
ITEM	APP/2007/6509	WARD Bidston and St James
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Location: Fender Way, Abbot, Barford, Berwick, Bude, Beeston, Charnwood, Chantry and Coppice Closes
Beechwood Wirral CH43 9UR

Proposal: Amendments to proposed housing types on approved application APP/2004/6217/E, plots 90 & 91, 94 & 95, 102 & 103, 106 & 107, 114 & 115 & 118 & 119 (12 new dwelling types)

Applicant: Lowry Homes Third Floor, Digital World Centre 1 Lowry Plaza Salford Quays Manchester M50 3UB	Agent: J McCall Architects No.1 Arts Village Henry Street Liverpool L1 5BS
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Development Plan allocation and policies: Primarily Residential Ares
HS4 New Residential Property
GR6
GRE1.

Planning History: APP/2004/6217 - Erection of 98 new houses and refurbishments of existing flats.
A/C 20.08.07.

Representations and consultations received: REPRESENTATIONS:
25 letters of notification have been sent properties in the area and a site notice was also displayed.

At the time of writing this report the following objections - no objections have been received.

CONSULTATIONS:

Director of Regeneration - Housing and Environmental Protection Division has no objection to the proposal.

Director of Technical Services - Traffic Management Division has no objection to the proposal and concludes that there will be no significant Traffic Management Conditions.

Directors comments: PROPOSAL
This application follows a recent approval for 98 dwellings, the proposed development consist of some minor amendments to the position of 12 dwellings. It has been indicated that the minor adjustments are a result of achieving utilities connections.

SITE AND SURROUNDING

The application site is Primarily Residential as defined in the Wirral Unitary Development Plan. The area is residential in character and there are residential properties in all compass direction which consist of terrace and semi-detached properties.

PRINCIPLE OF DEVELOPMENT

The site is allocated as a primarily residential area and thus an acceptable proposal in principle, providing the proposal does not foul of policy and not prove detrimental to the streetscene the character of the area or harmful to the neighbours.

ISSUES AND ASSESSMENT

Having assessed the proposal on site it is considered that the minor amendments to the layout of these dwellings is acceptable. In the past this type of amendment would have normally been treated as a working amendment but following a high court ruling, it has become Wirral Councils stance to request a new application for subsequent assessment. An examination of the plans has concluded that the change on site would be negligible and the Local Planning Authorities opinion on the scheme has

remained unchanged.

The Council's adopted interface distances have been achieved so it can be concluded that there would be no adverse over looking as a result if this proposal.

The design of the dwellings has remained unchanged and it is still considered that the development would not prejudice the character of the area or the streetscene in general.

HIGHWAY IMPLICATIONS

The Director of Technical Services - Traffic Management Division has no objection to the proposal.

ENVIRONMENTAL AND SUSTAINABILITY ISSUES

There are no environmental or sustainability issues that arise directly as a result of this application.

Summary of Decision: In summary the amendments to application APP/2004/6217/E is considered acceptable. The amendments do not amount to a significant amount of harm to the streetscene or the character of the area and residential amenity would not be significantly compromised. The proposal complies with policies HS4 of the adopted Wirral Unitary Development Plan and is therefore acceptable.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)

Reason for conditions

- 1 Standard (CR86)

Last Comments By: **06 September 2007**

56 Day Expires On: **30 October 2007**

Case Officer: **Mr G McGowan**