



Planning Committee

Date: Thursday, 23 January 2014

Time: 6.00 pm

Venue: Committee Room 1 - Wallasey Town Hall

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1. MINUTES (Pages 1 - 12)

To approve the accuracy of the minutes of the meeting held on 19th December 2013.'

2. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the committee are asked whether they have any personal or prejudicial interests in connection with any application on the agenda and, if so, to declare them and state the nature of the interest.

3. REQUESTS FOR SITE VISITS

Members are asked to request all site visits before any application is considered.

4. APP/13/01125: STONEACRE CAR SALES, ROWSON STREET, NEW BRIGHTON, CH45 2LU - REDEVELOPMENT OF EXISTING CAR SHOWROOM COMPRISING: DEMOLITION OF WORKSHOP AREAS; ERECTION OF SINGLE STOREY EXTENSION; ERECTION OF FREESTANDING VALET BAY BUILDING; ALTERATIONS TO ELEVATIONS, AND; EXTERNAL WORKS INCLUDING THE CREATION OF ADDITIONAL CAR DISPLAY AREAS AND REORGANISATION OF STAFF AND SERVICE PARKING AREAS. (Pages 13 - 18)

5. OUT/13/01184: UNUSED LAND, NOCTORUM DELL, NOCTORUM, CH43 9UL - ERECTION OF UP TO 4 DWELLINGS, ASSOCIATED HARD AND SOFT LANDSCAPING AND ACCESS FROM PIPISTRELLE RISE. (Pages 19 - 30)

6. **APP/13/01203: 40 CALDY ROAD, WEST KIRBY, CH48 2HQ - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT TWO STOREY DWELLING (Pages 31 - 36)**
7. **APP/13/01289: EAST VIEW FARM, PARK ROAD, MEOLS, CH47 7AU - RETENTION OF EXISTING CATTERY. (Pages 37 - 44)**
8. **APP/13/01310: 38 ELM GROVE, TRANMERE, CH42 0LA - CHANGE OF USE FROM RESIDENTIAL TO A CHILDREN'S RESIDENTIAL HOME. PROVIDE RESIDENTIAL ACCOMMODATION FOR CHILDREN AGED 7 – 17 YEARS OF AGE, WHO DISPLAY EMOTIONAL AND CHALLENGING BEHAVIOURS (EBD). ACCOMMODATION FOR UP TO FIVE CHILDREN WITH 4 SUPPORT STAFF SLEEPING IN AT THE PROPERTY OVERNIGHT. (Pages 45 - 48)**
9. **APP/13/01314: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY - RESUBMISSION OF RETROSPECTIVE APPLICATION FOR HIP TO GABLE EXTENSION AND REAR DORMER ROOF EXTENSION-AMENDED PROPOSALS. (Pages 49 - 54)**
10. **OUT/13/01316: LAND TO THE REAR OF NEW BIRKENHEAD COMMUNITY FIRE STATION, EXMOUTH STREET, BIRKENHEAD, CH41 4NF - OUTLINE PLANNING APPLICATION (ALL MATTERS RESERVED) FOR 3 NO. DWELLINGS (Pages 55 - 60)**
11. **APP/13/01354: CALDAY GRANGE GRAMMAR SCHOOL, GRAMMAR SCHOOL LANE, NEWTON, CH48 8AY - DEMOLITION OF BLOCK E AND FORMATION OF NEW FOUR COURT SPORTS HALL COMPLETE WITH ASSOCIATED CHANGING FACILITIES, STORAGE AND FITNESS SUITE, AND CAR PARK. ALTERATIONS TO EXISTING GYMNASIUM (Pages 61 - 68)**
12. **APP/13/01375: LAND TO THE REAR OF 1-4 MILL ROAD, THINGWALL - CONSTRUCTION OF 3NO. SPLIT LEVEL HOUSES ON LAND TO THE REAR OF 1-4 MILL ROAD. AMENDMENT TO PLOT 2 (Pages 69 - 76)**
13. **APP/13/01380: 17 VYNER ROAD SOUTH, BIDSTON, CH43 7PN - THE DEVELOPMENT OF 12NO 2 STOREY RESIDENTIAL DWELLINGS, ANCILLARY BUILDINGS AND ASSOCIATED ACCESS (Pages 77 - 84)**
14. **OUT/13/01403: ANCHOR COTTAGE, WALLASEY VILLAGE, CH45 3LP - OUTLINE APPLICATION FOR A RESIDENTIAL HOUSE AND GARAGE WITH ACCESS OFF WALLASEY VILLAGE ROAD (Pages 85 - 90)**
15. **APP/13/01388: 19 FRANKBY CLOSE, GREASBY, CH49 3PT - ERECTION OF A SINGLE STOREY FRONT EXTENSION (Pages 91 - 94)**

16. **APP/13/01389: 15 MOUNT ROAD, HIGHER BEBINGTON, CH63 5QA - DEMOLITION AND ERECTION OF NEW FRONT GARDEN WALL AND SLIDING ELECTRIC GATE (Pages 95 - 98)**
17. **APP/13/01412: 30 OULTON CLOSE, OXTON, CH43 0XE - FIRST FLOOR SIDE EXTENSION AND ALTERATIONS TO EXISTING FLAT ROOFS AND MONO PITCHED ROOFS. (Pages 99 - 102)**
18. **APP/13/01443: VACANT LAND VICTORIA FIELDS, TRANMERE, CH42 0PF - ERECTION OF 4 NEW BUILD BUNGALOWS (Pages 103 - 108)**
19. **APP/13/01462: 1 CLAUGHTON GREEN, OXTON, CH43 1YA - ERECTION OF A SIDE EXTENSION AND GARAGE (Pages 109 - 112)**
20. **APP/13/01498: 33 WHITEHOUSE LANE, BARNSTON, CH60 1UD - ERECTION OF FIRST FLOOR REAR EXTENSION AND ROOF ALTERATIONS. (Pages 113 - 116)**
21. **CHANGES TO THE SCHEME OF DELEGATION TO OFFICERS FOR THE DETERMINATION OF PLANNING APPLICATIONS AND PLANNING RELATED MATTERS (Pages 117 - 124)**
 - 21.1 **Appendix A: PROPOSED REVISED SCHEME OF DELEGATION (Pages 125 – 130)**
22. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 09/12/2013 AND 12/01/2014 (Pages 131 - 152)**
23. **PLANNING APPEALS DECIDED BETWEEN 01/10/2013 AND 31/12/2013 (Pages 153 - 156)**
24. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

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PLANNING COMMITTEE

Thursday, 19 December 2013

Present:

Councillor B Mooney (Chair)

Councillors	D Realey	J Walsh
	D Elderton	I Williams
	S Kelly	E Boulton
	P Brightmore	W Clements
	S Foulkes	P Hayes
	A Leech	S Mountney

170 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 21 November 2013

Resolved – That the minutes be received.

171 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked to declare any disclosable pecuniary or non pecuniary interests in connection with any of the items on the agenda and state the nature of the interest.

Councillor Leech declared a non pecuniary interest in respect of item 14 by virtue of her being a resident of the road in question. She informed the Committee that she would be approaching this item with an open mind.

172 REQUESTS FOR SITE VISITS

Members were asked to submit their requests for site visits before any planning applications were considered.

The following requests were unanimously approved:

APP/13/01203: 40 CALDY ROAD, WEST KIRBY, CH48 2HQ - Demolition of existing bungalow and erection of replacement two storey dwelling

APP/13/01314: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY - Resubmission of retrospective application for hip to gable extension and rear dormer roof extension-amended proposals.

OUT/13/01184: Unused Land, NOCTORUM DELL, NOCTORUM, CH43 9UL - Erection of up to 4 dwellings, associated hard and soft landscaping and access from Pipistrelle Rise

173 **APP/12/01377: UNUSED LAND, CARR LANE, HOYLAKE - THE ERECTION OF 26 AFFORDABLE HOMES TOGETHER WITH ASSOCIATED WORKS (AMENDED APPLICATION).**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Petitioner addressed the meeting

The Applicant addressed the meeting

A Ward Councillor addressed the meeting.

On a motion by Councillor Boulton and seconded by Councillor Kelly it was:

Resolved (12:1) That the application be refused on the following grounds:

1. The site lies within the Green Belt, where the National Planning Policy Framework and Policies GB2 and URN1 in the Wirral Unitary Development Plan make it clear that there is a general presumption against inappropriate development and substantial weight must be given to the harm arising from inappropriate development. It is not considered that very special circumstances have been demonstrated that would outweigh such harm.

2. It is considered that the proposal conflicts with the provisions of the National Planning Policy Framework and Policies GB2, LAN1 and LA7 in the Wirral Unitary Development Plan because its siting, materials, design and layout would fail to improve the character and quality of the area and would be detrimental to the openness and visual amenities of the Green Belt.

174 **APP/13/00886: BEBINGTON HIGH SCHOOL, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS - ERECTION OF A SINGLE STOREY CONSTRUCTION SKILLS TRAINING BUILDING**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Realey and seconded by Councillor Foulkes it was:

Resolved (13:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th July 2013 and listed as follows: 1201 011 (dated July 2013), 1201 019 (dated July 2013) & 1201 020 (dated July 2013)
3. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.
4. The use of the building hereby permitted shall not be used between the hours of 1600 hrs and 0900 hrs.
5. The site shall be landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site. The landscape work to be completed during the first available planting season following completion of the development hereby approved, and shall be maintained thereafter in accordance with the details contained within the approved scheme.

175 **APP/13/00960: MCDONALDS, 24 LISCARD WAY, LISCARD, CH44 5TP - TO CREATE AN OUTSIDE SEATING AREA ON THE PAVEMENT OUTSIDE/ADJACENT TO MCDONALDS, WITH UP TO 7 TABLES AND UP TO 20 CHAIRS. AREA TO HAVE RUBBISH BIN AND BE SECTIONED OFF WITH POSTS/PANELS**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Leech and seconded by Councillor Elderton it was:

Resolved (12:1) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 14 August 2013.

3. All tables, chairs and barriers shall be removed from the outdoor seating area between the hours of 19:00 hours and 07:00 hours

176 **APP/13/00975: 22 OLD GREASBY ROAD, UPTON, CH49 6LT - ERECTION OF A LOG CABIN IN THE GARDEN TO HOUSE A HOT TUB AND SAUNA (RETROSPECTIVE)**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Ward Councillor addressed the meeting.

On a motion by Councillor Realey and seconded by Councillor Elderton it was:

Resolved (13:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21st August 2013 and listed as follows: "CH43869", "APP/13/00975 - 01" and "APP/13/00975 - 02" (all undated).

177 **OUT/13/01184: UNUSED LAND, NOCTORUM DELL, NOCTORUM, CH43 9UL - ERECTION OF UP TO 4 DWELLINGS, ASSOCIATED HARD AND SOFT LANDSCAPING AND ACCESS FROM PIPISTRELLE RISE**

Resolved That consideration of this item be deferred for a formal site visit.

178 **APP/13/01203: 40 CALDY ROAD, WEST KIRBY, CH48 2HQ - DEMOLITION OF EXISTING BUNGALOW AND ERECTION OF REPLACEMENT TWO STOREY DWELLING**

Resolved – That consideration of this item be deferred for a formal site visit.

179 **APP/13/01314: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY - RESUBMISSION OF RETROSPECTIVE APPLICATION FOR HIP TO**

GABLE EXTENSION AND REAR DORMER ROOF EXTENSION-AMENDED PROPOSALS.

Resolved – That consideration of this item be deferred for a formal site visit.

180 **APP/13/01450: 30 PARKVIEW CLOSE, BIRKENHEAD, CH41 4NX - STORAGE SHED IN REAR GARDEN**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Boulton and seconded by Councillor Kelly it was:

Resolved (13:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21st November 2013 and listed as follows: 162_2013_01, 11.11.2013.

181 **APP/13/00501: PELWOOD COURT, GLEBE HEY ROAD, WOODCHURCH, CH49 8HE - RETROSPECTIVE APPLICATION FOR ADDITION OF 2 FLATS (2ND FLOOR) AND INSTALLATION OF SIX DORMER WINDOWS (AMENDMENT TO APP/07/06256)**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Clements it was:

Resolved (13:0) That the application be approved subject to the following conditions:

1. Within six months of the date of permission, the new dormers shown on Drawing No. 50_2013_01 Revision A and 50_2013_03 shall be constructed in full and retained as such thereafter.
2. Within six months of the date of this permission, the redundant vehicular access on Glebe Hey Road shall be made good up to Council footway standards and retained as such thereafter.

182 **OUT/13/00955: 19 BARNSTON LANE, MORETON, CH46 7TN - ERECTION OF 2 DWELLING HOUSES**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Mountney and seconded by Councillor Boulton it was:

Resolved (13:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout**
- (b) Scale**
- (c) Appearance**
- (d) Access and**
- (e) Landscaping**

For the avoidance of doubt, the reserved matters shall:

- i. set out the arrangements for the retention of existing sandstone boundary walls**
- ii. include a survey of existing trees and methods of protection during the construction phase**

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

3. The remainder of the undeveloped land within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

4. For the avoidance of doubt, in any subsequent application for the approval of reserved matters, the number of residential dwellings shall not exceed 2.

5. No development shall commence until a datum for measuring land levels and full details of existing and proposed ground levels, finished floor levels and the relationship with the highway taken from that datum, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented only in strict accordance with the details agreed and retained as such thereafter.

6. Notwithstanding the indicative details provided, arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previously submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

7. No development shall take place on the application site until the applicant or their agent or successors in title has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted to and approved in writing by the Local Planning Authority.

8. Before any construction commences, samples of the facing, roofing and window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

9. A scheme of acoustic glazing shall be submitted to and approved by the Local Planning Authority prior to the commencement of the development. The approved scheme shall be implemented prior to occupation of the building and shall be retained thereafter.

10. The residential dwellings shall be constructed so as to provide sound attenuation against external noise, in accordance with a scheme of works previously submitted to and approved in writing by the Local Planning Authority. The scheme shall confirm a means of attenuation with windows shut and other means of ventilation provided.

183 **APP/13/01224: 26 CLAREMOUNT ROAD, LISCARD, CH45 6UB - CONVERSION AND EXTENSION OF EXISTING GARAGE TO FORM A NEW DWELLING.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Clements it was:

Resolved (13:0) That the application be refused on the following grounds:

1. The proposal would result in a form of development having a cramped and overdeveloped appearance, which the local Planning Authority considers would have

an overbearing impact that would be detrimental to the amenities of neighbouring properties and would not provide adequate living accommodation for future occupiers due to the size of the application site. This is contrary to Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

2. In the opinion of the Local Planning Authority, the scale, design, siting and materials of the proposed development would appear visually incongruous in the street scene and would detract from visual amenity. This is contrary to Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

184 **APP/13/01226: 63 ACRE LANE, BROMBOROUGH, CH62 7BY - CONVERSION OF EXISTING FIRST FLOOR FLAT INTO 2 ONE BEDROOM FLATS WITH A FIRST FLOOR EXTENSION TO PROVIDE A FURTHER 3 ONE BEDROOM FLATS, INCLUDING CHANGE OF USE OF RETAIL GROUND FLOOR UNIT FROM CLASS A1 TO D2 (AMENDED DESIGN FROM APPROVED APPLICATION APP/13/00458)**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Hayes and seconded by Councillor Boulton it was:

Resolved (13:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 24th September 2013 and listed as follows: 112_2013_01 Rev A, (dated 10.09.13, 112_2013_02, (dated 10.09.13) & 112_2013_03, (dated 10.09.13)
3. Prior to commencement of development a scheme of sound insulation provision for both airborne & impact noise between the proposed flats and the D2 (dance studio) Use at ground floor shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and retained as such thereafter.
4. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.
5. Prior to commencement of development details of the ventilation provision for the

D1 (dance studio) use shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and retained as such thereafter.

6. The ground floor premises approved as a dance studio shall be closed between 20:00 hrs and 09:00 hrs Monday to Saturday. The ground floor premises shall be closed between 00:00 hrs and 10:00 on a Sunday and between 16:00 hrs and 24:00 hrs on Sunday.

7. Prior to commencement of development details of the new shop front serving the dance studio hereby permitted shall be submitted to and agreed in writing with the Local Planning Authority. The approved shop front shall be implemented in full and retained as such thereafter.

185 **APP/13/01347: 101 DURLEY DRIVE, PRENTON, CH43 3BG - SINGLE STOREY SIDE EXTENSION AND DECKING (BALCONY EXTENSION)**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Elderton and seconded by Councillor Clements it was:

Resolved (13:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21 October 2013 and listed as follows: 136_2013_01 (15.10.13) & 136_2013_02 (15.10.13).

3. Prior to commencement of development, details of a privacy screen to the western side elevation of the raised terrace shall be submitted to the Local Planning Authority for approval, the privacy screen shall be erected as agreed and installed prior to the first use of the raised terrace, unless otherwise agreed in writing with the Local Planning Authority, the privacy screen shall be retained as such thereafter.

186 **APP/13/01358: 47 ALISTAIR DRIVE, BROMBOROUGH, CH63 0LQ - SINGLE STOREY FRONT EXTENSION AND RENDERING TO ALL ELEVATIONS**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

On a motion by Councillor Mountney and seconded by Councillor Clements it was:

Resolved (13:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 24 October 2013 and listed as follows: 107_2013_01 dated 24.07.2013

187 **LOCAL DEVELOPMENT FRAMEWORK FOR WIRRAL – ADOPTION OF REVISED STATEMENT OF COMMUNITY INVOLVEMENT**

A report of the Strategic Director for Regeneration and Environment set out the results of a consultation that took place between July and September 2013 following the circulation of the Statement of Community Involvement. Appended to the report was; the Statement of Community Involvement (first revision) and Schedule of Responses to Consultation on Revised Statement.

Members were informed that when the final revised SCI is approved for consideration by the Cabinet Member for the Economy it will then go to Full Council for adoption.

It was suggested that some amendments be made to the document including:

- P23- To include some text to make it clear that conveyance is a civil law matter.
- P24 (para 4.46) – The Word ‘Only’ to be added before ‘When’ on the opening sentence to make clear the ruling on the rights of Petitioners and Applicants to speak.
- P24 The right of the Ward Councillor being able to speak to be inserted into Para 4.46.

Resolved – That the final revised Statement of Community Involvement attached to the report be approved with the above amendments for consideration by the Cabinet Member for the Economy for adoption by a resolution by Full Council.

188 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 21/10/2013 AND 08/12/2013**

The Strategic Director of Regeneration and Environment submitted a report detailing planning applications decided under delegated powers between 21/10/2013 and 08/12/2013.

Resolved – That the report be noted.

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Planning Committee

23 January 2014

Reference: APP/13/01125 **Area Team:** North Team **Case Officer:** Mr M Rushton **Ward:** New Brighton

Location: Stoneacre Car Sales, ROWSON STREET, NEW BRIGHTON, CH45 2LU

Proposal: Redevelopment of existing car showroom comprising: demolition of workshop areas; erection of single storey extension; erection of free-standing valet bay building; alterations to elevations, and; external works including the creation of additional car display areas and reorganisation of staff and service parking areas.

