

Proposal: Erection of three-storey building containing ground-floor retail space and 7 No. flats and erection of 5 No. townhouses (12 residential units in total)

Applicant: Mr Peter Dulson
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Agent: Mr Simon Finney
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Development Plan allocation and policies:

National Policies

PPS1: Delivering Sustainable Development
PPS3: Housing
PPS6: Planning for Town Centres
PPS22: Renewable Energy
PPG13: Transport

Regional Policies

RSS Policy DP1: Economy in the Use of Land and Buildings
RSS Policy DP2: Enhancing the Quality of Life
RSS Policy DP3: Quality in New Development
RSS Policy UR1: Urban Renaissance
RSS Policy UR4: Setting Targets for the Recycling of Land and Buildings
RSS Policy UR6: Existing Housing Stock and Housing Renewal
RSS Policy UR7: Regional Housing Provision
Policy EC8: Town Centres - Retail, Leisure and Office Development

Local Policies

UDP Policy URN1: Development and Urban Regeneration
UDP Policy GR5: Landscaping and New Development
UDP Policy GR6: Greenspace within New Family Housing Development
UDP Policy TRT1: Provision for Public Transport - Para. 15.5
UDP Policy TR9: Requirements for Off-Street Parking
UDP Policy TR12: Requirements for Cycle Parking
UDP Policy TR13: Requirements for Disabled Access
UDP Policy REN1: Principles for Renewable Energy

Policy HS4: Criteria for New Housing Development
Policy SH6: Development Within Primarily Commercial Areas
Policy SH7: Upper Floor Uses in Retail Premises

Planning History: OUT/2005/7261 - Erection of residential development of 12 No. units, and ground-floor retail unit, Outline (Approved 09/12/2005)

Representations and consultations received:

Representations:

A Press Notice was published and a total of 35 letters of notification have been sent to properties in the area. At the time of writing this report 8 objections have been received, listing the following grounds:

- Loss of light and privacy;
- Adverse impact of new gates onto footpath of Wood Lane; including invasion of privacy, increase in foot traffic, bins impeding pedestrians, it will alter the street scene radically and environmental health;
- Increased noise and disturbance
- Parking problems;

Councillor Lesley Rennie objects to the potential loss of privacy caused by the rear

access gates onto Wood Lane.

Consultations:

Director of Regeneration (Housing & Environmental Protection Division) - No objection

Director of Technical Services (Traffic Management Division) - No objection. Although the proposal may create some additional on-street parking, in terms of the site's previous use as a car sales business, there may be some highway gain in terms of reduced vehicle movement and parking.

Merseyside Police have requested that the development be built to Secured By Design standards. The applicant has indicated initially that this will be the case.

Directors comments:

The application was deferred from Planning Committee on 13th September for a committee site visit.

PROPOSAL

The proposal is for the erection of a three-storey building containing ground-floor retail space and 7 No. flats, and the erection of 5 No. townhouses. The proposal will result in a total number of 12 No. residential units.

The proposed building at the front of the site will be three-storeys high, with a retail unit at ground-floor level, fronting onto Wallasey Village. The 5 No. townhouses, located towards the rear of the site, will be terraced and will include front dormer windows and small inset front balconies.

The application is a reserved matters application which follows on from outline approval of OUT/2005/7261. The outline application granted permission only for the means of access and the principle of the proposal, including the exact number of units and the provision of a retail unit.

There have been some minor amendments since the application was initially submitted, with the front elevation, some windows and number of rear access gates being slightly altered.

SITE AND SURROUNDINGS

The site is within an area designated as a Primarily Commercial Area in the Unitary Development Plan. The immediate area along Wallasey Village, however, is designated as a Traditional Suburban Centre, with the majority of the frontage along this part of Wallasey Village being a retail area.

The application site itself was formerly Toronto Garage car sales, but this has recently been demolished and the site is now vacant.

The street scene of Wallasey Village is fairly varied. The properties to either side of the application site are two-storey, commercial properties. However, further to the north on Wallasey Village there are larger commercial properties, similar in height to this proposal. The properties opposite are also varied and include two-storey commercial units and a church.

The area to the rear of the site is a Primarily Residential Area and contains mostly two-storey terraced dwellings, mostly notably on Wood Lane and Wirral Villas, with a detached bungalow to the side, at 5 Green Lane.

PRINCIPLE OF DEVELOPMENT & POLICY CONTEXT

The site is outside of the North West Metropolitan Area and is therefore subject to the Interim Planning Policy: New Housing Development, which aims to restrict the creation of new residential units. However, the existing outline planning permission for 12 No. residential units on the site is a material consideration and is sufficient to outweigh the Interim Planning Policy. As such, the principle of this development has

already been established. Therefore, the main issues to assess are the impact on the amenities of neighbouring properties and the visual impact on the surrounding area.

