
ITEM	APP/2007/6501	WARD Bidston and St James
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Location: Hartnup Way Beechwood Drive Beechwood Wirral CH43 7SY

Proposal: Variation of 14 no. plots on planning approval APP/2004/6218/E to change house type.

Applicant: Lowry Homes
3rd Floor
Digital World Centre
1 Lowry Plaza
Salford Quays
Manchester
M50 3UB

Development Plan allocation and policies: UDP Policies HS4, GRE1, GR1, GR5, GR6, GR7 and SPG47.

Regional Spatial Strategy Policies SD1 and DP3.

National Planning Policy in PPS1 and PPS3.

Planning History: APP/2004/6218 Erection of 88 new houses APPROVED 19/05/2005

APP/2006/5076/E Plots 266-271 changed to smaller house types and sewer easement shown APPROVED 27/03/2006

APP/2006/6529/E Variation to APP/2004/6218/E including: plot 204 omitted & plots 205 & 206 amended house type. Plots 225-227 (3 no) omitted & replaced with 6 smaller units, new vehicular emergency access and plots 217-219 amended. APPROVED 16/10/07

Representations and consultations received: Representations:

20 residential and commercial properties surrounding the site were notified by letter in addition to a site notice was displayed on the site. A press notice was also issued.

1 letter of objection has been received from the occupiers of 3 Broadheath Avenue stating that the residents were angry with the loss of trees to make way for the development.

Consultations:

The Director of Technical Services (Traffic Management Division) has no objection to this proposal stating: "this proposal has no significant traffic management implications and therefore there are no objections to the application".

Director of Regeneration (Pollution Control) - No Objection to the proposed application.

Directors comments: Proposal

The proposed development is for the variation of housing types on 14 plots within the site from the previously approved planning application ref: APP/2004/6218/E.

The affected plots are: 224A, 224B, 224C, 225, 226, 227.

These have been revised from the Dunham house types to the Raphael house type and plots 184-19;

These have been revised from the Farnham house types to the Raphael and Matisse house types.

The infrastructure of the adoptable highway including access and egress has not changed from the originally approved scheme.

Site and Surroundings

The area surrounding the site is predominantly residential in nature with residential dwellings to the north and east of the site. To the west lies an area of public open space and Manor Primary School to the south.

The principle of residential development has been established by the original planning permission for 88 new houses under planning reference 2004/6218 approved at planning committee on 19th August 2004.

Issues & Assessment

The main issues to consider in the determination of this application are principal of development, highway safety and car parking, design and site layout, residential amenity and landscaping issues.

Environmental/Sustainability Appraisal

There are no environmental/sustainability implications arising directly from these proposals.

Principles of Development

In 2006 an application was submitted for the variation of the original application that included amongst other variations, the erection of two additional dwellings taking the total number to 90. The application site lies outside the interim housing policy restriction area and the application was subsequently approved under planning reference APP/2006/6529/E.

The development in question represents a variation from the two previous schemes on the wider site and comprises the erection of 14 new house types to replace those approved dwellings towards the northern limit of the site.

The overall layout of the scheme has not altered and the footprint of the proposed dwellings is only marginally different than that previously approved under planning application 2006/6529/E.

Residential Amenity Considerations

Towards the southern half of the site the general layout of the scheme will remain identical to that previously permitted. The 14 amended house types still observe the appropriate interface distances employed by the Local Planning Authority and maintain the required separation distances and outlook for neighbouring residents and future occupiers.

Summary of Decision: It is considered that the amended residential development proposed on the site would be in keeping with the character of the area and would not introduce harm to the street scene. The proposal is acceptable in design terms and complies with HS4, GRE1, GR1, GR5, GR6, GR7 & SPG47 of Wirral's Unitary Development Plan, SD1 & DP3 of Regional Spatial Strategy and National Policy PPS1 & PPS3. The development is therefore deemed acceptable.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 samples of the materials to be submitted and approved prior to commencement (C59B)
- 3 Visibility splays agreed the highway. (C10E)
- 4 Scheme for protection of trees. (C71B)
- 5 No development shall be commenced until a scheme for the provision and implementation of a surface water regulation system has been approved by the Local Planning Authority. The scheme shall be completed in accordance with the approved plans before any of the housing is occupied.
- 6 Survey of bat roosts to be carried out prior to commencement (C72A)
- 7 No development until bat species has been relocated. Scheme to include details of recreated habitat for protected bat species. (C72C)
- 8 Before the development hereby permitted is first commenced, a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out in

accordance with the approved details.

Reason for conditions

- 1 Standard (CR86)
- 2 In the interests of visual amenity. Policy EM6 or HS4 of the UDP (CR66)
- 3 Highway safety (CR13)
- 4 To protect trees which are of significant amenity value to the area. Policy GR7 of the UDP (CR80)
- 5 To reduce the risk of flooding.
- 6 To ensure bat roosts are protected (CR83)
- 7 The development will detrimentally affect Policy HS4 (Criteria for New Housing Development) and has been allowed because of exceptional circumstances. In order to ensure that the Policy HS4 (Criteria for New Housing Development) are conserved, it is necessary for adequate Provision to be made to secure the recreation of the habitat outside the development area.
- 8 To ensure a satisfactory appearance and avoid overlooking having regard to HS4 of the Wirral Unitary Development Plan.

Last Comments By: 06 September 2007

56 Day Expires On: 05 November 2007

Case Officer: Mr K Spilsbury