Applicant: STONEACRE MOTOR GROUP
Agent : Barraton Design Studio Limited

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

- Location: North Wirral Ford, Rowson Street, New Brighton. L45 2
Application Type: Full Planning Permission
Proposal: Alterations to elevations and construction of glazed entrance porch.
Application No: APP/94/05554
Decision Date: 16/05/1994
Decision Type: Approve
- Location: Stoneacre Car Sales, ROWSON STREET, NEW BRIGHTON, CH45 2LU
Application Type: Advertisement Consent
Proposal: 4 x internally illuminated rolled aluminium fascia panels with pushed through mounded text 2 x non illuminated rolled aluminium fascia panels 1 x non illuminated single sided welcome sign 1 x internally illuminated totem pole rolled and folded aluminium panels with fret cut pushed through acrylic graphics
Application No: ADV/10/01352
Decision Date: 21/01/2011
Decision Type: Approve
- Location: North Wirral Ford, Rowson Street, New Brighton. L45 2NA
Application Type: Full Planning Permission
Proposal: Retention of use of site for the display and sale of vehicles.
Application No: APP/94/05595
Decision Date: 23/05/1994
Decision Type: Approve
- Location: Rowson Service Station ,Rowson Street ,New Brighton
Application Type: Advertisement Consent
Proposal: Illuminated double sided poster unit
Application No: ADV/74/00077
Decision Date: 10/06/1974
Decision Type: Conditional Approval
- Location: Wirral Suzuki, Rowson Street, New Brighton, Wirral, CH45 2LU
Application Type: Advertisement Consent
Proposal: Retention of seven illuminated fascia signs, one illuminated totem pole and one non illuminated freestanding sign.
Application No: ADV/00/05134
Decision Date: 25/02/2000
Decision Type: Approve
- Location: Strikeray, T/A North Wirral Ford, Rowson Street, New Brighton. L45 2NA
Application Type: Full Planning Permission
Proposal: Extension to extraction duct and alterations to elevation.
Application No: APP/94/05347
Decision Date: 09/05/1994
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 63 neighbour notification letters were sent to adjoining properties. A site notice was also displayed. At the time of writing, a single letter of objection has been received, from the occupiers of Flat 12, Rowson Court, adjacent to the application site. The grounds of objection can be summarized as:

1. The site is closely surrounded by residential properties and the success of the business leads to nuisance through on-street parking, light pollution, blockages to the highway through servicing and deliveries, litter through marketing balloons, and noise.

CONSULTATIONS

Head of Environment and Regulation (Traffic and Transportation Division) - No objections subject to the imposition of a condition in relation to the layout of parking areas within the site.

Head of Environment and Regulation (Pollution Control Division) - No objections

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Glasman requested this application be removed from delegation and considered by the Planning Committee following representations she has received from local residents that the application would exacerbate parking and nuisance issues already experienced by local residents.

INTRODUCTION

The application seeks permission for the redevelopment of an existing car showroom and storage premises. The key element of the proposed development is the demolition of a number of existing workshop buildings, and their replacement with external used car display areas and a new extension to include vehicle parts storage. Alterations would also be made to the facades of retained buildings, altering glazing and entrance features and to the layout of areas of staff and service parking to the south and west of the site. Lastly, a new building (9m by 6.5m, height 3.2m) would be constructed on the west of the site, to provide a valet bay.

PRINCIPLE OF DEVELOPMENT

The site is designated as Primarily Residential, but is an established car showroom and service facility, permission having been granted for the retention of the use in 1994. As such the principle of this type development has been accepted in this location before. The proposed development would be considered against the criteria of UDP Policy HS15: Non-Residential Uses in Primarily Residential Areas.

SITE AND SURROUNDINGS

The application site is at the junction of Rowson Street and Pickering Road, which support predominantly residential uses. Rowson Street is steeply sloping, and parts of the application site are cut into the hill, set below properties on St James Road to the south. The site itself supports a number of metal clad workshop and display areas, as well as outdoor display and parking areas on the road frontages and to the west of the site.

POLICY CONTEXT

Unitary Development Plan (UDP) Policy HS15 applies, noting that within the Primarily Residential Areas as defined on the UDP Proposals Map, proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Lastly, the Policy states that proposals should make adequate provision for off-street car parking standards and servicing requirements.

In this instance, the proposed would result in the demolition of significant portions of the workshop buildings within the site, being replaced by areas of external display parking. Floorplans indicate that an element of servicing would be retained, though the extent of this would be reduced, the focus of the site moving towards the display of vehicles.

It is not considered that the proposed development would cause conflict with the criteria of HS15 – the alterations would reduce the scale of built development in close proximity to the closest residential

properties to the west of the site, and would provide larger areas for the storage and display of vehicles within the site. New built development proposed is appropriate in design and scale to the host buildings, and to adjoining land uses. There would be no detrimental change to character in the area, and nuisance in respect of noise and disturbance could not be anticipated from the development proposals.

A representation of opposition has been received raising questions in relation to the impact of the development to nuisances experienced from the current operation and practices of the business. It could not be concluded that the development proposed – which would reduce workshop provision and increase the provision of off-street display areas, would have additional impact to residential amenity. The uses of the site have been found acceptable through the grant of permission APP/94/05595. Should, however, poor management practices at the business lead to nuisance, it might be deemed a matter for the Head of Environment and Regulation (Environmental Protection Division).

National Planning Policy

The National Planning Policy Framework (NPPF) is a material consideration, which makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 taken as whole constitute the Government's view on what this means in practice. Parts 1 and 7 of the NPPF set out the approach to be taken to economic development, and the importance to be attributed to good design. No conflict is found with the advice set out in the Framework.

APPEARANCE AND AMENITY ISSUES

In terms of appearance, the built development elements of the proposal (a valet bay and a single-storey extension running along the western edge of the showroom building) would be appropriate in design – a block construction with cladding system being proposed. It is considered appropriate to secure details of the materials through a suitably worded planning condition.

Considering amenity, the business is established, and the proposal would reduce the built footprint of the workshop use within the site. Whilst car display areas would be enlarged, this is not considered to present significant amenity issues for adjoining residential properties, potentially having a beneficial impact to loss of amenity through the parking of vehicles within the highway.

It is considered, however, reasonable to impose conditions restricting the nature of the use of the site as currently apply, to ensure that the business continues to operate in line with permission APP/1994/05595.

SEPARATION DISTANCES

The built development set out in the application would be single storey and set in excess of 21m from the nearest facing residential properties, avoiding loss of outlook. As a non-residential proposal, privacy distances would not apply the application.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no adverse highway implications relating to this proposal. The Head of Environment and Regulation (Traffic and Transportation Divisions) has requested a suitably worded planning condition to ensure that the layout of vehicle display and storage areas within the site does not have a detrimental impact to highway safety.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no significant environmental/sustainability issues arising.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered acceptable having regard to the provisions of UDP Policy HS15, having no significant impact to character or residential amenity.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable having regard to the provisions of UDP Policy HS15 and with the National Planning Policy Framework, having no significant impact to character or residential amenity.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 24/10/2013 and listed as follows: 013/60/01 (July 2013), 013/60/03 (June 2013), 013/60/04 (July 2013), 013/60/05 (March 2012).

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

3. The use hereby approved shall only be carried out between the hours of 8am and 8pm Monday to Friday, 8am to 6pm on Saturdays and 10am to 5pm on Sundays.

Reason: In the interests of residential amenity having regard to UDP Policy HS15.

4. No additional lighting shall be installed, including movement activated lighting, without the prior agreement in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of residential amenity, having regard to UDP Policy HS15.

5. No skip shall be sited on the land without the express consent of the Local Planning Authority.

Reason: In the interests of residential amenity having regard to UDP Policy HS15.

6. No engine repairs or major mechanical repairs shall be undertaken outside the buildings

Reason: In the interests of residential amenity having regard to UDP Policy HS15.

7. The site shall not be used for the purpose of car auctions at any time.

Reason: In the interests of residential amenity and highway safety having regard to UDP Policy HS15.

8. Before any construction commences, details of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS15 of the Wirral Unitary Development Plan.

9. The customer, service parking and vehicle display areas shall be set out and demarcated in accordance with the details provided in drawing no. 013/060/3 (dated June 2013) prior to the first use of the development hereby permitted. The development shall only be implemented in accordance with the approved details, and shall be retained as such thereafter.

Reason: In the interests of residential amenity and highway safety having regard to UDP Policy HS15.

10. Car cleaning shall be restricted to the Valet Bay shown on the approved drawing no. 013/060/03 (dated June 2013), and shall not take place within other parts of the site.

Reason: For the avoidance of doubt, and in the interests of residential amenity, having regard to UDP Policy HS15.

Further Notes for Committee

1. Consent under the Highways Act is required for the proposed alterations of existing vehicular access (on Rowson Street and Pickering Road). Such works are undertaken at the developer's expense, including the relocation and/or replacement of street furniture as necessary, and the provision of crossings to a suitable standard. Please contact the Council's Highway Maintenance team on 0151 606 2004 prior to the commencement of development for further information.

Last Comments By: 22/11/2013 10:00:47
Expiry Date: 19/12/2013

Planning Committee

23 January 2014

Reference: OUT/13/01184 **Area Team:** South Team **Case Officer:** Mr M Rushton **Ward:** Claughton

Location: Unused Land, NOCTORUM DELL, NOCTORUM, CH43 9UL
Proposal: Erection of up to 4 dwellings, associated hard and soft landscaping and access from Pipistrelle Rise.

Applicant: Strachan Developments (uk) Ltd
Agent : Condy & Lofthouse Architects Ltd

Site Plan:



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Development Plan:
Density and Design Guidelines Area

Primarily Residential Area

Planning History:

Location: North of (adj) Wetherscroft, Noctorum Dell, Noctorum, Wirral, CH43 9UL
Application Type: Full Planning Permission
Proposal: Erection of 2 detached houses
Application No: APP/03/05651
Decision Date: 07/11/2003
Decision Type: Refuse

Location: North of (adj) Wetherscroft, Noctorum Dell, Noctorum, Wirral, CH43 9UL
Application Type: Full Planning Permission
Proposal: Erection of 2 detached houses
Application No: APP/02/06331
Decision Date: 12/08/2002
Decision Type: Withdrawn

Location: Pipistrelle Rise, NOCTORUM DELL, NOCTORUM, CH43 9UL
Application Type: Full Planning Permission
Proposal: Retention of gates and engineering operation.
Application No: APP/12/01147
Decision Date: 23/01/2013
Decision Type: Refuse

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's adopted Guidance on Publicity for Planning Applications, 19 letters of neighbour notification were issued to adjoining residents and a number of Site Notices displayed. At the time of writing a petition of objection listing signatures from 26 households has been received, and representations of objection have been received from the occupiers of 14 properties – no.s 1 and 9 Pipistrelle Rise, no.s 7, 9, 11, 13, 15, 18 and 21 Wernbrook Close, no.s 19a and 21 Noctorum Dell, Flat 3 Merida West Road. Representations have also been by the occupiers of 23 Duncan Drive, Greasby and 41 Waun Gron, Pontardawe, Swansea – raising concerns at the development directly, and on behalf of parents residing at Wernbrook Close. A number of the properties have submitted a number of representations, either from different individuals within the household, or raising additional issues.

The grounds of opposition can be summarised as follows:

1. Detrimental impact to wildlife – bats, foxes, birds, great crested newts
2. Concern at further tree loss, and damage to root systems through the development (including access roads and parking areas)
3. Increased strain to drainage infrastructure, which is at capacity (as evidenced by recent events)
4. Concern at sewerage problems
5. Concern at surface water flooding – particularly with the removal of trees and given the lack of soil and loose sandstone substrate within the site
6. Detrimental impact to the environment through loss of one of the few remaining areas of open land with mature trees and natural habitat
7. Loss of view
8. Overlooking and privacy issues to gardens and property (bedroom windows) within Wentworth Close, and other surrounding property
9. Loss of light/overbearance from the three storey development proposed
10. Noise disruption
11. Overdevelopment of the area, given the amount of green field development undertaken in recent years (e.g. at Wethersfield House, West Road, Bidston Road)
12. Traffic impacts to Noctorum Dell and Pipistrelle Rise, during the construction process and once built, Pipistrelle Rise being unsuitable as an access given its narrowness (difficulties for

- servicing) and the absence of a pavement,
13. Character and appearance concerns - three storey houses would be inappropriate in an area dominated by two storey development, particularly with the change in levels; the design would be an eyesore; the site currently provides a visual break between high density areas of housing; the properties would not be in keeping
 14. It was understood that the site is part of the 'protected' Noctorum Ridge, and cannot be built on
 15. Properties at the top of Wernbrook were restricted to bungalow height – planning did not allow them to be above 1 storey
 16. Concern at the impacts of development to the health of adjoining residents (it is indicated that an adjoining resident had suffered a stroke, and cannot cope with noise and change)
 17. Concern at impacts of construction to Pipistrelle Rise – stressful and disturbing to the young and the elderly on this quiet residential street
 18. Concern at loss of value to property
 19. The illegal activities undertaken at the site, including felling of trees and the erection of inappropriate fencing, instill a feeling that the developer will not comply with any planning rules once started
 20. The site is green field and should not be developed

CONSULTATIONS

Head of Environment and Regulation (Traffic and Transportation Divisions) – no objection subject to requirement for full details to be submitted of the proposed entrance point to the development, including works to provide a dropped kerb access and relocate a lighting column.

Head of Environment and Regulation (Environmental Health Division) – no objection.

Merseyside Fire and Rescue – no objection, observations/information provided regarding water supplies and fire appliances.

Wirral Wildlife – note that the site was the subject of police investigation when TPO trees containing bird nests and probably a bat roost were felled without permission in the summer of 2012. Unfortunately the police do not seem to have been able to proceed with a prosecution. Given this, Wirral Wildlife are pleased that the current application has presented detailed ecological survey work and a woodland management plan. Bidston ridge is a major hot spot for bats in Wirral, and the loss of roost sites is probably the biggest problem in maintaining that, as the roosts are in trees and older buildings. No trees should be removed before a bat emergence survey has been undertaken [NB: survey work was undertaken in response to this comment, and is summarized below], and if roosts are found, then a license will be needed from Natural England and suitable mitigation must be agreed with them. It is agreed that the presence of badgers is most unlikely in this area. Conditions are recommended to ensure that all retained trees are protected, to implement the recommendations of the arboricultural report regarding ground protection, and to enforce the recommendations of the ecological report. A condition or legal agreement should be applied to ensure the woodland management plan is implemented, and that monitoring is subsequently carried out, to ensure no net loss of biodiversity.

United Utilities – no objection, subject to the imposition of a condition requiring a scheme in relation to the disposal of foul and surface waters at the site.

Environment Agency – the EA are not aware of any surface water flooding occurrences at the site. Modeled information on surface water flooding suggests that the site is not at risk.

Director's Comments:

Consideration of this application was deferred from Planning Committee on 19 December 2013 to allow Members to carry out a formal site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition signed by more than 25 separate households has been received. As such, under the provisions of the current Scheme of Delegation for Determining Planning Applications, this application is required to be considered and determined by the Planning Committee.

INTRODUCTION

The application submitted seeks outline planning approval for the erection of 4 dwellings on an a greenfield site accessed via Pipestrelle Rise. The application seeks approval of the means of access to the site, landscaping, and the scale of the development (scale meaning: the height, width and length of each buildings proposed within the development), but reserves the matters of layout and appearance for consideration as reserved matters.

PRINCIPLE OF DEVELOPMENT

The site is within a designated Primarily Residential Area. As such, the principle of a residential development is acceptable.

SITE AND SURROUNDINGS

The application site has not been previously been developed, and remains open and vegetated. The site supports a number of significant mature trees and other vegetation, areas of stone rubble, lengths of boundary fencing and hedging. The site is steeply sloping from north east to south west. The surrounding land uses are residential - to the east Pipestrelle Rise is immediately adjacent - a narrow residential road serving 9 properties, which ends in a turning head adjacent to the site. To the north/north east is Buerton Close, the rear boundary of no. 12 Buerton Close sharing a boundary with the site. To the north, a large property Merida is subdivided into three units and set within landscaped grounds. To the west Wernbrook Close runs up to the application site, with no.s 13, 15 and 18 sharing a boundary with the application site. Lastly, to the south Noctorum Dell passes the site. The parts of this road adjacent to the site are 'unmade' and unadopted, but provide access between the adopted sections of Noctorum Dell to the west and Wethersfield Road.

POLICY CONTEXT

National Planning Policy Framework

Unitary Development Plan
HS4: Criteria for New Housing Development
HS5: Density and Design Guidelines Area
GR5: Landscaping and New Development
GR7: Trees and New Development
NC01: Principles for Nature Conservation
NC7: Species Protection
WA1: Development and Flood Risk

Joint Waste Local Plan for Merseyside and Halton - formally adopted with effect from 18 July 2013.

Other

SPD4 - Parking Standards
SPD2 – Density and Design Guidelines, Noctorum Ridge
SPG14 – Residential Roads and Footpaths

Submission Draft Core Strategy DPD

Policy CS21 - Criteria for New Housing Development

The application site is designated within the adopted Unitary Development Plan (UDP) for Primarily Residential Purposes. As such, the principle of development is acceptable, subject to consideration of UDP Policy HS4 and any other material considerations.

Policy HS4 establishes a number of criteria that must be met if new housing development is to be permitted, as follows:

(i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;

(ii) the proposal not resulting in a detrimental change in the character of the area;

(iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;

(iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;

(v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;

(vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and

(vii) the provision of adequate individual private or communal garden space to each dwelling.

The policy also sets out that for all proposals whose main elevations are parallel to other residential properties, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

Unless it can be demonstrated that privacy would not be unduly affected, habitable room windows directly facing each other should normally be at least 21 metres apart. Main habitable room windows should normally be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three storey development adjacent to two storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

SPG2 Noctorum Ridge Design & Density Control Guidelines, which supplements UDP Policy HS5 seek to ensure that future development safeguards as many natural features as possible in neighbourhoods of high environmental quality.

The proposal is in outline at this stage, and so final conclusions cannot be drawn on matters of appearance or layout of the site, however, indicative plans seek to demonstrate that a layout for the quantum (4 dwelling houses) of development can be satisfactorily achieved.

The proposal is for a relatively low density proposal, which would achieve a relatively generous spacing, provision of private amenity space, would enable retention of trees at the site, and landscaping, including boundary treatment has been detailed in compliance with UDP Policies GR5 and GR7. The density achieved, and the scale of development proposed is in line with the recommendations of Policy HS5 with regards Density and Design.

Access

Turning to criteria (iii), indicative detail has been provided in relation to car parking and access to the properties. Full details have been provided in relation to access to the site from Pipestrelle Rise, with a new drop kerb proposed to allow continuation of the current road, the installation of 1.8m high electronic gates, block paving surfaces to the driveway access, and the cladding of an existing blockwork retaining wall to the north side of the access point. It is considered that the details provided would create a satisfactory access to the development, and the details provided provide for a satisfactory appearance to the entrance that it is deemed can overcome the reasons for refusal of planning permission APP12/01147. Whilst provision of parking spaces within the development might be considered a matter reserved (layout not being detailed in the current application), the number of garaging and parking spaces provided within the development does not highlight conflict with Policy HS4, nor with SPD4: Parking Standards. The Head of Environment and Regulation (Traffic and Transportation Divisions) has raised no objection to the proposed development. Highway and Traffic Implications are considered further below.

Scale

The application seeks approval of the scale of development - that is the widths, lengths and heights of the residential units within the proposal. Criteria (i) and (ii) of Policy HS4 are relevant here, requiring

that the proposal is of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development, and requiring that the proposal does not result in a detrimental change in the character of the area.