The car sales garage which was previously on the site was not fully in keeping with the immediate area along Wallasey Village, as a retail area. The proposed development will infill this previously open forecourt with a retail unit. This will aid the integrity and viability of Wallasey Village.

APPEARANCE AND AMENITY ISSUES

Design

The design of the proposed retail building is considered to have sufficient character and detail to be a positive addition to the street scene. The building will have a fairly contemporary appearance with large glazed corners and modern placement of windows. The proposed building will have a symmetrical front elevation which will further enhance its appearance on the street scene. The main elevation will use weatherboarding and brickwork and it is considered that this will give the building a modern and interesting appearance. As there is a varied type of building along Wallasey Village, the proposal will not appear out of character.

The scale of the proposed building is also considered to be acceptable. Although the buildings directly on either side of the application site are only regular two-storey buildings, further down Wallasey Village are taller commercial buildings, which are similar in height to the proposed building. As such, this building is considered to be suitable for this commercial area.

The 5 No. proposed dwellings are considered to be of a good design, and although they will not be prominent on the street scene of Wallasey Village, the view afforded of them will be a positive one. The incorporation of small inset balconies on the front elevation and modern front dormer windows further add character and the proposal will result in a pleasant urban courtyard being created, set back from the busier Wallasey Village road.

Residential Amenity

There will be a distance of 21 metres between the first-floor rear windows of the new townhouse dwellings and the windows on existing properties on Wood Lane. This distance meets the separation distances required and as such, the proposed dwellings will not have an adverse impact on the amenities of properties on Wood Lane.

A number of residents objected over the creation of gated access onto the footpath of Wood Lane. The plan has been amended to reduce the number of these gates from five to three. These gates will only be rear, secondary gates for three of the townhouses and it is not considered that this will have an adverse impact on the amenities of residents on Wood Lane or the character of the area.

There are no windows to the side of the proposed dwellings or the main building, and although the properties on Wirral Villas have windows facing these proposed buildings, there will be a distance of 14 metres between the habitable windows and a blank gable wall which complies with separation distances, and should ensure that there is not an unacceptable loss of light to these properties.

The proposed dwellings will be located almost adjacent to a blank gable wall of 5 Green Lane. This will ensure that this property does not suffer an undue loss of light or privacy.

The windows in the rear of the main building, at first and second floor have been designed in a way so that they are angled away from the adjacent boundary with properties on Wirral Villas. This will negate any potential impact on the rear gardens of 1-6 Wirral Villas and will ensure there is no loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

Each of the proposed townhouses has an integral garage, whilst in the courtyard there are 7 additional parking spaces. The Director of Technical Services (Traffic Management Division) comments that the proposal may result in some additional on-street parking. However, in comparison to the previous use of the site as a car sales business, the proposal may result in reduced vehicle movement and parking and the proposal is therefore considered to be acceptable.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

This site is considered to be well served by public transport due to its location within a Traditional Suburban Centre and is within close proximity to Wallasey Grove Road train station. This should encourage occupiers of the proposed residential units to use other means of transport than the car.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

In conclusion, the scale and siting of the proposed buildings are considered to be such that they will not have an adverse impact on the neighbouring residential properties. The proposal is also considered to be of a good design and will be a positive addition to the Wallasey Village street scene. In addition, it is not considered that the proposal will harm the integrity of the traditional suburban centre and will actually support it by adding a new retail unit fronting directly onto Wallasey Village.

Summary of Decision:

The proposal complies with Policy SH6 and HS4 of Wirral's Unitary Development Plan and it is considered that it will have no adverse impact on the amenities of local residents, the appearance and character of the area or the integrity and viability of Wallasey Village traditional suburban centre.

Recommendation: Approve

Condition(s):

- 1 Statutory commencement time limit following reserved matters approval (C52A)
- 2 Development according to plans received on 17th August 2007. (C24C)
- 3 samples of the materials to be submitted and approved prior to commencement (C59B)
- 4 Before the development hereby permitted is begun, details of dropped kerbs for pedestrians to be installed at the junction of the new access with Wallasey Village shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented prior to the first occupation of the scheme.
- 5 Before the development hereby permitted is begun, full details of the proposed shop front shall be submitted to and agreed in writing by the Local Planning Authority.
- 6 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.
All operatives on site should be made aware of the health and safety implications from any contaminants present on the site prior to commencing work.

Reason for conditions

- 1 Standard (CR52)
- 2 For the avoidance of doubt. (CR33)
- 3 In the interests of visual amenity. Policy EM6 or HS4 of the UDP (CR66)
- 4 Highway safety (CR13)
- 5 In the interests of amenity. (CR17)
- 6 In the interests of future occupants of the site.

Last Comments By: 26 July 2007

56 Day Expires On: 25 September 2007

Case Officer: Mr N Williams