The keenest impacts of the scale of the development would be felt on Wernbrook Close, to the west of the application site. The majority of this residential street supports two storey residential properties, though there are two bungalows at the head of the close, immediately adjacent to the development site. The proposal indicates 3 residential dwellings close to the party boundary with these properties, that would be part 2-storey, part 3-storey. The dwellings would, however, be partly cut-into the slope of the site - and the applicant has confirmed that the intention is to limit habitable room windows to the ground floor on the elevations facing west - outlook to 'upper' floors would be limited to the east facing elevations, or south facing elevations (over patio areas proposed). Given this, the scale does not raise concerns of privacy or overlooking. The proposed dwellings would be set at a distance of not less than 19m from the rear elevations of the bungalows, and other surrounding properties (13 Wernbrook Close, Wetherscroft and no. 20 Noctorum Dell), and greater separation distances are achieved to those parts of the proposed dwellings that are three storey (at least 25m). There is a difference in ridge levels of approximately 2.3m indicated to the two storey parts of the proposed dwellings, 7.3m to the three storey elements, and as a result, even with blank or non-habitable elevations facing, a separation distance in excess of 14m should be achieved to avoid loss of outlook and overbearance from the dwellings proposed. The distances achieved are, however, considered sufficient to avoid loss of outlook - bearing in mind the layout indicated (in which the proposed dwellings would only partially face the bungalows), the slope of the land in between the properties (the rear gardens of properties on Wernbrook slope up to the party boundary), and intervening boundary treatment existing and anticipated.

In terms of impacts to the garden areas of the properties on Wernbrook, generally, buildings would be set at no less than 7m from the party boundary. Given this, it is not considered that there would be undue overbearance to the properties to the west.

The fourth dwelling proposed would be adjacent to the side boundary of no. 17 Pipistrelle Rise, but is indicated as a single storey building, and is set away from the shared boundary by at least 5m (10m in the case of the main facing elevation). It is considered that the indicative layout confirms that a building of this scale would be acceptable.

Considering criteria (ii) - the character of the area, it must be borne in mind that appearance and layout are reserved matters in this instance. However, it is noted that the proposed dwellings will be prominent in Wernbrook Close. That said, the density of development proposed, and the relationship set out in indicative plans does not suggest an impact to character that would warrant refusal of outline permission. The details provided at the reserved matters will be important in confirming an acceptable relationship and avoiding harm to character through sympathetic design and material choices.

APPEARANCE AND AMENITY ISSUES

Appearance is a reserved matter, for which approval is not sought at this stage. Considering amenity issues, the issues of loss of privacy, overlooking and overbearance have been considered above in the appraisal of the scale of development put forward. Concerns have been raised at the potential impact to amenity of vehicle movements to access the site from Pipistrelle Rise. The development would add vehicle movements from 4 additional properties to a road currently serving 9 properties. It is not considered that this increase in use of an established and adopted road would result in detrimental harm to amenity. No. 17 Pipistrelle Rise would be immediately adjacent to the entrance gates proposed, but the front elevation of this property is set 5m from the back of pavement, behind a paved parking area. Whilst there would be some impact to this property through vehicle movements, it is not considered that the level of impact to amenity would be sufficient to be unreasonable or warrant refusal of permission.

SEPARATION DISTANCES

As noted above, since the appearance and layout of the development (including internal layouts and window locations) are reserved matters in this instance, conclusions cannot be drawn in relation to privacy and outlook - however, the indicative details and information provided sets out that adequate separation distances can be achieved which it is considered would accord with the standards

normally adopted by the Local Planning Authority.

HIGHWAY/TRAFFIC IMPLICATIONS

The Head of Environment and Regulation (Traffic and Transportation) has raised no objection to the proposed development, considering that there are no significant highway or pedestrian safety concerns, nor traffic congestion issues arising from the proposed development. A condition is proposed to secure the detail of work to provide a means of access to the site. It is noted that within the site itself, the land steeply slopes from north east to south west, and that appropriate surfacing and contouring (as well as passing places) will need to be considered by the applicant in order to create a safe environment within the development itself - such matters are not, however, considered to be within the remit of a planning decision.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Flora and Fauna

The site is unusually rich in flora and fauna for its urban location, the mature trees and range of habitats within the site being a key feature. The potential impacts of the development to these features must be assessed, having regard to UDP Policies GR7 and NC7 in particular, and proposals for the future landscaping and management of the site appraised similarly. In this instance the applicant has undertaken a number of assessments to inform the development proposed - an Arboricultural Impact Assessment, a Report on Ecological Issues (following an Extended Phase 1 Ecological Assessment of the site), a Badger Survey, and a full Bat Roost Assessment (including Emergence Survey). In addition, a Landscape Management Plan has been drafted.

The outline application does seek to agree the landscaping approach to the site - notably, the removal of a number of existing trees (3 individual trees, and a grouping) is proposed. The arboricultural information submitted confirms that the development would avoid loss of the most important trees within the site - the three individual trees to be removed are categorized as C2 or U against British Standard BS5837:2012, whilst the group of trees is not of value, consisting scrub (self seeded sycamore and cypress). The survey proposes the replacement of these trees, with the southern portion of the site identified as a potential location. Tree removal aside, works are also suggested to manage a number of remaining trees through pruning, and measures are set out for the protection of retained trees, and for the approach where works are proposed within root protection areas. All driveway and path areas are proposed as 'no dig' structures, with porous surface membranes built up to avoid damage to root systems.

A condition will be required to secure a detailed Tree Protection Method Statement prior to the commencement of development, to add detail to the measures set out in the arboricultural report. However, the design of the proposed development is considered to avoid potential impact to valuable trees within the site, utilizing the open areas of land at the east and west.

Considering fauna, the name of the adjoining residential street highlights the prevalence of bat species in the immediate area. The mature oaks within the site have high potential for roosting bats. The survey work undertaken clarifies, however, that the trees proposed for removal are not in use. Emergence surveys were undertaken by accredited ecologists in late September, as well as inspections of the tree themselves. Whilst bats were observed foraging, particularly amongst oak trees to the east and across edging to the west, the trees to be removed showed no signs of roosting bats.

Similarly, the presence of badgers was ruled out by the survey work undertaken, as were Great Crested Newts and a number of other statutorily protected species.

The site does provide extensive habitat for nesting and foraging birds, and the submitted information recommends the avoidance of bird breeding season for any clearance work undertaken. In terms of mitigation, a number of measures are set out in the documents submitted: bird and bat boxes, bat bricks, planting of native trees to support wildlife, timing of construction works and lighting measures to avoid impacts to bats.

The Woodland Management Plan submitted outlines the approach that can be taken to the future of the site (over a 10 year period) to retain it as a native woodland with Oak as a predominant species, promoting natural regeneration of the habitat and maintaining wildlife corridors and flora for local

dependent wildlife. Wirral Wildlife have reviewed the proposal and recommend that a condition be applied to ensure the management plan is implemented. It is considered that the plan can retain the biodiversity value of the site despite residential development and meet the requirements of Policies GR5, GR7, NC01 and NC7, and a condition is proposed to secure the submission and subsequent implementation of the management approach.

Drainage

Concerns have been raised by neighbouring residents about the potential impact from the development to surface water flooding, and to mains drainage (surface water and foul). who indicate that there have been recent problems linked to the implementation of a permission for residential units at Wethersfield House. The applicant has employed a drainage engineer to consider the options for connection to suitable outfalls. The applicant's drainage appraisal suggests a range of options for dealing with surface water and foul water. There are three 'traditional' options - with a connection to the nearest public sewer connection - either through a gravity outfall to Wernbrook Close (seeking an easement with one of the landowners), connection to a combined sewer and/or surface water outfall on Noctorum Dell (either through gravity or with a pumped scheme), or connection with a pumped scheme to the system within Pipestrelle Rise. Alternatively, localised soakaways might be installed to operate within the site in conjunction with porous paving/surfacing if soil infiltration tests support that means.

Whilst at this stage it is unclear which of the above methods would prove possible or most advantageous, it is clear that there are options for the suitable drainage of the site. A planning condition can be applied to ensure the finalised drainage method is considered in more detail before any development takes place'

HEALTH ISSUES

There are no health implications relating to this application.

National Policy

NPPF establishes a positive presumption in favour of sustainable development, sustainable development being defined by paragraphs 18 to 219 of the NPPF, taken as a whole. Paragraphs 14, 73-74, and Part 6 of the NPPF are particularly relevant to this development proposal.

Whilst the site is outside the definition of previously developed land set out in the NPPF and the core principles of the framework include the need to encourage the effective use of land by reusing land that has been previously developed, it must be noted that the site is located within the urban area and bus services are provided from Townfield Rd.

On balance, the proposal can be considered a sustainable development (as defined by the NPPF paragraphs 18 to 219), subject to the implementation of planning conditions and as such there is a presumption in favour of development.

CONCLUSION

The proposal would provide an acceptable form of development, the detail provided confirming that the principle of a residential use, and the scale and access to the development would accord with the criteria set out in HS4: Criteria for New Housing Development; HS5: Density and Design Guidelines Area; GR5: Landscaping and New Development; GR7: Trees and New Development; NC01: Principles for Nature Conservation; NC7: Species Protection, and; WA1: Development and Flood Risk, and well as the National Planning Policy Framework.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal would provide an acceptable form of development, the detail provided confirming that the principle of a residential use, and the scale and access to the development would accord with the criteria set out in HS4: Criteria for New Housing Development; HS5: Density and Design Guidelines

Area; GR5: Landscaping and New Development; GR7: Trees and New Development; NC01: Principles for Nature Conservation; NC7: Species Protection, and; WA1: Development and Flood Risk, and well as the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout
- (b) Appearance

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

3. The remainder of the undeveloped land within the site shall be suitably landscaped in accordance with a detailed scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality, having regard to UDP Policy GR5.

4. Notwithstanding the details provided, full details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

Reason: In the interests of residential amenity and to ensure a satisfactory appearance to the development, having regard to UDP Policy HS4.

5. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 10th September 2013, referenced 12-113-100, 12-113-01 Rev A, 12-113-101 and 12-113-105 (all dated June 2013)

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

6. For the avoidance of doubt, in any subsequent application for the approval of reserved matters, the number of residential dwellings shall not exceed 4.

Reason: In the interests of residential amenity, and to define the permission, having regard to UDP Policy HS4 and the National Planning Policy Framework.

7. NO DEVELOPMENT SHALL TAKE PLACE BEFORE until a datum for measuring land levels and full details of existing and proposed ground levels, finished floor levels and the relationship with the highway taken from that datum, have been submitted to and agreed in writing by the Local Planning Authority. The development shall be implemented only in strict accordance with the details agreed and retained as such thereafter.

Reason: In the interests of residential and visual amenity, having regards to UDP Policy HS4.

8. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme for the protection of retained trees - The Tree Protection Plan (section 5.5, BS 5837:2012, Trees in Relation to Design, Demolition and Construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include:

A; the details of each retained tree as required at section. 4.4 of BS5837 in a separate schedule.

B; a plan or relevant drawings, including proposed site layout plans, to a scale and level of accuracy appropriate to the proposal that shows constraints posed by existing trees (section 5.2 BS 5837), the position, crown spread and Root Protection Area (section 4.6 of BS5837) of every retained tree on site and on neighbouring or nearby ground to the site in relation to the approved plans and particulars. The positions of all trees to be removed shall be indicated on this plan.

C; a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.

An arboricultural method statement (section 6 BS 5837) containing;

D; the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.

E; the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).

F; the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).

G; the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).

H; the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.

I; the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)

J; the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.

K; the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).

L; the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).

The development shall be implemented in strict accordance with the approved scheme.

Reason: To protect trees which are considered to have significant amenity value to the area and to accord with Policy GR7 of the Wirral Unitary Development Plan.

9. The reserved matters application shall include a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for

the undeveloped areas of the site indicated on approved drawing 12-113-100 (dated June 2013). The management plan shall be submitted to and approved by the Local Planning Authority prior to the first occupation of the development. The landscape management plan shall be carried out in full, in accordance with the timetable included, as approved.

Reason: In the interests of the amenity of the future occupiers of the development and to comply with Policies HS4 and GR5 of the Wirral Unitary Development Plan.

10. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy EM8 of the Waste Local Plan.

11. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy EM9.

12. PRIOR TO COMMENCEMENT OF THE DEVELOPMENT hereby approved, full details of the means of access to the site from Pipistrelle Rise, including dropped kerbs and a scheme of works to secure the relocation of the streetlight shall be submitted for approval in writing by the Local Planning Authority. The works shall be undertaken in full in accordance with the approved details prior to first occupation of the development hereby authorised and shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995, as amended (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or extensions (classes A, B, C, D or E) to the dwellings hereby granted permission shall be erected unless expressly authorised.

Reason: In order to protect the character of the area and to accord with Policy HS4 of the Wirral Unitary Development Plan.

15. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme for the disposal of foul and surface water drainage has been submitted to and approved in writing by the Local Planning Authority. For the avoidance of doubt, surface water must drain to separately from the foul, and no surface water shall discharge directly or indirectly to existing foul or combined systems, and any surface water draining to a public surface water sewer shall be restricted to a maximum pass forward flow of 6 l, unless otherwise agreed in writing by the Local Planning Authority. No part of the development shall be brought into use until the drainage system has been constructed and completed in accordance with the approved plans.

Reason: To prevent undue surface water run-off, risk of flooding or damage to trees and to accord with Policies WA1, WA2, and GR7 of the Wirral Unitary Development Plan, and the National Planning Policy Framework.

16. NO DEVELOPMENT SHALL TAKE PLACE BEFORE, a detailed scheme for the preservation and enhancement of biodiversity within the development site shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall then be implemented in full in a timescale to be agreed in writing with the Local Planning Authority, and shall detail measures for the replacement of habitat as set out in the submitted extended Phase 1 Habitat appraisal.

Reason: To secure the wildlife value of the site as required under policy NC01 and NC7 of the Wirral Unitary Development Plan Policy, and the NPPF

17. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive.

Reason: To protect birds during their breeding season

Last Comments By: 03/11/2013 15:40:57
Expiry Date: 05/11/2013

Planning Committee

23 January 2014

Reference: APP/13/01203	Area Team: North Team	Case Officer: Mrs S Lacey	Ward: West Kirby and Thurstaston
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Location:	40 CALDY ROAD, WEST KIRBY, CH48 2HQ
Proposal:	Demolition of existing bungalow and erection of replacement two-storey dwelling
Applicant:	Mr & Mrs Chard
Agent :	The Kenefick Jones Partnership

Site Plan:



Development Plan Designation:
Primarily Residential Area

Planning History:

Location: 40, Caldy Road, West Kirby. L48 2HQ
Application Type: Full Planning Permission
Proposal: Erection of single storey front extensions.
Application No: APP/96/06617
Decision Date: 23/12/1996
Decision Type: Approve

Location: 40 Caldy Road, West Kirby, Wirral, L48 2HQ
Application Type: Full Planning Permission
Proposal: Erection of a garage to the front
Application No: APP/97/06813
Decision Date: 30/01/1998
Decision Type: Approve

Location: 40, Caldy Road, , West Kirby, Wirral. L48 2HQ
Application Type: Full Planning Permission
Proposal: Erection of single storey front extensions (amended scheme).
Application No: APP/97/06110
Decision Date: 09/09/1997
Decision Type: Approve

3. Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 8 letters of notification were sent to neighbouring properties. A site notice was displayed. A qualifying petition of objection (signatures from 25 separate households) and 8 individual objections were received from no.s 38, 42, 47, 49, 51, 53, 55 Caldy Road and 35 York Avenue citing the following concerns:

1. Overbearing impact on adjacent property of 42 and 38 Caldy Road by reason of its size and siting and the topography of the land,
2. Loss of sunlight, the proposal does not achieve the 45 degree rule
3. Loss of privacy and overlooking to neighbouring properties and gardens due to the height of the proposal and the balcony, contrary to policy and the Human Rights Act in particular Protocol 1, Article 1 and 8;
4. Detrimental impact upon residential amenities by reason of design, harm to character of the area, scale and density
5. The proposal does not respect local context and street pattern, in particular roof heights / roof line and specifically, the scale and proportions of surrounding buildings, and a 2 storey development adjacent to a bungalow would be out of the character of the immediate area;
6. The plans are not detailed enough;
7. Request Committee Members visit the site;
8. No.38 Caldy Road has a bedroom window on the side elevation 6-10m away facing the proposed two-storey building, resulting in loss of light;
9. Overshadowing of No.38 Caldy Road;
10. The proposal would phase out the natural slope of the roofline travelling north along Caldy Road;
11. Other properties have not been given permission to raise the roofline;
12. No.38 and 40 Caldy Road were built as a 'pair' of bungalows and the replacement building would disrupt the streetscene.

CONSULTATIONS

Head of Environment & Regulation (Highway Management Division) - no objections to the proposal

Merseyside Fire and Rescue made reference to document B5 of the Building Regulations.

Director's Comments:

Consideration of this application was deferred at Planning Committee on 19 December 2013 to allow for a formal site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of 25 signatures from separate households has been received.

INTRODUCTION

The application proposes the erection of a replacement two-storey dwelling house on the site of an existing bungalow.

PRINCIPLE OF DEVELOPMENT

The site is designated as a Primarily Residential Area in the Wirral Unitary Development Plan and is subject to UDP Policy HS4 'New Housing Development' and the NPPF. The proposal is acceptable in principle.

SITE AND SURROUNDINGS

The site comprises a large residential plot (measuring 2230 square metres approximately) accessed off Caldy Road. The site is designated Primarily Residential Area and the land slopes down to the west and the north-west. There are a mix of housing designs in the area, including large detached brick and rendered two-storey properties, and bungalows. No.42 is a detached two-storey brick dwelling set forward of the existing bungalow. No.38 is a brick bungalow with dormer window to rear elevation set back from the existing property and set at a lower level. There is a sandstone wall to the front boundary, 2m high wooden fences to the side and rear boundaries, and sporadic vegetation to all boundaries.

POLICY CONTEXT

The application shall be assessed against UDP policy HS4 'New Housing Development' and the National Planning Policy Framework. Policy HS4 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. The NPPF was published on 27th March 2012 and supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should and make a positive contribution to an area and use opportunities to improve the character and quality of an area.

APPEARANCE AND AMENITY ISSUES

The proposal is considered acceptable in scale, design and siting, and is not considered detrimental to the amenities of neighbouring properties or the character of the street scene. The principle of a replacement two-storey property on the site of a bungalow is considered acceptable as the immediate vicinity is characterised by mixed design and scale properties (including large detached properties and smaller bungalows all situated on large plots), and the adjacent property No.42 is a large two-storey property set forward, and the proposed two-storey dwelling will sit well adjacent to this.

The footprint has been reduced when compared to the existing bungalow, and is sited approximately in the position of the existing footprint, to continue the staggered building line along Caldy Road. The applicant has provided a streetscene elevation to indicate the height of the proposed building will sit between the adjacent two-storey property and bungalow, with good spacing remaining between the properties to prevent an overdeveloped appearance. No.38 is a bungalow, but the proposal is not considered to form an overbearing structure as the building is 8m away. Both No.42 and 38 have their principle outlook to the front and rear of their properties. When calculating the 45 degree outlook from the rear windows of No.42, the proposal is 18m away from the rear window, which exceeds the 14m separation distance the LPA expects between properties of similar sizes. There are no primary habitable windows on the side elevation of No.42, and the proposal is set further back and lower than No.42. As such the proposal is not considered to have an overbearing impact when viewed from No.42, or result in loss of outlook. No.38 is set further to the rear of the site and at an angle, and as such the proposal will not have a detrimental impact to the rear habitable windows. The windows at the front elevation achieve the 45 degree outlook. There is a bedroom window in the side elevation which will be within 8m of the two-storey side elevation. However the window is already within 4m of the boundary treatment fence and it is considered this window already only receives limited light and outlook onto the existing bungalow, and as such this window holds less weight as its outlook and light

received is already limited. As such the proposal is not considered to have an overbearing impact to No.38 or result in loss of outlook.

The design of the property in a streetscene of mixed design properties is considered acceptable, and the elevations, bay windows and roof scape are broken-up to provide interesting elevations. There are a mixture of roof designs in the area, and the proposed hipped roof design reduces the impact on surrounding properties. It is considered reducing the height of the ridge would provide a more stepped appearance between the properties, but would lose the quality appearance of the taller sloped roof. There is an existing drop in ridge levels between the existing buildings No.40 and No.42. Materials can be conditioned to ensure a good quality finish. It is not considered harmful to the character of the area or the amenities of surrounding properties. The proposed dwelling is not considered to overdominate the neighbouring properties, and is considered acceptable within an area of mixed design. The siting of the proposal is considered acceptable, and there remains a reasonable spacing between the properties, reflecting the spacious character of the area. The dwelling has adequate private amenity space and adequate vehicle parking. There are trees to the site boundary which can be retained. There is reasonable outlook and good levels of light from the living area and the main bedrooms. The proposal is not considered to affect the outlook from neighbouring properties. The proposal complies with policy HS4 and the NPPF.

The proposal is not considered to result in loss of light or significant overshadowing to neighbouring properties. The proposal is to the north of No.42 and will not result in loss of direct sunlight to habitable windows. The proposal is to the south of No.38, but its position adjacent to the bungalow is not considered to result in significant loss of light to the principle front or rear windows, or to the large garden. The proposal may result in some loss of light to the south facing window in the side elevation window of No.38, but this ground floor window is already adjacent to a fence and a side elevation of the existing bungalow.

Objections regarding a breach of the Human Rights Act does not fall within planning remit. The submitted plans are to scale and the level of detail is considered sufficient to make a decision. Under Committee protocol only a Councillor can request Committee Members visit the site. Each planning application is assessed on its own merits. It is not considered no.38 and 40 Caldly Road read as a 'pair' of bungalows as they are different in design.

SEPARATION DISTANCES

SPG11 states habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. There is a 65m separation distance to No.35 York Avenue to the rear of the site. There is a 55m separation distance between No.49 Caldly Road opposite the site. As discussed above, no.38 has a bedroom window in the side elevation which will be within 8m of the two-storey side elevation, however it is considered this window which is already within 4m of the boundary treatment fence and 6.5m of the existing bungalow experiences limited light and outlook, and this window holds less weight than the principle windows to the front and rear of the property.

The proposed balcony can be screened to the south elevation to prevent occupiers leaning over to view the rear windows and patio area of No.42. This should be conditioned. The two-storey outrigger will prevent any direct overlooking to the windows of No.38. Whilst concerns were raised the first floor windows and balcony will increase overlooking into neighbouring gardens, it is considered the proposal is acceptable given the size of the neighbouring properties, and first floor windows and balconies are already a feature of the area.

The first floor windows in the side elevations can be conditioned in obscure glazing to prevent overlooking. The proposal is not considered to result in direct overlooking or loss of privacy to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposed access is of sufficient width and the proposal will not result in highway safety implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental/sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered to be of a scale and design which would not result in a detrimental change in the character of the residential area. The proposal is deemed acceptable due to the lack of significant impacts on the amenities of neighbours on every side. The proposal is not considered to result in loss of outlook, privacy, daylight or sunlight to neighbouring properties. As such the proposal complies with Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered to be of a scale and design which would not result in a detrimental change in the character of the residential area. The proposal is deemed acceptable due to the lack of significant impacts on the amenities of neighbours on every side. The proposal is not considered to result in loss of outlook, privacy, daylight or sunlight to neighbouring properties. As such the proposal complies with Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 23 September 2013 and listed as follows: 001 (dated 05th September 2013), 002 (dated 18th July 2013), 003 (dated 05th September 2013), 004 (dated 05th September 2013), 005 (dated 05th September 2013), 006 (dated 05th September 2013), 007 (dated 30th August 2013), 008 (dated 05th September 2013), PMS13161 (dated 12/08/13), and the additional drawing submitted 2nd November 2013 reference 010 (dated 02nd November 2013).

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

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of a proposed screen to the south elevation of the first floor balcony (adjacent to No.42 Caldly Road) shall be submitted to and approved in writing by the Local Planning Authority. The screen shall be non-transparent and 1.7 metres in height above finished floor level. The screen shall be

implemented prior to the occupation of the development hereby approved, and retained thereafter.

Reason: To protect the privacy of neighbouring properties.

5. The first floor windows in the side elevations facing north and south shall not be glazed otherwise than with obscured glass and fixed shut and thereafter be permanently retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS4 of the Wirral Unitary Development Plan.

6. NO DEVELOPMENT SHALL TAKE PLACE BEFORE a survey of existing and proposed ground levels, sections across the site (with a datum outside the site) and details of the finished slab level for each property shall be submitted in writing to the Local Planning Authority. The ground levels across the site and finished floor levels for each property shall be as per the approved plans.

Reason: In the interests of privacy and amenity of neighbouring occupiers and to ensure that the development complies with Policy HS4 of the Wirral Unitary Development Plan.

7. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building hereby approved.

Reason: To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy HS4 of the Wirral Unitary Development Plan.

Last Comments By: 23/10/2013 11:50:33

Expiry Date: 18/11/2013

Planning Committee

23 January 2014

Reference:
APP/13/01289

Area Team:
North Team

Case Officer:
Mr M Rushton

Ward:
Hoylake and Meols

Location: East View Farm, PARK ROAD, MEOLS, CH47 7AU
Proposal: Retention of existing cattery.
Applicant: Ms J Mason
Agent : WIRRAL PLANNING ADVICE & APPEALS SERVICE

Site Plan:



Development Plan Designation and Policies:

Green Belt
Coastal Zone

Planning History:

Location: East View Farm, Park Road, Meols, Wirral, CH47 7AU
Application Type: Lawful Development Certificate Existing
Proposal: Certificate of Lawful Development for use as kennels.
Application No: LDC/07/06804
Decision Date: 25/01/2008
Decision Type: Approve

Location: East View Farm, Park Road, Meols. L47 7AU
Application Type: Outline Planning Permission
Proposal: Outline planning permission for formation of kennels and cattery.
Application No: OUT/93/06520
Decision Date: 17/12/1993
Decision Type: Refuse

Location: East View Farm, Park Lane, Meols, Wirral, CH47 7BE
Application Type: Full Planning Permission
Proposal: Erection of first floor side extension.
Application No: APP/01/05343
Decision Date: 23/04/2001
Decision Type: Refuse

Location: East View Farm, Park Lane, Meols, Wirral, CH47 7BE
Application Type: Full Planning Permission
Proposal: Retention of existing manege and use of outbuilding as dog grooming parlour.
Application No: APP/99/06982
Decision Date: 13/01/2000
Decision Type: Approve

Location: Eastview Farm, Park Lane, Meols, Wirral, L47 8XT
Application Type: Full Planning Permission
Proposal: Retention of a barn to provide 5 stables, tack room and hay storage.
Application No: APP/97/06893
Decision Date: 30/01/1998
Decision Type: Approve

Location: Parkfield Farm, Park Lane, Meols. L47 8XT
Application Type: Full Planning Permission
Proposal: Erection of a storage building for farm machinery.
Application No: APP/91/05900
Decision Date: 15/07/1991
Decision Type: Approve

Location: Eastview Farm, Park Lane, Meols. L47 8XT
Application Type: Full Planning Permission
Proposal: Erection of 12 livery stables and tack room.
Application No: APP/97/05172
Decision Date: 14/03/1997
Decision Type: Approve

Location: East View Farm, PARK ROAD, MEOLS, CH47 7AU
Application Type: Full Planning Permission
Proposal: Retention of a detached PVCU cattery for 17 cats
Application No: APP/10/00849
Decision Date: 06/09/2010
Decision Type: Refuse

Location: East View Farm, PARK ROAD, MEOLS, CH47 7AU
Application Type: Full Planning Permission

Proposal: Erection of a cattery for 17 cats
Application No: APP/10/00046
Decision Date: 21/04/2010
Decision Type: Refuse

Location: East View Farm, PARK ROAD, MEOLS, CH47 7AU
Application Type: Full Planning Permission
Proposal: Demolition of existing kennel buildings (2no.) and retention of existing cattery
Application No: APP/12/00838
Decision Date: 24/08/2012
Decision Type: Refuse

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 3 neighbour notification letters were sent to adjoining properties. A site notice was also displayed. At the time of writing, no representations have been received.

CONSULTATIONS

The Head of Environment and Regulation (Traffic and Transportation Division) - No objections

The Head of Environment and Regulation (Pollution Control Division) - No objections

Environment Agency – No objections

Merseyside Environmental Advisory Service – No objections

Wirral Wildlife – No objections

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The proposal is for the retention of a development in the Green Belt, that constitutes inappropriate development, and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The application seeks permission to retain a cattery building on which construction began in 2009. The building has a capacity for 16 cats, and is a u-shaped building of approximate overall dimensions 11m by 9m, height 2.9m. It is of white PVC construction. Permission has been sought on two occasions previously for the retention of the building, in 2010 and 2012, with permission refused on each occasion due to the inappropriateness of the development to the Green Belt and the absence of a demonstration of very special circumstances. The 2010 refusal of permission was appealed (reference: APP/W4325/A/10/2141273), the Inspector dismissing the appeal and concluding that considerations put forward in favour of the development at that time were insufficient to outweigh the harm by reason of inappropriateness.

PRINCIPLE OF DEVELOPMENT

The site is designated as Green Belt and Undeveloped Coastal Zone within the Unitary Development Plan (UDP). The use proposed is not appropriate development as set out in UDP Policy GB2, and in the National Planning Policy Framework (at paragraph 89). In this particular instance, a case has been made that there are very special circumstances in favour of a departure from the Development Plan.

SITE AND SURROUNDINGS

The site within which the cattery is located also supports a dwellinghouse, stables and kennels in a cluster of buildings to the east of the cattery building. The adjoining land uses are agriculture and horsiculture, with the north Wirral foreshore and Countryside Recreation site (a Site of Biological Importance) set immediately to the north of the applicant's land holdings, and tourism related uses to

the south and east (caravan parks and caravan storage).

POLICY CONTEXT

Unitary Development Plan (UDP) Policies GB2, COA1, CO2, CH25 are applicable as statutory development policies in relation to the proposed development. The National Planning Policy Framework (NPPF) and Policies CS2, CS3 and CS11 in the emerging Core Strategy Local Plan are also relevant material considerations. Merseyside Waste Local Plan (WLP) Policy WM9 is also relevant, setting out the approach that should be taken to waste management in new development.

The Development Plan

The site is located within the Green Belt and in Undeveloped Coastal Zone as shown on the UDP Proposals Map.

UDP Policy GB2 – Guidelines for Development in the Green Belt establishes that there is a general presumption against inappropriate development, which will not be approved except in very special circumstances.

UDP Policies COA1 and CO2 establish the approach to be taken within coastal areas. Policy COA1 sets additional development control criteria related to preserving and enhancing character of the coast and its landscape, and providing for appropriate and environmentally sustainable tourism. UDP Policy CO2 only permits small scale facilities for tourism and water based recreation that clearly require a coastal location.

UDP Policy CH25 is also relevant, setting out the approach to be taken to development affecting unscheduled archaeological remains. Meols was an important port in Roman times, and the area is known to be of archaeological importance. However, in this instance, since the development has already been undertaken, it is not considered that it would be possible or appropriate to secure archaeological information, safeguards or measures.

WLP Policy WM9 sets out that the design and layout of new built developments must provide measures to ensure collection and storage of waste, including recyclable materials and home composting. Given the small scale of the development, and its relationship with the wider site, it is not considered appropriate in this instance to seek to secure details of waste management within the site.

National Planning Policy

The National Planning Policy Framework (NPPF) is a material consideration, which makes it clear that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 taken as whole constitute the Government's view on what this means in practice. When taking decisions in relation to sustainable development, the footnote to NPPF paragraph 14 indicates that Green Belt is an area where development is restricted by policies within the framework.

The Government (NPPF, paragraph 79) attaches great importance to the Green Belt, where the fundamental aim is prevent urban sprawl by keeping land permanently open. New buildings are regarded as inappropriate, except for agriculture, forestry, outdoor sport and recreation, proportionate extensions or replacement of existing buildings, limited infilling or the partial or complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use (excluding temporary buildings), which would not have a greater impact on the openness of the Green Belt and the purpose of including land within it than the existing development. Local Planning Authorities at paragraphs 88 and 89 are expected to ensure that substantial weight is given to any harm to the Green Belt and makes it clear that very special circumstances to justify inappropriate development will not exist unless the harm by reason of inappropriateness, and any other harm, is clearly outweighed by other considerations.

In other rural locations, local plans are expected, at paragraph 28, to support sustainable growth and expansion of all types of business through conversion of existing buildings and well designed new buildings as well as promoting the development and diversification of agricultural and other land-based rural businesses. In these locations, expansion of tourist and visitor facilities could be supported where identified needs are not met in existing service centres.

Emerging Local Plan Policies

The Local Planning Authority intends to pursue a strategy of urban regeneration through Policy CS2 – Broad Spatial Strategy in emerging Core Strategy. This would place a focus on strengthening and diversifying the agricultural economy, re-using existing buildings and previously developed land and services on established settlements in the rural area. Tourism investment is to be targeted on Birkenhead, New Brighton, Hoylake and West Kirby and along the Mersey coastline. Policy CS3 would continue to prevent inappropriate development in the Green Belt unless clearly outweighed by other considerations, with support from Policy CS11 'Priorities for the Rural Areas' where the overall strategy to promote sustainable development would be to preserve and enhance the openness and character of the area.

Policy Considerations

The principal policy considerations in this case are whether very special circumstances can be demonstrated to justify allowing inappropriate development in the Green Belt alongside the visual impact in the coastal landscape.

Considering Green Belt policy, it is noted that the conclusions of the Inspector in determination of appeal APP/W4325/A/10/2141273 were that because of the relatively significant physical presence of the cattery building, the development reduces openness in the Green Belt. The Inspector considered the points then made in favour of the development: that a development of caravans had been permitted on adjoining land; that income from the cattery was needed to support other uses at the site and employment opportunities; that buildings had been removed previously at the site by the applicant, and; that views of the cattery are limited. In his decision letter the Inspector does agree that the cattery cannot readily be viewed, and that seen against the buildings within the existing complex the cattery building has no harmful effect on the character or appearance of the Green Belt. In relation to the points made at that time on the importance of income from the cattery to other uses at the site, the Inspector noted: "I am sure that the income provided by the cattery is welcome and helps to sustain the operation of the site, overall. However, there is no detailed financial information to suggest that it is imperative to secure the future of other uses of the site and the employment opportunities they provide".

The applicant, in the current application has put forward information that the proposals are a diversification project necessary to sustain the other uses within the site – a riding school, livery business, kennels and open uses of land including agricultural and common law tenancies of agricultural land for haylage and grazing.

A planning statement has been submitted which includes a Financial Statement and Projections (by Ron Welsh and Co. Chartered Accountants) over the period 1st September 2008 to 31st August that summarises the financial position of the livery/riding school/farm business, setting out that without the continued operation of the cattery as a diversification, the business would sustain losses that would most likely lead to the failure of the business by 2016.

The employment opportunities presented by the business are also detailed, with details of 6 posts (one full and 5 part time) provided. The statement made is that two of the posts form part of apprenticeships at Reaseheath College, Nantwich (studies in Horse and Small Animal Management), and that two further part time positions similarly offer work experience to university students with studies in this field.

Further information is provided in the Financial Statement on the community benefit of the site (as a whole), with the delivery of teaching to disabled riders at the site explained, as a loss making service being provided.

Given the above information now provided, it is accepted in this particular case that there are benefits to the proposed development that could amount to the very special circumstances needed in support of inappropriate development in the Green Belt.

In terms of the visual impact, as noted above (and by the Inspector to the previous appeal) the cattery cannot readily be viewed, and seen against the buildings within the existing complex the cattery building has no harmful effect on the character or appearance of the Green Belt or the coastal landscape character.

It is not considered that the development would have a significant impact to the appearance of the Green Belt, or landscape character in this location. The proposals, which are small in scale, would allow the continuation of a rural enterprise, a diversification that supports employment and skills opportunities and an agricultural tenancy.

Given the very special circumstances in this particular case to support retention of an rural and agricultural enterprise, it is considered that the harm by virtue of inappropriateness and the reduction in openness in this location is outweighed by the benefits of the proposal, sufficient to allow the grant of planning permission.

APPEARANCE AND AMENITY ISSUES

In terms of appearance, the development would be set back from Park Lane, and screened from this public vantage point by development (a caravan park) immediately to the north of Park Lane. The development is visible from parts of the north Wirral foreshore, though partially screened by timber fencing and the buildings within the wider farm complex. Considering amenity, the development is over 50m distance from the nearest properties to the west, and given its small scale has no significant amenity impact. To the east and south the development is screened by other buildings within the ownership of the applicant.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no adverse highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The location of the site is within an area already popular for tourism, and supporting a number of caravan and other short stay holiday accommodation types. Public transport is available from Birkenhead Road (bus) and Meols station each set just over 1 mile from the site. Overall, the location is reasonably accessible, and the proposals represent a sustainable development.

Concerning Flood Risk, the proposal avoids impact to Flood Zones 2 or 3 as set out by the Environment Agency (EA). As such no objection is raised to the proposed development by the EA, and it is considered the proposal meets UDP Policies WAT1 - Fluvial and Tidal Flooding and WA1 - Development and Flood Risk.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

Whilst inappropriate in the Green Belt, it is considered that very special circumstances have been presented in this instance. The proposal would provide small scale development allowing a sustainable diversification to support an existing farm holding and rural enterprise.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Whilst inappropriate to the Green Belt, it is considered that very special circumstances have been presented in this instance. The proposal would provide small scale facilities allowing a sustainable diversification to support an existing farm holding and rural enterprise. The development would be in compliance with UDP Policies GB2, COA1, CO2, and CH25, and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. This permission shall enure for the benefit of the occupiers of East View Farm trading as Park Lane Riding School and Liveries only, and shall not be operated separately from that business. In the event that business ceases to trade, the use of the cattery hereby permitted shall cease.

Reason: Having regard to the location and the purpose of the development and its direct links to the farm and rural enterprise, it would not be appropriate to be operated separately pursuant to Policy GB2 and the National Planning Policy Framework.

2. When the development ceases to be used for the purpose hereby permitted, the development in its entirety shall be removed and the land restored to its former condition within a period of no more than six months from the last use.

Reason: Having regard to the Green Belt location, the purpose of the development as outlined in the submitted application, and its direct links to the farm and rural enterprise, it is considered the development would have a detrimental impact on the area if allowed to remain permanently, pursuant to Policy GB2 and the National Planning Policy Framework.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 10th October 2013 and listed as follows: PWH 12 EVF 09,(dated 21.06.12), 001_PL_01 (dated 10.01.10), 001_PL_02 (dated 10.01.10), 001_PL_03 (dated 10.01.10)

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

Last Comments By: 05/12/2013 09:08:40
Expiry Date: 05/12/2013

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Agenda Item 8

Planning Committee

23 January 2014

Reference:
APP/13/01310

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
**Birkenhead and
Tranmere**

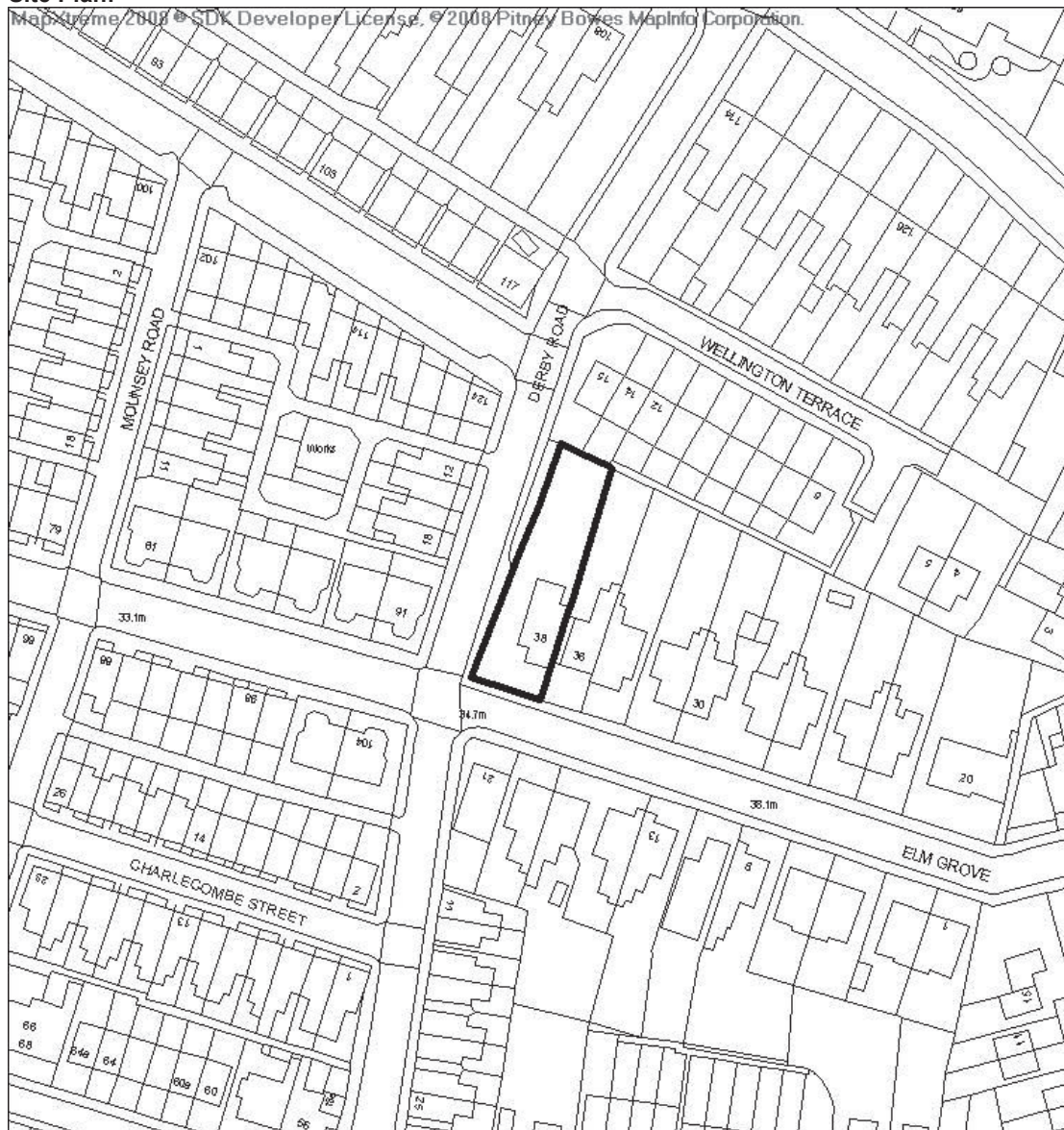
Location:
Proposal:

38 ELM GROVE, TRANMERE, CH42 0LA
Change of Use from residential to a children's residential home.
Provide residential accommodation for children aged 7 – 17 years of
age, who display emotional and challenging behaviours (EBD).
Accommodation for up to five children with 4 support staff sleeping in
at the property overnight.

Applicant:

Mr K Alhubaishi

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No planning history for this site.

Summary Of Representations and Consultations Received:**REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 21 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 1 non-qualifying petition of objection and 8 objections have been received, listing the following grounds:

1. Impact onto highway safety
2. Crime and Disturbance
3. Anti-social behaviour
4. Privacy

CONSULTATIONS:

Head of Environment & Regulation (Pollution Control Division) - No Objections

Director's Comments:**REASON FOR REFERRAL**

Councillor Kenny asked for this application to be taken out of delegation due to concerns relating to highway safety, noise and disturbance and the proposal having an adverse impact onto the character of the area.

INTRODUCTION

The proposal is for the change of use from a dwelling to a children's residential care home. The property will provide accommodation for 5 children with 4 support staff. A meeting was held with the ward councillors, local residents, the applicant and the local authority on Wednesday 11th December to discuss the proposal.

PRINCIPLE OF DEVELOPMENT

The proposed use falls under class C2 of the Use Classes Order, the principle of a residential care home within the designated Primarily Residential Area is acceptable.

SITE AND SURROUNDINGS

The building is located on a corner plot, where Elm Grove meets Derby Road, the property is part three-storey and part two-storey and is at the end of a terrace of three large dwellings. The property has a low wall to the front boundary, with an access off the road and the availability of parking to the front of the building, the plot also has a large rear garden.

The immediate area is residential in character and the dwellings are typically large in scale, with Edwardian and Victorian 'Villa' appearance.

POLICY CONTEXT

The proposal is for the change of use of an existing dwelling into a residential care home, the proposed development will be assessed against Wirral's Unitary Development Plan Policy HS8, which states; Proposals for the development of new residential care or nursing homes, or the conversion of existing buildings to provide residential care or nursing homes will be permitted, subject to the proposal fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property;
- (ii) the proposal not resulting in an over-concentration of residential care or nursing homes in the area;
- (iii) the proposal not resulting in a private dwelling having a residential care or nursing home on both sides

The National Planning Policy Framework sets out guidance with regards to development within the community. The planning system can play an important role in facilitating social interaction and creating healthy, inclusive communities. Local planning authorities should create a shared vision with communities of the residential environment and facilities they wish to see. Planning policies and decisions, in turn, should aim to achieve places which promote opportunities for meetings between members of the community who might not otherwise come into contact with each other, including strong neighbourhood centres, which bring together those who work, live and play in the vicinity and safe and accessible environments where crime and disorder and the fear of crime, do not undermine quality of life or community cohesion.

APPEARANCE AND AMENITY ISSUES

The proposal includes the alteration to the internal use of rooms, the plans do not show alterations to the building. The premises will be used as accommodation for up to 5 children between the age of 7 to 17. This type of use is supported within a residential area in order to allow this type of accommodation to be well integrated within the local community.

The provider of care is Safe Base Care, the property will provide accommodation for up to 5 children and 4 support staff. The supporting statement provided by Safe Base Care, sets out the shift patterns for staff and in some cases there may be two staff per child, the children who reside at the property will usually be within the education system and will be at school between 9am and 3pm, in some cases there are community activities at other locations between 6pm and 8pm, bed time for under 15 years olds is 9.30pm and for over 15 year olds it is 10pm. Due to the age as well as need requirements of the residents, the support staff will be available in site 24hours a day.

Concerns have been raised with regard to the use of the site, the company is OFSTED inspected and there are support staff residing within the accommodation. The use is appropriate in this location and the existing building can comfortably accommodate the proposed number of residents and staff. Concerns have been raised with regards to highway issues, however there is provision of, off street parking as well as on street parking along Elm Grove. The use will not have an adverse impact onto the character of the area and is well suited within the residential community.

The proposal can be accommodated within the building and is an appropriate use within this location, the proposal is therefore acceptable having regard to current local and national policies.

SEPARATION DISTANCES

Separation distances do not apply in this instance as this application relates to the change of use of an existing building and there are no alterations to external elevations proposed.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

CONCLUSION

In land use planning terms, the change of use to C2 is considered to be an appropriate re-use of this building in this location. The proposal is therefore considered acceptable having regard to Wirral's UDP Policy HS8 and the NPPF.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The use of the property as C2 is appropriate in this location having regard to Wirral's UDP Policy HS8 and the National Planning Policy Framework.

Recommended **Approve**
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16 October 2013.

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

Last Comments By: 04/12/2013 15:09:52

Expiry Date: 11/12/2013

Planning Committee

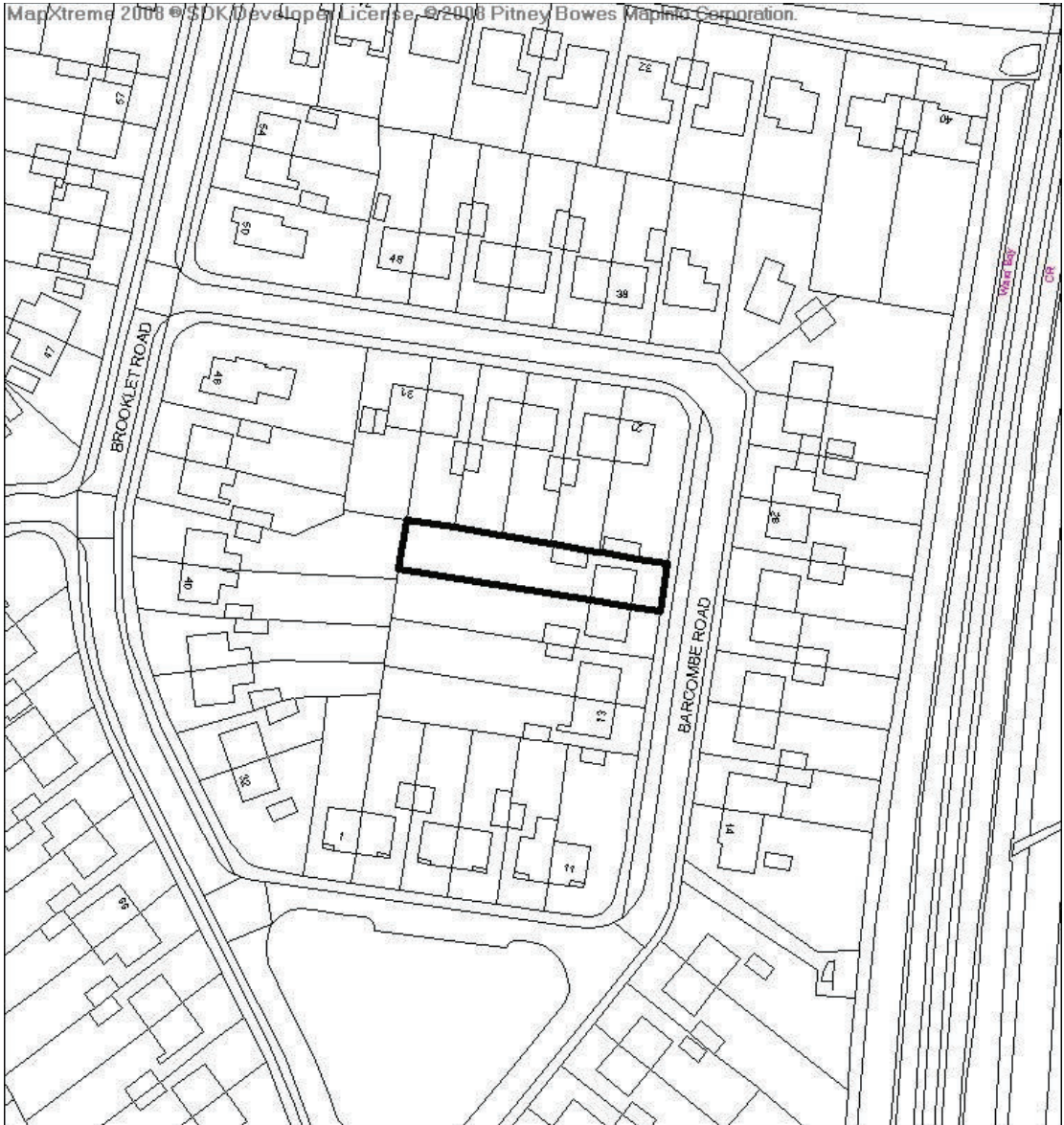
23 January 2014

Reference: APP/13/01314 **Area Team:** South Team **Case Officer:** Miss A McDougall **Ward:** Heswall

Location: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY
Proposal: Resubmission of retrospective application for hip to gable extension and rear dormer roof extension-amended proposals.

Applicant: Mrs A Brown
Agent : WEIGHTMAN & BULLEN ARCHITECTS

Site Plan:



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Development Plan Designation:
Primarily Residential Area

Planning History:

Location: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY
Application Type: Full Planning Permission
Proposal: Erection of a replacement single storey extension to the rear. Conversion of existing roof space with side and rear dormer and new porch extension to the front elevation.
Application No: APP/12/00714
Decision Date: 24/07/2012
Decision Type: Approve

Location: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY
Application Type: Full Planning Permission
Proposal: Retrospective application for hip to gable extension and rear dormer roof extension.
Application No: APP/13/00969
Decision Date: 16/09/2013
Decision Type: Refuse

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, 16 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a qualifying petition of objection containing signatures from 33 separate households has been received and 3 objections have been received, listing the following grounds:

1. Out of keeping
2. Building is dominant
3. Over bearing
4. Loss of privacy
5. Proposed change have a minimal impact in terms of altering the development
6. Extension is incongruous

Two letters of support have been received from 22 and 26 Barcombe Road.

CONSULTATIONS

None required.

Director's Comments:

Consideration of this application was deferred at Planning Committee on 19 December 2013 to allow for a formal site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Les Rowlands has taken the application out of delegation and a qualifying petition of objection has been received signed by 33 separate household.

INTRODUCTION

The proposal is a part-retrospective application for alterations to an existing property, consisting hip-to-gable and rear dormer extensions. The proposal would make alterations to a development that has been carried out and does not benefit from planning permission, not being in accordance with previously approved plans. As the result of a planning enforcement complaint, it came to the attention of the Local Planning Authority that the development built differed to that previously granted permission (APP/12/00714). The applicant was advised that a planning application was required to regularise the situation, but that if submitted as built would be recommended for refusal, being contrary to policy. Planning application APP/13/00969 was subsequently submitted reflecting the development as currently built, and permission was refused - this application is currently subject to a planning appeal.

The applicant has now amended the plans and resubmitted this proposal to remedy the situation. The plans show that alterations would be made to the existing structures, which include reducing the width of the rear dormer, altering the hip to gable roof extension to from a side dormer and wrapping the eaves around the side of the house.

PRINCIPLE OF DEVELOPMENT

Extensions to residential properties are acceptable in principle subject to Policy HS11 and SPG11 House Extensions

SITE AND SURROUNDINGS

The immediate area is residential in character, the houses are of a similar scale, some have been extended and include dormer window extensions. Council records show that some roof dormer extensions benefit from planning permission however, some pre-date the 2000 Unitary Development Plan (i.e. were constructed before guidance on roof dormers was introduced) and some may not have required planning permission.

The existing property is a semi-detached dwelling with a single storey garage extending out into the side garden. The house is located on a residential block, the house adjoining is number 17 Barcombe however as the residential block turns the corner the northern, side elevation of number 19 runs along the rear gardens of numbers 21, 23, 25, 27 and 29 Barcombe Road.

The side elevation of the dwelling is open to the street scene of Barcombe Road due to the house siding on to the rear garden of 21 Barcombe Road, therefore the side elevation of the house is a prominent feature within Barcombe Road.

POLICY CONTEXT

The proposed development is for extensions to a dwelling and will be assessed having regard to Wirral's Unitary Development Plan, Policy HS11 and Supplementary Planning Guidance note 11 on House Extensions.

Policy HS11 states that the scale of the extension should be appropriate to the size of the plot, not dominate the existing building and not be so extensive as to be unneighbourly. Dormer windows if used, should be restricted to the rear of the dwelling and should not project above the ridge or occupy the full width of the roof.

SPG11 sets out additional guidance on dormer windows extensions and acknowledges that roof alterations and dormer window extensions can have a detrimental impact on the character of the area and lead to a substantial loss of privacy and amenity to neighbours. Given this, dormer extensions should be sensitively designed to have an appropriate visual impact on the appearance of the property and the character of the surrounding area. Proposals that unacceptably dominate the existing building or appear obtrusive in the street scene should not be allowed.

APPEARANCE AND AMENITY ISSUES

The current application is an amendment to a previously refused scheme and seeks to rectify the fact that the refused scheme has been constructed. The proposal will amend the existing structure to provide a more visually acceptable development.

The dwelling has planning permission APP/12/00714 for a rear dormer window that measures 4.6m in width, the dormer approved was shown to be built up from the rear elevation and not set in from the eaves, the dormer was however set in from the party boundary with no.17 by 0.8m and was considered acceptable. The proposed dormer extension to the rear measures 6.2m in width and is set in from the boundary with no.17 by 0.5m. The proposed rear dormer is larger than what was previously approved however this proposal seeks to reduce the width by 0.2m (from that built but refused permission), and to remove the hip to gable extension so as to reduce the overall visual bulk of the extensions.

The existing hip to gable extension will be altered to create a side dormer, this has eaves reinstated so that the side dormer does not dominate the original character of the roof.

The original dwelling has permitted development allowance which would provide 50m³ in which to

extend the roof space. The rear dormer as built and as amended would require planning permission and does not fall under the remit of permitted development, however there would be scope to construct a side dormer under permitted development rights. The proposed amended side dormer measures 10.2m³ which falls within the remits of permitted development and if this was the only element of the proposal, would not in itself require planning permission. What could be constructed under the permitted development allowance is a material consideration in determining this planning application.

The reduced scale of the side extension to the roof and the reintroduction of the eaves results in a development that does not dominate the original dwelling and is not considered to be unneighbourly. Having regard to permitted development rights and previously approved planning applications, it is considered that the proposed development is acceptable.

SEPARATION DISTANCES

The proposed extensions contain three windows to the rear dormer, these windows are set approximately 66m from the rear elevations of the properties on Brooklet Road, the side dormer does not include a window and therefore meets the separation distances set out in SPG11.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental/sustainability issues relating to these proposals.

CONCLUSION

The proposed alterations result in a development that is acceptable in terms of scale and overall appearance and will be an improvement to the unauthorised extensions that have been constructed. The applicant is aware that the current extensions are unauthorised and if not removed or reconstructed as the previous approval (or as shown in this submission if Members are minded to approve) that enforcement action will be taken.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed alterations are acceptable in terms of scale and overall appearance and will be an improvement to the unauthorised extensions that have been constructed.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 15 October 2013 and listed as follows: 7833/304, 7833/305 & 7833/306.

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

Last Comments By: 18/11/2013 09:52:32

Expiry Date: 10/12/2013

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Planning Committee

23 January 2014

Reference:
OUT/13/01316

Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
**Birkenhead and
Tranmere**

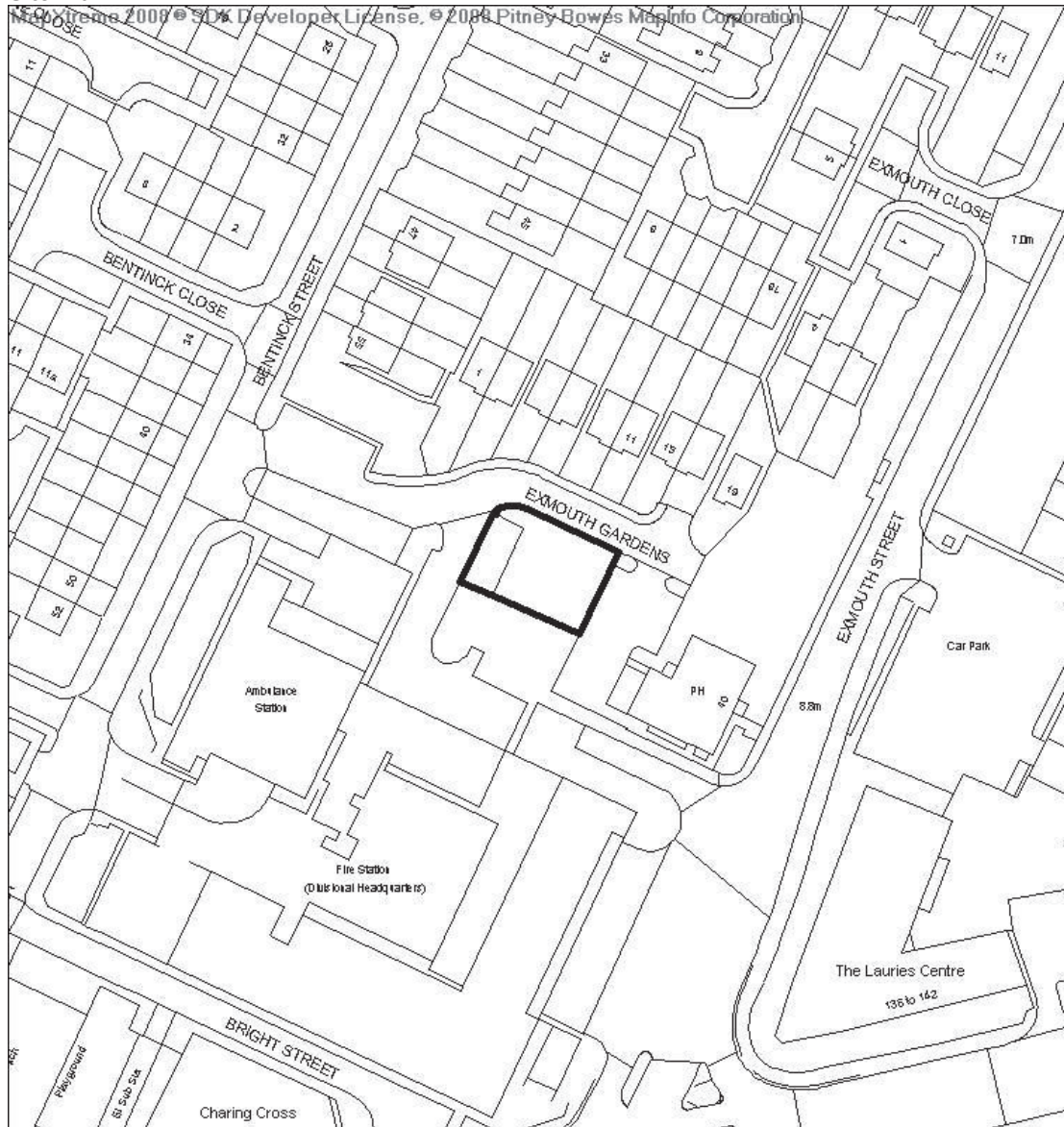
Location: Land to the rear of new Birkenhead Community Fire Station,
EXMOUTH STREET, BIRKENHEAD, CH41 4NF

Proposal: Outline planning application (all matters reserved) for 3 no. dwellings

Applicant: Wirral Property Group

Agent : Spring Architects Ltd

Site Plan:



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Development Plan allocation and policies:
Primarily Commercial Area

Planning History:

Location: Merseyside Fire Brigade, EXMOUTH STREET, BIRKENHEAD, CH41 4AX
Application Type: Reserved Matters
Proposal: Demolition of existing fire station and construction of new community fire station - Reserved matters application of (OUT/2007/5835) for layout, scale, external appearance and landscaping.
Application No: DLS/10/00582
Decision Date: 22/07/2010
Decision Type: Approve

Location: Land to west of (adjacent), The Lord Exmouth P.H., 40 Exmouth Street, Birkenhead., Wirral, CH41 4NG
Application Type: Full Planning Permission
Proposal: Erection of two semi detached and three terraced houses.
Application No: APP/99/06252
Decision Date: 01/10/1999
Decision Type: Approve

Location: Land to west of (adjacent), The Lord Exmouth P.H., 40 Exmouth Street, Birkenhead., Wirral, L41 4NG
Application Type: Full Planning Permission
Proposal: Erection of six semi detached dwelling houses.
Application No: APP/99/05088
Decision Date: 18/03/1999
Decision Type: Approve

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council's Guidance for Publicity on Planning Applications, 13 notifications were sent to adjoining properties, a site notice was displayed near the site and the application was advertised as a departure to the development plan. At the time of writing, there had been no objections received.

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - No objection

Head of Environment & Regulation (Traffic and Transportation Division) - No objection

Director's Comments:**REASON FOR REFERRAL**

The proposal is a departure from the Unitary Development Plan and therefore, under the current Scheme of Delegation, the application must be determined by Planning Committee.

INTRODUCTION

The application is for the erection of three new dwellings. It is an outline application with all matters reserved - although an indicative site plan shows how three dwellings could feasibly be accommodated on this site.

SITE AND SURROUNDINGS

The application site is a small area of wasteland, located to the rear of the new Birkenhead Community Fire Station - with the site accessed off Exmouth Gardens.

The site is designated in Wirral's Unitary Development Plan as a Primarily Commercial Area. However, Exmouth Gardens itself contains mostly two-storey dwellings and is therefore mostly residential. The site is currently in a poor condition and has a negative visual impact on the setting

and character of the residential area.

PRINCIPLE OF DEVELOPMENT & POLICY CONTEXT

The site is designated as part of a Primarily Commercial Area where retail, employment and non residential institutions such as training centres can be permitted subject to Policy SH6 'Development Within Primarily Commercial Areas' in the Wirral Unitary Development Plan (UDP). UDP Policy SH6 does not make provision for new housing development, therefore the application is a departure from the statutory development plan. If planning permission is to be granted, material considerations, which outweigh the sites designation and the provisions in UDP Policy SH6 must be identified to justify the proposed development.

The National Planning Policy Framework is a significant material consideration and makes it clear that the purpose of the planning system sets a presumption in favour of sustainable development (NPPF paragraphs 18 to 219 constitute the Government's view of what this means in practice). NPPF recognises that residential development can be important to the role of an existing centre and enable provision to be made on suitable sites.

In this particular case, the commercial area is part of the overall centre of Birkenhead, it is separated from the primary shopping area by main highway routes and is mainly utilised by the emergency services. The only access to the application site passes existing residential property in Bentinck Street and Exmouth Gardens. The site is directly opposite modern semi detached house to the north and is enclosed by development for Exmouth Street Fire Station, a public house and ambulation station on the remaining 3 sides.

Given its location, it is considered unlikely that this piece of land would encourage or sustain a speculative commercial development. The applicant has provided some basic evidence which demonstrates there are other small industrial/commercial premises within the immediate area which are unused.

In any case, there is the potential that certain commercial uses could have a harmful impact on the amenities of people living in the residential properties at Exmouth Gardens and Bentinck Street. This could therefore further limit the potential for this site to be utilised in compliance with UDP Policy SH6.

It is not unreasonable to conclude that use of the site for small scale residential development would be much more in keeping with the existing houses in the immediate area. In addition, the site is currently in a poor condition, and development for housing would have a positive benefit in utilising land that currently has a negative impact on the general character of the area. The site is also in sustainable location within walking distance to the shops and services in Birkenhead Town Centre.

Consequently, the material considerations in this particular case, on balance, are considered to weigh in favour of granting planning permission after regard to the sites designation and Policy SH6 in the UDP.

APPEARANCE AND AMENITY ISSUES

As the application is at outline stage, with all matters reserved, the primary issue is the principle of the land being used for residential development. However, an indicative site plan shows that three two-storey dwellings could fit on the site in accordance with the criteria applicable to new housing in primarily residential areas under UDP Policy HS4. It is likely that the proposed dwellings could be built with sufficient separation distances with the existing dwellings on Exmouth Gardens. The dwellings would front onto, and address, the street with their rear boundary being shared with the car park of the Seamus O'Donnells public house. Suitable provision can also be made for bin storage and recycling, ensuring that the proposal will comply with the Joint Waste Local Plan for Merseyside and Halton.

SEPARATION DISTANCES

It is considered that satisfactory separation distances of 21 metres between two habitable windows, and 14 metres between a habitable window and a blank wall, could be met if three dwellings were built on this site.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposed houses are in an accessible location within walking distance of Birkenhead Town Centre and are considered to be a sustainable use of the site.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

Although the proposal is contrary to the designation of the site and Policy SH6 in the UDP, it is considered that the material considerations in this particular case weigh in favour of granting planning permission. Given the size of site and its location in relation to existing houses, a use which could comply with Policy SH6 is unlikely come forward. The proposal would utilise land that currently has a negative impact on the general character of the area and the site is in an accessible location within walking distance of Birkenhead Town Centre services and facilities. As such, the development of this site for three dwellings is considered to be a sustainable and acceptable use of this land within the terms of the National Planning Framework.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is contrary to the designation of the site and Policy SH6 in the UDP, However, material considerations in this particular case that weigh in favour of granting planning permission. Due to the size and location of the site in relation to existing houses, it unlikely that a use in compliance with Policy SH6 is unlikely come forward, The proposal would utilise land that currently has a negative impact on the general character of the area and the site is in an accessible location within walking distance of Birkenhead Town Centre services and facilities. As such, the development of this site for three dwellings is considered to be sustainable and an acceptable use of this land within the terms of the National Planning Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Access and
- (e) Landscaping

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to

comply with Section 92(as amended) of the Town and Country Planning Act 1990.

3. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy SH6 of the Wirral Unitary Development Plan.

4. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policy WM8 of the Waste Local Plan

5. Arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy WM9

Further Notes for Committee:

Last Comments By: 09/01/2014 15:26:24
Expiry Date: 13/12/2013

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Planning Committee

23 January 2014

Reference:
APP/13/01354

Area Team:
North Team

Case Officer:
Mrs S Lacey

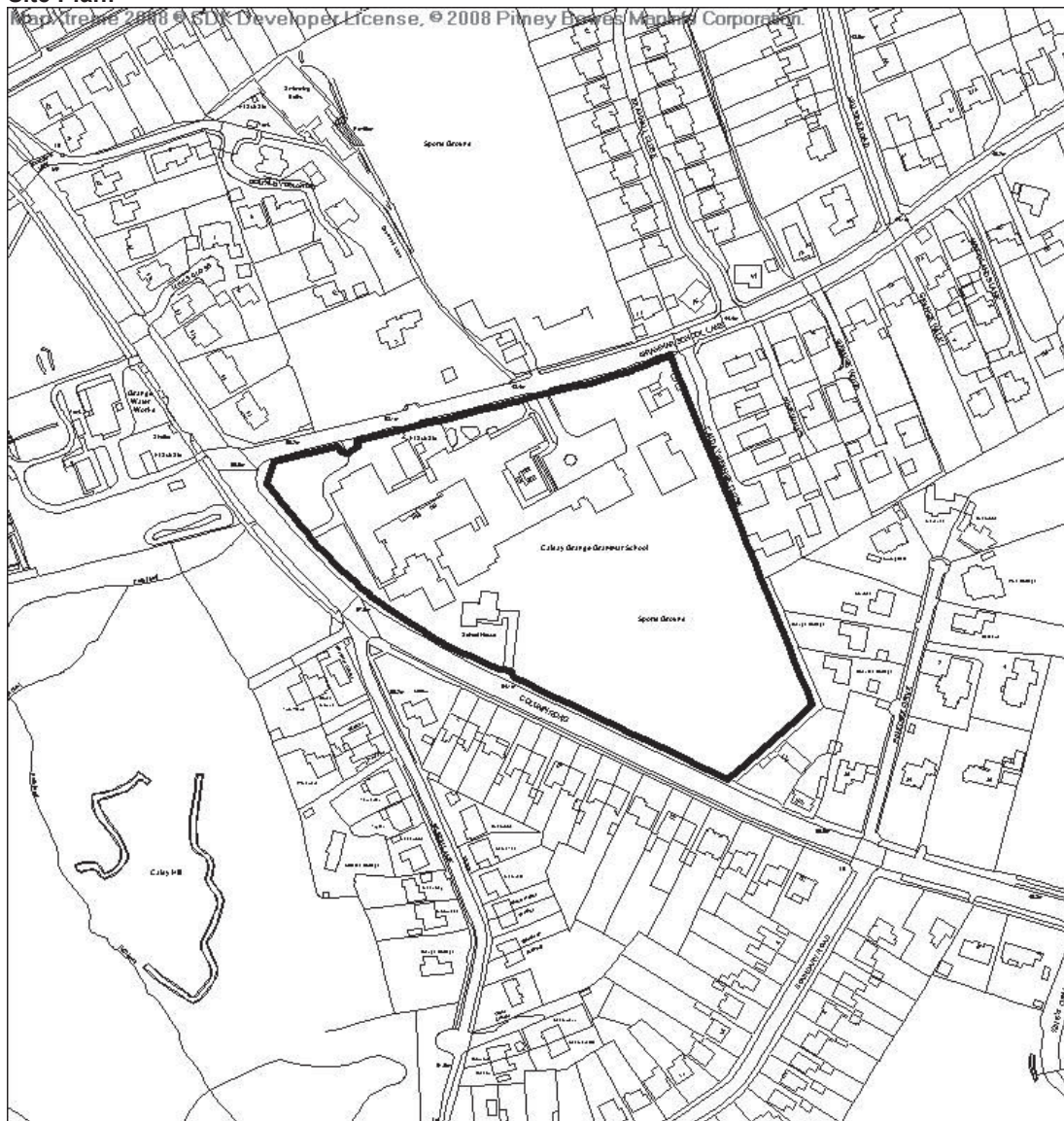
Ward:
**West Kirby and
Thurstaston**

Location: Calday Grange Grammar School, GRAMMAR SCHOOL LANE,
NEWTON, CH48 8AY

Proposal: Demolition of Block E and formation of new four court sports hall
complete with associated changing facilities, storage and fitness suite,
and car park. Alterations to existing gymnasium

Applicant: Calday Grange Grammar School
Agent : Cunliffes Ltd

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
School Playing Field

Planning History:

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU
Application Type: Full Planning Permission
Proposal: Relocation of existing prefabricated concrete garage.
Application No: APP/95/05715
Decision Date: 17/07/1995
Decision Type: Approve

Location: Grammer School ,Grammar School Lane ,West Kirby,Wirral,L48 8AU
Application Type: Deemed
Proposal: Erection of a pre cast concrete store shed
Application No: DPP/75/03331
Decision Date: 30/09/1975
Decision Type: Approve

Location: Calday Grange, Grammar School For Boys, Grammar School Lane, Newton,
Wirral, CH48 8AY,
Application Type: Full Planning Permission
Proposal: Erection of a three storey extension with fourth floor link corridor.
Application No: APP/02/05609
Decision Date: 17/05/2002
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU
Application Type: Full Planning Permission
Proposal: Formation of new car parking area.
Application No: APP/96/05408
Decision Date: 22/05/1996
Decision Type: Approve

Location: Calday Grange, Grammar School, Grammar School Lane, Newton, Wirral
L48 8AY
Application Type: Full Planning Permission
Proposal: Erection of a three storey teaching block extension, formation of additional car
parking and hard play areas.
Application No: APP/98/06163
Decision Date: 02/10/1998
Decision Type: Approve

Location: Calday Grange Grammar School , Grammar School Lane, Newton, Wirral,
CH48 8AY
Application Type: Full Planning Permission
Proposal: Erection of a two storey (ground and first floors) front extension to provide
classroom and dining accommodation, single storey (third floor) rear
extension to provide classroom accommodation.
Application No: APP/05/05243
Decision Date: 16/05/2005
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton, Wirral,
CH48 8AY
Application Type: Full Planning Permission
Proposal: Construction of a new vehicular access
Application No: APP/05/05926

Decision Date: 21/06/2005
Decision Type: Approve

Location: Calday Grange Grammar School, GRAMMAR SCHOOL LANE, NEWTON,
CH48 8AY
Application Type: Full Planning Permission
Proposal: Erection of a cycle shelter
Application No: APP/10/00608
Decision Date: 12/07/2010
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU
Application Type: Full Planning Permission
Proposal: Erection of a new classroom extension.
Application No: APP/97/05556
Decision Date: 23/05/1997
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU
Application Type: Full Planning Permission
Proposal: Erection of a four storey technology block and two storey extension to 6th
Form block.
Application No: APP/94/06595
Decision Date: 14/02/1995
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU
Application Type: Full Planning Permission
Proposal: Erection of an extension to provide new entrance and office accommodation.
Application No: APP/93/05798
Decision Date: 02/07/1993
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU
Application Type: Advertisement Consent
Proposal: Display of a non-illuminated sign.
Application No: ADV/93/05797
Decision Date: 21/06/1993
Decision Type: Approve

Location: Calday Grange Grammer School, Grammer School Lane, , Newton, Wirral.
L48 8AU
Application Type: Full Planning Permission
Proposal: Alterations of existing covered area to form enclosed tuck shop and open
access to changing.
Application No: APP/97/06060
Decision Date: 12/08/1997
Decision Type: Approve

Location: Grammer School ,Grammar School Lane ,West Kirby,Wirral,L48 8AU
Application Type: Full Planning Permission
Proposal: Erection of one temporary classroom (Mobile unit)
Application No: APP/74/00471
Decision Date: 12/09/1974
Decision Type: Approve

Location: Calday Grange Grammar School, Column Road,Newton,Wirral,L48 8AU
Application Type: Deemed
Proposal: Provision of two new single classroom mobile units.
Application No: DPP/79/13426

Decision Date: 18/10/1979
Decision Type: Approve

Location: Calday Grange Grammar School , Grammar School Lane, Newton, Wirral,
CH48 8AY
Application Type: Full Planning Permission
Proposal: Erection of a two storey extension
Application No: APP/04/05305
Decision Date: 15/04/2004
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU
Application Type: Full Planning Permission
Proposal: Erection of a single storey extension to form art room.
Application No: APP/96/05469
Decision Date: 14/06/1996
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton. L48 8AU
Application Type: Work for Council by Council
Proposal: Alterations to existing building to form a class room.
Application No: APP/88/06482
Decision Date: 15/09/1988
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton, Wirral, L48
8AY
Application Type: Full Planning Permission
Proposal: Erection of single storey extension to form new drama area with office,
entrance and stores.
Application No: APP/99/05002
Decision Date: 16/02/1999
Decision Type: Approve

Location: Caldby Grammar School, Grammar School Lane, West Kirby
Application Type: Deemed
Proposal: Erection of a prefabricated double classroom unit
Application No: DPP/75/02601
Decision Date: 13/05/1975
Decision Type: Approve

Location: Calday Grange, Grammar School, Grammar School Lane, Newton, Wirral
L48 8AY
Application Type: Full Planning Permission
Proposal: Extension to form covered access to boy's lavatories together with new offices
to the western elevation.
Application No: APP/98/06756
Decision Date: 11/12/1998
Decision Type: Approve

Location: Calday Grange Grammar School, Grammar School Lane, Newton, Wirral,
CH48 8AY
Application Type: Full Planning Permission
Proposal: Variation of condition no. 4 on planning approval no APP/98/6163 to replace
obscure glazing with clear glazed windows
Application No: APP/00/05876
Decision Date: 07/07/2000
Decision Type: Approve

Location: Grammer School ,Grammar School Lane ,West Kirby,Wirral,L48 8AU
Application Type: Deemed
Proposal: Erection of a mobile classroom unit
Application No: DPP/76/05459
Decision Date: 23/07/1976
Decision Type: Approve

Location: Caretakers House, Calday Grange Grammar School, Grammar School Lane,
Newton, Wirral, CH48 8AY
Application Type: Full Planning Permission
Proposal: Two storey extension to Caretakers house.
Application No: APP/03/05009
Decision Date: 21/02/2003
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 33 letters of notification were sent to neighbouring properties and a site notice was displayed on the highway. No objections have been received. Three individual letters of support have been received. The following comments have been received:

1. Reasonable steps should be taken to reduce noise disturbance;
2. Access to surrounding properties should not be impeded;
3. A condition to thicken and raise the height of the boundary hedge;

CONSULTATIONS:

Head of Environment and Regulation (Highway Engineers) have no objections to the proposal.

Sports England have no objections to the proposal.

Director's Comments:

REASON FOR REFFERAL TO PLANNING COMMITTEE:

The application is classed as a major planning application. As such, having regard to the Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

The application proposes a sports hall, and alterations to the existing car park and gymnasium.

The application includes a statement setting out the requirement for the sports hall to enhance the education and learning experience of the pupils. The sports hall will also have the potential for community usage.

PRINCIPLE OF DEVELOPMENT

The application site overlaps part of the primarily residential area and a designated school playing field as shown on the Unitary Development Plan Proposals Map. Approval of the proposed development would be subject to complying with the criteria for protecting local amenity in UDP Policy HS15 Non-Residential Uses in Primarily Residential Areas and RE5 Protection of School Playing Fields, and addressing the protection given to playing fields in NPPF paragraph 74.

SITE AND SURROUNDINGS

The school building comprises of a brick 4-storey building surrounded by buildings of varying heights, and playing fields to the south-east. There is a small amount of off-street parking provision. The site is surrounded by residential properties. The principle entrance is onto Grammar School Lane, and there is an entrance adjacent to Caldy Grange Close.

POLICY CONTEXT

Section 8 'Promoting Healthy Communities' in the National Planning Policy Framework (NPPF), Policy HS15 Non-Residential Uses in Primarily Residential Areas and RE5 Protection of School Playing Fields of the adopted Wirral Unitary Development Plan, SPD4 Parking Standards set out the relevant policies to be used in the determination of this application.

NPPF paragraph 72 states that the Government attaches great importance to ensuring that a sufficient choice of school places is available to meet the needs of existing and new communities. Local Planning authorities should take a pro active, positive and collaborative approach to meeting this requirement, and to development that will widen choice in education. They should give great weight to the need to create, expand or alter schools, and work with schools to identify and resolve key planning issues before applications are submitted. However, NPPF paragraph 74 also makes it clear that playing fields should not be built on unless an assessment clearly shows it surplus to requirements, or the loss would be replaced by better/equivalent facilities in a suitable location or the scheme is for alternative sport and recreation purposes that outweigh the loss. Policy RE5 of the Wirral UDP looks to protect sports grounds.

The proposed sports hall is adjacent to the playing field, and on land currently used for parking and a hard surfaced tennis court. It is considered that the proposal would be constructed on land that could not be realistically used as a playing field or pitch and as such it would not result in the loss of useable playing field land. The loss of the tennis court is not considered to form a reason for refusal, and the proposal will provide an indoor flexible sports use.

UDP Policy HS15 indicates that within Primarily residential areas, small scale built development can be permitted providing there is no detrimental impact on the character of the area or the residential amenities of surrounding occupiers.

The proposal is an extension to an existing school, although the height is greater than the existing building, in terms of area it occupies a relatively small part of the school site. No increase in pupils is proposed and as such no increase in noise, disturbance or parking is anticipated during normal school hours. The proposed use of the sports hall outside of school hours will increase activity, however, this will be at a time when the demand for parking has reduced and the hours of use and the availability of the schools parking can be controlled by conditions. The provision of a community facility and the increased opportunity for recreation and sport to the wider public is in line with guidance in NPPF and is similar to activities undertaken in schools across the borough.

This proposal provides improved small scale education facilities which can be supported in the context of both the NPPF Section 8 and UDP Policy HS15 and RE5 in the adopted development plan.

APPEARANCE AND AMENITY ISSUES

The proposal is considered acceptable in scale and design and is not considered to harm the character of the original building or the surrounding residential area. The scale of the proposed sports hall is considered appropriate to surrounding development, and it is set 9 metres away from the perimeter of the school, maintaining the spacious quality of the area. The proposed sport hall measures 9 metres in height to Sport England standards capable of use for badminton and indoor sports. The height of the proposed sports hall is not considered to form an overbearing feature when viewed from residential properties. To maintain outlook, a 14 metre separation distance is recommended in policy SPG11, and there is a 26 metre separation distance achieved between dwellings directly facing the proposal on Caldys Grange Close. The proposal materials are considered acceptable, and can be conditioned to ensure a sympathetic finish.

The proposed alteration to the existing gymnasium are not considered detrimental to the character of the building or the amenities of neighbouring properties.

The proposal complies with policy HS15 and RE5 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable

room windows should be at least 14 metres from any blank gable. As considered in detail above, separation distances required are, in this instance, achieved. No residential properties will be affected by the proposed development in terms of overlooking or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

No increase in pupils is proposed and as such no increase in parking is anticipated during normal school hours. The proposed use of the sports hall outside of school hours will increase activity, however, this will be at a time when the demand for parking has reduced. The Traffic & Transportation Division had no objection to the proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Environmental Health had no objection to the proposal. There are no environmental/sustainability issues relating to these proposals.

HEALTH ISSUES

The proposed sports hall will promote health and wellbeing by enabling sports and recreation, in accordance with the NPPF.

CONCLUSION

The proposal is considered acceptable in scale and design and is not considered to harm the character of the original building or the surrounding residential area. The proposal complies with policy HS15 Non-Residential Uses in Primarily Residential Areas and RE5 Protection of School Playing Fields of the adopted Wirral Unitary Development Plan, and the National Planning Policy Framework.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable in scale and design and is not considered to harm the character of the original building or the surrounding residential area. The proposal complies with policy HS15 Non-Residential Uses in Primarily Residential Areas and RE5 Protection of School Playing Fields of the adopted Wirral Unitary Development Plan, and the National Planning Policy Framework.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 06 December 2013 and listed as follows: drawing numbers P-02, P-06, P07, P-08, P-09, P-10, P11 (date March 2013), P-12, P-13 (dated November 2013)

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

3. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS15 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 15/01/2014 10:18:58
Expiry Date: 07/03/2014

Planning Committee

23 January 2014

Reference:
APP/13/01375

Area Team:
South Team

Case Officer:
Mrs C Parker

Ward:
**Pensby and
Thingwall**

Location: Land to the rear of 1-4 MILL ROAD, THINGWALL
Proposal: Construction of 3no. split level houses on land to the rear of 1-4 Mill Road. Amendment to plot 2
Applicant: Ascot Property Group
Agent : Paddock Johnson Partnership

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: Land east of (rear) 1-4, Mill Road, Thingwall. L61 7UT
Application Type: Outline Planning Permission
Proposal: Erection of three dwellings, (outline).
Application No: OUT/89/06667
Decision Date: 12/10/1989
Decision Type: Approve

Location: Land at the rear of 1- 4 MILL ROAD, THINGWALL, CH61 7UT
Application Type: Full Planning Permission
Proposal: Construction of Two Houses on Land to the rear of 1 -4 Mill Road
Application No: APP/11/00742
Decision Date: 09/07/2012
Decision Type: Non-determination (following an appeal) Appeal dismissed 09/07/2012

Location: Land at the rear of 1-4 MILL ROAD, THINGWALL
Application Type: Full Planning Permission
Proposal: Construction of 2no. dwellings and associated works.
Application No: APP/12/01029
Decision Date: 29/10/2012
Decision Type: Refuse

Location: Land rear of 1 to 4, Mill Road, Thingwall. L61 7UT
Application Type: Outline Planning Permission
Proposal: Erection of three dwellings, (outline).
Application No: OUT/89/05452
Decision Date: 14/04/1989
Decision Type: Withdrawn

Location: Land east of (rear) 1-4, Mill Road, Thingwall. L61 7UT
Application Type: Outline Planning Permission
Proposal: Extension of outline planning permission for the erection of three bungalows.
Application No: OUT/92/06328
Decision Date: 16/10/1992
Decision Type: Approve

Location: East of (rear) 1 - 4 Mill Cottages, Mill Road, Thingwall, Wirral, CH61 7UT
Application Type: Full Planning Permission
Proposal: Retention of a container
Application No: APP/02/06077
Decision Date: 09/08/2002
Decision Type: Refuse

Location: Land east of (rear) 1-4 Mill Road, Thingwall, Wirral, CH61 7UT
Application Type: Full Planning Permission
Proposal: Erection of three detached dormer bungalows and double garage.
Application No: APP/01/06224
Decision Date: 16/11/2001
Decision Type: Refuse

Location: Land at rear of 1-3 Mill Road ,Thingwall ,L61 7UT
Application Type: Full Planning Permission
Proposal: Erection of detached dwelling and garage
Application No: APP/78/11438
Decision Date: 08/03/1979
Decision Type: Refuse

Location: Land to the rear of, 14 Mill Road, Thingwall
Application Type: Full Planning Permission
Proposal: Erection of 2 detached and 2 semi-detached houses
Application No: APP/83/23699
Decision Date: 31/01/1984
Decision Type: Withdrawn

Location: Land to the East, 1-3 Mill Road, Thingwall, L63 8Q
Application Type: Full Planning Permission
Proposal: Erection of 1 detached two-storey house and 1 detached
Application No: APP/84/24320
Decision Date: 22/03/1984
Decision Type: Conditional Approval

Location: Land east of (rear) 1-4, Mill Road, Thingwall. L61 7UT
Application Type: Outline Planning Permission
Proposal: Erection of three bungalows, (outline).
Application No: OUT/96/05606
Decision Date: 05/07/1996
Decision Type: Approve

Location: Land east of (rear) 1-4 Mill Road, Thingwall, Wirral, CH61 7UT
Application Type: Outline Planning Permission
Proposal: Extension of outline planning permission for the erection of three bungalows.
Application No: OUT/99/05981
Decision Date: 09/07/1999
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 29 notifications were sent to adjoining properties and a site notice was also displayed. At the time of writing this report. A qualifying petition containing signatures from 28 separate addresses had been received and six representations have been received from the occupiers of 28, 30, 32, 35 Beverley Gardens and 3, 20 Mill Road. The objections can be summarised as follows:

1. The effect on the character of the area as the proposal will look too modern and out of place
2. Possible noise and disturbance due to additional traffic
3. The proposal will add to existing parking problems in the area
4. Dominant and prominent outlook from Beverley Gardens
5. Massing remains an issue
6. Loss of light and privacy due to close proximity to the boundary
7. Devalue property

Further consultation has been carried out following the receipt of amended plans. At the time of writing this report a further letter from the occupier of 32 Beverley Gardens has been received maintaining their objecting due to the detrimental impact on their living conditions.

CONSULTATIONS:

Head of Environment & Regulation (Traffic & Transportation Division) - No objection

Head of Environment & Regulation (Pollution Control Division) - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Mike Sullivan requested that the application is removed from delegation and considered by

Planning Committee following concerns from local residents over the impact of the development. A qualifying petition of objection has been received which requires the application to be considered by Planning Committee under the provisions of the current Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The proposal is for the construction of 3 split level houses on land to the rear of 1-4 Mill Road. There is an extensive planning history to the site that includes both approvals and refusals for residential development. The most recent applications relate to a appeal against non-determination APP/11/00742 that was dismissed and a more recent refusal under reference APP/12/01029. The reasons for refusal for both of these proposals relate to the prominence of the 'outrigger' element when viewed from the adjacent houses in Beverley Gardens and that this would be unneighbourly due to the height, massing and location of the proposed dwellings - more so the position of the plot closest to Beverley Gardens.

The applicant has resubmitted this proposal with a view to overcome the previous reasons for refusal. The plans have been amended further since the original submission following discussions with the Case Officer as there was concern over the 'outrigger' element on Plot 2 (closest to Beverley Gardens). An additional site section and rear contextual elevation (drawing no. 1870-109-D) has also been submitted that seeks to demonstrate that the gable of Plot 2 will not be visible from the ground level of the houses immediately to the rear (28, 30 and 32 Beverley Gardens). This plan shows that the gable is obscured by a proposed 2.4 metre high fence and only the roof slope will be visible as it slopes away from Beverley Gardens into the site.

PRINCIPLE OF DEVELOPMENT

The site is located within a Primarily Residential Area where proposals for residential development is acceptable subject to meeting the criteria set out in Policy HS4 of the Wirral Unitary Development Plan.

SITE AND SURROUNDINGS

The site is a vacant, undeveloped plot and is currently overgrown and derelict in appearance. The levels within the site vary and fall by approximately 4m from its highest point on the eastern boundary with the cottages of Mill Road, to the rear gardens of the houses in Beverley Gardens. Consequently those properties to the north and west are set higher than those properties to the east of the site at Beverley Gardens as the land continues to fall away.

The site slopes from the access point down to the eastern boundary. There is a drop in levels of between 4 and 5 metres. Nos 26-32 and Nos 35 Beverley Gardens back onto the eastern boundary at around the lowest level of the site. Mill Cottage and Lavender cottage are separated from the northern boundary by a public footpath. No 17 Mill Road adjoins the southern boundary and Nos 1-4, a terrace of 3 and a detached cottage abut the western boundary. The site is surrounded on all sides by residential properties that vary in age, style and appearance. Access to the site is gained via an access road between Mill Cottage and 1-3 Mill Road.

POLICY CONTEXT

UDP Policy HS4 indicates that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area and should not result in a loss of amenity to the occupiers of adjacent properties. The provision of appropriate landscaping, boundary treatment, adequate garden space and off street parking facilities is also required. Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources. Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting

The National Planning Policy Framework (NPPF) also supports sustainable housing development which encompasses good design and widens the choice of high quality homes. NPPF makes it clear that good design is a key aspect of sustainable development and should contribute to making places better for people.

APPEARANCE AND AMENITY ISSUES

Following the recent refusal and previous appeal decision the applicant has attempted to address the issues by amending the plot types from two-storey houses to split level properties. Given that the levels vary both within and outside the site, the properties are now designed to reflect a 'bungalow' style whilst making use of the levels to utilise the lower part of the site to form the split level design. This ensures that the property (Plot 2) immediately adjacent to the houses in Beverley Gardens will be single storey as it is close to the boundary and the first floor element will face inwards within the site. In addition, the first floor element has been amended to Plot 2 so the 'outrigger' is no longer considered to result in a dominant feature. This is considered to address concern raised through the previous appeal in which the Inspector concluded that "the height and form of the outriggers would create a prominent and dominant outlook when viewed from the rear of the houses" (in Beverley Gardens).

It is considered that the amended proposal as shown on the amended plans dated 20.12.13 overcome the previous concerns both within the Inspectors decision and the most recent refusal (APP/12/01029). The main impact was considered to be the plot closest to the boundary with the houses in Beverley Gardens. This proposal addresses the concerns set out in the Inspectors decision as the outrigger is no longer positioned at the rear and the plot closest to the boundary with Beverley Gardens and now reflects a bungalow with only the roof sloping away within the site visible above the fence line. As such the overall height and massing has been adequately reduced to a degree that would overcome the previous reasons for refusal. It is considered that this proposal would not result in any loss of amenity to the occupiers of the adjacent properties to a degree that would warrant refusal of this application.

The overall site area is considered suitable to accommodate the three houses as now proposed. Each plot provides for a driveway and adequate garden areas. Suitable provision is made for bin storage and recycling and the imposition of a planning condition will secure this provision. The design of each plot is considered acceptable and will not detract from the character of the area. The access is from an existing part, private drive (from Mill Road) that will extend the private drive into the site with a small turning head, that in turn provides access to the driveways to each plot.

The site is currently overgrown with self seeded shrubbery with some tree screening located along the site boundaries. The overgrowth and shrubbery will be removed and the existing trees that provide screening along the boundary with the houses on Mill Road in Beverley Gardens will be retained. The proposed plans show that new landscaping will be provided and a condition is recommended to ensure a satisfactory scheme.

Objections have been received stating that the dwellings will appear out of place in this area. There are mix of properties that vary in age, size and design in the immediate area and it is considered that the scale and design of the proposed dwellings is appropriate and will not detract from the character of the area. The objections state that the massing, dominance and outlook, especially from Beverley Gardens remain an issue. It is considered that the amendments reducing the height and removing the outrigger is sufficient and reduces the dominance and harmful impact when compared to the previous schemes. In particular the dwelling at Plot 2, which is closest to the boundary with 28 and 30 Beverley Gardens has been reduced to single storey height (when viewed from Beverley Garden) and the roof slopes away from this boundary. This addresses the point raised by the Inspector in the previous appeal decision in terms of dominance and impact. The siting of the dwellings takes account of the usual separation distances to ensure no loss of light and there are no windows proposed that will overlook the adjacent houses.

Issues have been raised relating to the increase in traffic and the possibility of parking along Mill Road. The proposal will not result in any undue increase in traffic movements that will result in highway safety issues or an increase in noise or disturbance. The existing private road from Mill Road will extend into the site providing vehicular access to each plot with a provision of off-road car parking.

The issue that the proposal will devalue property is not a Planning matter.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. This development achieves the required separation distances. The blank rear gable wall of Plot 2 (although obscured by the proposed boundary fence) is single storey but maintains a distance of 14 metres to the two-storey rear elevation of the house immediately to the rear (30 Beverley Gardens). Plot 1 is set within the site so its elevations do not directly face the adjacent property Lavender Cottage.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

It is considered that the site can be developed for residential purposes and the 3 split level houses as proposed will not harm the character of the area. The proposed dwellings will not result in any overlooking of adjacent properties and the scale, size and design will not result in any loss of amenity to the occupiers of adjacent properties. The proposed development represents a sustainable regeneration opportunity by the re-use of the site within an existing residential area that weighs in favour of a residential development. Subject to compliance with planning conditions, the proposal would be compliant with UDP Policy HS4, Policy WM8 and WM9 in Waste Local Plan; the National Planning Policy Framework and is recommended for approval.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

It is considered that the site can be developed for residential purposes and the layout of 3 split level properties as proposed will not harm the character of the area. The proposed dwellings will not result in any overlooking of adjacent properties and the scale, size and design will not result in any loss of amenity to the occupiers of adjacent properties. The proposed development represents a sustainable regeneration opportunity by the re-use of the site within an existing residential area that weighs in favour of a residential development. Subject to compliance with planning conditions, the proposal would be compliant with UDP Policy HS4, Policy WM8 and WM9 in Waste Local Plan; the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 4 November 2013 and 20 December 2013 and listed as follows: Drawing numbers 1870-119, 1870-117, 1870-120 and 1870-118 dated 24/10/13, 1870-110-D dated 10/12/2013, 1870-109-D, 1870-124, 1870-123 dated 19/12/2013

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

3. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT, notwithstanding the submitted details showing the site sections 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 plans. The development shall be carried out in accordance with the approved details.

Reason: In the interests of residential amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. BEFORE THE DEVELOPMENT HEREBY APPROVED IS COMMENCED, notwithstanding the submitted details, full details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority. The approved means fencing, walls, gateways and means of enclosure shall be implemented in full prior to the first occupation of the development hereby granted permission, in accordance with the details so approved, and shall be retained as such thereafter.

Reason: To ensure a proper standard of separation from, and standard of amenity with respect to neighbouring property and having regard to Policy HS4 of the Wirral Unitary Development Plan

5. NO DEVELOPMENT SHALL BE COMMENCED until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policy GR5 of the UDP.

6. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policy GR5 of the UDP.

7. BEFORE ANY CONSTRUCTION COMMENCES, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

8. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

Reason: To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy HS4 of the Wirral Unitary Development Plan.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

Reason: To safeguard the amenities of the adjoining occupiers & appearance of the area and to accord with Policy HS4 of the Wirral Unitary Development Plan.

10. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan.

11. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM8 and WM9 of the Waste Local Plan.

Further Notes for Committee:

Last Comments By: 10/01/2014 14:08:40

Expiry Date: 30/12/2013

Planning Committee

23 January 2014

Reference:
APP/13/01380

Area Team:
North Team

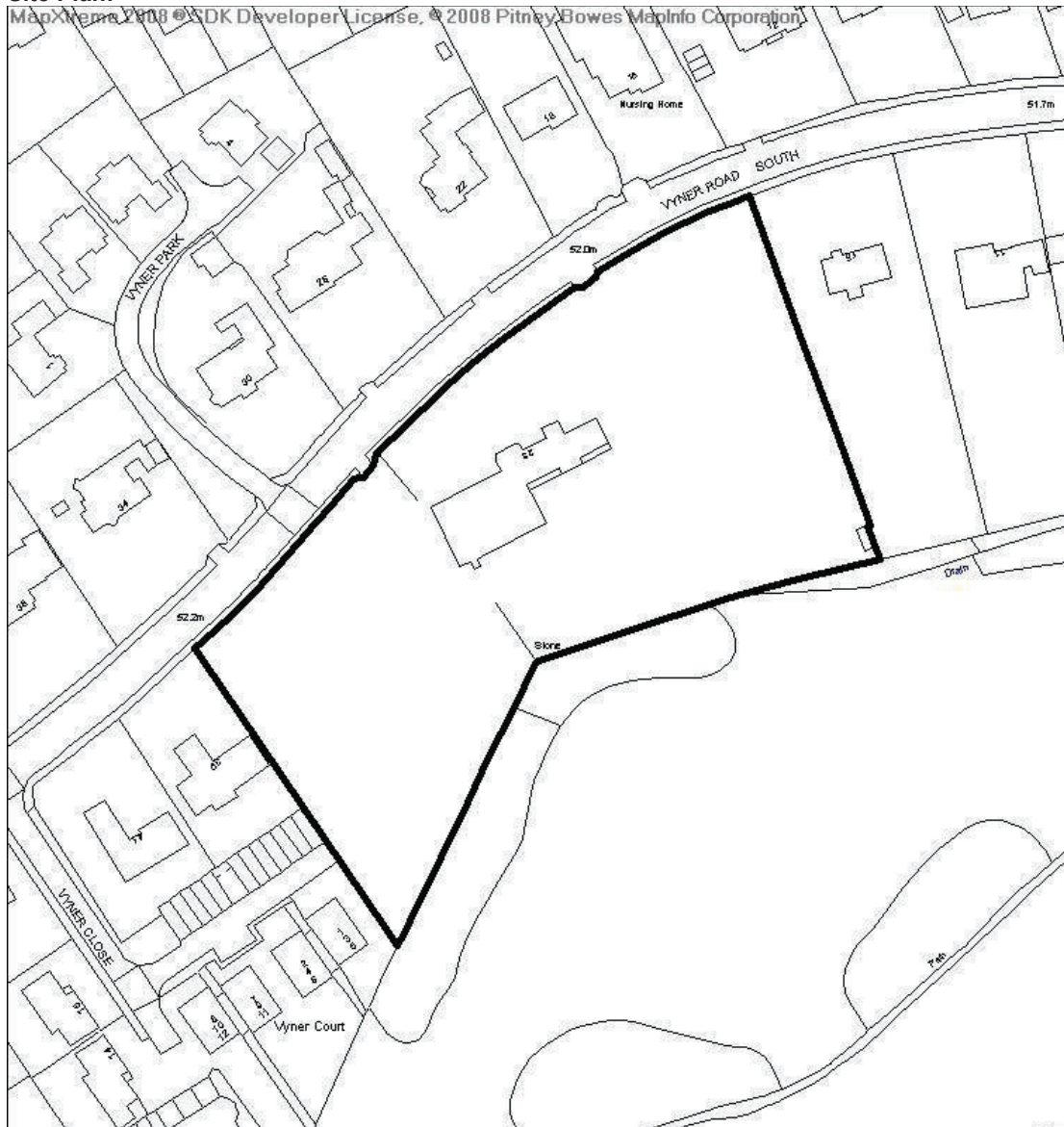
Case Officer:
Mrs S Lacey

Ward:
Claughton

Location: 17 VYNER ROAD SOUTH, BIDSTON, CH43 7PN
Proposal: The development of 12no 2 storey residential dwellings, ancillary buildings and associated access

Applicant: Macbryde Homes
Agent : N/A

Site Plan:



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Development Plan allocation and policies:
Density and Design Guidelines Area

Primarily Residential Area
Urban Greenspace
Site of Biological Importance

Planning History:

Location: Westmount, 23 Vyner Road South, Bidston, Wirral, CH43 7PN
Application Type: Outline Planning Permission
Proposal: Erection of 12 detached 2 storey houses with garages and access road.
(Outline).
Application No: OUT/05/06574
Decision Date: 16/09/2005
Decision Type: Approve

Location: Westmount, 23 Vyner Road South, Bidston, Wirral, CH43 7PN
Application Type: Reserved Matters
Proposal: Erection of 12 detached 2 storey dwellings with garages and access road
Application No: DLS/08/05989
Decision Date: 22/08/2008
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Councils Guidance on Publicity for Applications, 15 letters were sent to adjacent properties and a site notice displayed. One individual objection has been received from No.15 Vyner Road South, citing the following concerns:

1. Lack of consultation with immediate neighbours,
2. Permission DLS/08/05989 has not been implemented. The permission contains conditions which must be satisfied prior to commencement of development. It is clear from the letter dated 23 December 2010 to Paddock Johnson Partnership that written approval was not forthcoming before the then property owner sought to implement the planning permission. Accordingly, any such works were unlawful and in those circumstances permission DLS/08/05989 cannot have been implemented. Anything to the contrary contained in the letter of 23 December 2010 is irrelevant.
3. The drawings are misleading - No.15 Vyner Road South is incorrectly shown on the drawings submitted with the planning application.
4. Overlooking generally from plots 10, 11 and 12
5. There is an inadequate landscape buffer along that entire boundary.
6. There are restrictive covenants affecting the site
7. The scheme seeks to incorporate in Plot 9 part of No.15 registered title.

CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - No objections

Head of Environment & Regulation (Pollution Control Division) - No objections

Merseyside Fire and Rescue Service had no objection and commented on the application in relation to Section 55 of the County of Merseyside Act 1980

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

This application seeks permission for the erection of 12 dwellings which is defined as Major Development and is therefore required to be determined by the Planning Committee under the provisions of the Council's adopted Scheme of Delegation for Planning Applications.

INTRODUCTION

The proposed development takes the form of 12 two-storey dwellings with ancillary buildings and

access of Vyner Road South.

The application forms an amendment to a previously approved scheme for 12 dwellings (reference OUT/05/06574 and DLS/08/05989). The previous proposal has been implemented in the form of the excavation of concrete foundations and damp proof course. These sub-structural works are considered to constitute commencement of development. This permission could be completed at any time and there was no previous requirement for the provision of affordable housing. Subsequently there was a change in the ownership of the land, and the new owner MacBryde Homes Ltd wish to make minor alterations to the layout of the proposal. It is considered the changes to layout and floorplans proposed are too significant to be considered under a non-material amendment application. In the absence of a condition allowing for a minor material amendment (i.e. to vary the approved plans), the applicant has resubmitted the application.

The layout mirrors the previous permission. The alterations include a reduction of private driveways onto Vyner Road South from 3 to 1 (plot 5). The development has been altered to push the development further into the middle of the site, increasing the separation distances between the houses and the eastern boundary, thereby reducing the impact to No.15 Vyner Road South. There remains 5 houses adjacent to the street scene. The design now incorporates a mixture of integral and detached garages, which increases the diversity of the proposal and reduces repetition. The scale of the properties remains two-storey, and the design remains in an Arts and Crafts style with large pitched roofs.

PRINCIPLE OF DEVELOPMENT

The application site lies within Zone 1 of the Noctorum Ridge Design and Density Guidelines Area and is part of the Primarily Residential Area where new housing development can be permitted subject to compliance with Policy HS4 'Criteria for New Housing Development' and HS5 'Design and Density Guidelines in the Unitary Development Plan.

SITE AND SURROUNDINGS

The site is located within land designated as a Primarily Residential Area and Density and Design Guidelines Area under the Wirral Unitary Development Plan. The area is characterised by low density large properties of mixed design on substantial plots. The area is one of distinctive environmental quality with an abundance of mature trees and shrubs.

The application site was occupied by a single dwelling. There are wooden fences, trees and vegetation to the boundaries of the site. The site measures 170 metres in width along Vyner Road South and has a total area of approximately 1.2 hectares (0.49 acres). The site is relatively rectangular in nature, with its frontage running alongside Vyner Road South and is situated between two residential plots, No 15 Vyner Road South to the east and No. 39 Vyner Road South to the west. Both of which are large detached dwelling houses with similarly proportioned gardens. To the south, the site is enclosed by The Wirral Ladies' Gold Course.

POLICY CONTEXT

The proposal is for the erection of houses and is assessed primarily against the following policies.

Wirral Unitary Development Plan

Policy HS4 - Criteria for new housing development . This 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.

Policy HS5 - Density and Design Guidelines. This sets out a maximum density of 10 dwellings per hectare.

Policy TR9 - Sets out the requirement for off street parking provision within new development and road safety and traffic management considerations.

Policy GR5 - This policy establishes the requirement for new developments to make a positive visual statement through new landscaping and the protection of existing landscape features.

SPG2 - Design and Density Control Guidelines: Noctorum Ridge. These sets out a maximum density of 10 dwellings per hectare, and places emphasis that the environmental quality of the area should be retained from harm and particularly account should be made to the retention of existing trees and ground cover.

The National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012 and supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should and make a positive contribution to an area and use opportunities to improve the character and quality of an area. Local Planning Authorities are expected to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand. Planning policies and decisions should optimise the potential of sites to accommodate development.

UDP Policy HSG2 and Policy HS6 provides for affordable housing to be negotiated on sites coming forward for new housing development. Since the previous approvals in 2008 (reference OUT/05/06574 and DLS/08/05989) there have been changes which now trigger a requirement to provide affordable housing at this site through the findings of the SHMA and Affordable Housing Viability Assessment by the Council on 13 December 2010 (item 65 refers). The findings have been carried forward in the Core Strategy Proposed Submission Draft - Policy CS22, which sets out the current affordable housing requirement in market housing schemes of 5 dwellings or more at:20% outside areas of greatest need, subject to viability (Cabinet minute 92 (27/9/12) and Council minute 60 (15/10/12 refer). A replacement SHMA will be published for further consideration before the Core Strategy is submitted for public examination later this year.

The application is accompanied with an Affordable Housing Statement. It is not the intention of the applicant to supply affordable housing as part of the planning application. In this instance, the material consideration is that there is an implemented application for 12 dwellings on the site which has no requirement for affordable housing, and the purpose of this application is to grant some minor amendments to the layout of the scheme. The Government has introduced guidance relating to 'Greater Flexibility' where a condition is recommended that allows for proposals to be amended through a variation of condition. This guidance has emerged since the previous approvals and as such a condition of this type was not imposed. As a result a full application is required for the amendments and it is considered that the implemented permission and the absence of a condition allowing for a minor material amendment (now recommended by the "Greater Flexibility" guidance) is a material consideration. With this in mind, it is considered reasonable not to pursue a provision of affordable housing.

APPEARANCE AND AMENITY ISSUES

The streetscene is comprised of large detached houses with extensive gardens. The combination of low density and mature vegetation creates an area of considerable environmental quality. The proposed buildings are considered acceptable in scale, design and density, and is deemed to retain the environmental quality of the area. The proposed buildings are large detached properties in brick and render, with varied elevations and tall hipped roofs. The proposed dwellings will introduce a new design element, which is not considered to undermine the character of the area. The set back from the boundaries takes account of the existing trees and enables some of the existing landscaping to remain with additional landscaping proposed, and softening the impact of the building. The proposal provides a sufficient amount of amenity space for all dwellings, with the average garden length of 14m. The proposal reflects the scale and density of development on Vyner Road South. It is considered the design of the proposed building will compliment the street scene and make a positive visual contribution to the street scene.

The application for 12 dwellings is considered acceptable under the maximum permitted density as set out in UDP Policy HS5 and SPG 2: Noctorum Ridge Density Guidelines. The proposed layout, massing and scaling is deemed consistent with residential properties adjacent and makes good use of the land. The spacing of the properties when viewed from Vyner Road South ensure a visual break remains between the existing and proposed dwellings. Each dwelling has adequate amenity space and achieves the required separation distances to neighbouring properties. The proposed dwellings come closer to the highway than the existing properties either side, however this is not considered detrimental to the established building line, which does not follow a linear layout. The proposed layout is not deemed to result in a significant increase of loss of privacy, overshadowing or loss of outlook to neighbouring properties. The proposal is not considered to form a visually obtrusive feature when viewed from neighbouring properties. It is deemed reasonable to remove permitted

development rights for extensions to control further alterations to the building, which may have an adverse impact on neighbouring properties.

In response to neighbour objections, the Council has a record of the previous application being implemented. Whilst work was commenced prior to the discharge of pre-commencement planning conditions, this does not make the development unlawful or void. The proposed dwellings have been moved further away from No.15, and as such the proposal is considered to have a lesser impact on No.15. Notwithstanding this, both this proposal and the previous permission met the required separation distances. A landscaping condition can be conditioned to reduce the impact on No.15. Legal covenants do not fall within planning remit. Certificate A has been signed declaring the site is within the applicant's ownership.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

The proposal is not considered to result in overlooking or loss of privacy to neighbouring properties. Properties opposite the proposal on Vyner Road South are 50 metres away from the proposed dwellings. There are no residential properties to the south of the site. There are no principle windows on the side facing elevations of No.15 and No.39 Vyner Road South. Plots 9-12 have 14m long gardens, meeting the interface distances to No.15. Plot 1 is orientated so the rear windows face towards the front garden of No.39, which is considered semi-public open space, and there is a minimum 10m rear garden which complies with the interface distances. Vyner Court is set 30m away from the property on plot 2, and the orientation of the building prevents direct overlooking. It is considered the separation distances between the proposed dwellings comply with the guidelines which will ensure that there will be no unacceptable loss of light or privacy to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

The application proposes two cul-de-sacs feeding off Vyner Road South, and plot 5 has a private driveway onto Vyner Road South. The Head of Environment and Regulations (Highway Management) had no objection to the proposal. The parking spaces comply with the standards set out in SPD4. It is not considered to result in congestion on the highway.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Under policies HS5 and GR7 it is necessary to preserve the wooded character of the area and to provide for the protection of important features such as established trees and shrubs. The applicant has submitted a method statement of arboricultural works to demonstrate how the scheme will successfully achieve this. There are no environmental/sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered acceptable in design, scale and siting, and is not considered to result in loss of amenity to surrounding properties. The development satisfies the relevant Wirral Unitary Development Plan Policies HS4, TR9 and GR5 and Supplementary Planning Guidance Note 2, and the National Planning Policy Framework.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable in design, scale and siting, and is not considered to result in loss of amenity to surrounding properties. The development satisfies the relevant Wirral Unitary Development Plan Policies HS4, TR9 and GR5 and Supplementary Planning Guidance note 2, and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 13 November 2013 and listed as follows:

Ref 13058 - 108 D
Ref 13058 - 109 D
Ref 13058 - 110 B - A1 Floor Plan
Ref 13058 - 111 A - A1 Roof Plan
Ref 13058 - 112 B - A2 Floor Plan
Ref 13058 - 113 A - A2 Roof Plan
Ref 13058 - 114 B - B1 Floor Plan
Ref 13058 - 115 A - B1 Roof Plan
Ref 13058 - 116 B - B2 Floor Plan
Ref 13058 - 117 A - B2 Roof Plan
Ref 13058 - 118 C - C1 Floor Plan
Ref 13058 - 119 A - C1 Roof Plan
Ref 13058 - 120 C - C2 Floor Plan
Ref 13058 - 121 A - C2 Roof Plan
Ref 13058 - 122 B - A1 Front and Side Elevation
Ref 13058 - 123 B - A2 Front and Side Elevation
Ref 13058 - 124 B - A1 & A2 Rear Elevation
Ref 13058 - 125 B - B1 Front and Side Elevation
Ref 13058 - 126 B - B2 Front and Side Elevation
Ref 13058 - 127 B - B1 & B2 Rear Elevation
Ref 13058 - 128 B - C1 Front & Side Elevation
Ref 13058 - 129 B - C2 Front & Side Elevation
Ref 13058 - 130 B - C1 & C2 Rear Elevation
Ref 13058 - 110 - O - C
Ref 13058 - 111 - O - B
Ref 13058 - 143 - O
Ref 13058 - 144 - O
Ref 13058 - 112 - O - C
Ref 13058 - 113 - O - B
Ref 13058 - 153 - O
Ref 13058 - 154 - O
Ref 13058 - 114 - O - C
Ref 13058 - 115 - O - B
Ref 13058 - 141 - O
Ref 13058 - 142 - O

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

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. PRIOR TO THE FIRST OCCUPATION OF ANY OF THE DWELLINGS HEREBY APPROVED, details of all boundary treatments shall be submitted to and agreed in writing with the Local Planning Authority. The boundary treatment shall be erected in accordance with the approved details prior to the occupation of the development, and retained thereafter.

Reason: To ensure a satisfactory external finish in the interests of visual amenity and to comply with Policy HS4 of the Unitary Development Plan.

5. NO DEVELOPMENT SHALL TAKE PLACE BEFORE 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 and retained as such thereafter.

Reason: To ensure that the development is satisfactorily sited and designed in relation to adjacent development and the highway and that satisfactory gradients are achieved.

6. NO DEVELOPMENT SHALL TAKE PLACE BEFORE full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features.

Reason: To ensure a satisfactory standard of appearance and to ensure that the proposed development enhances the visual amenity of the locality.

7. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details and a timetable of works for the construction of the new junctions and accesses onto Vyner Road South have been submitted to and approved in writing by the Local Planning Authority. The junctions and accesses shall be implemented in full in accordance with the approved details and timetable.

Reason: In the interests of highway safety and having regard to Policy HS4 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 19/12/2013 13:14:21

Expiry Date: 12/02/2014

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Planning Committee

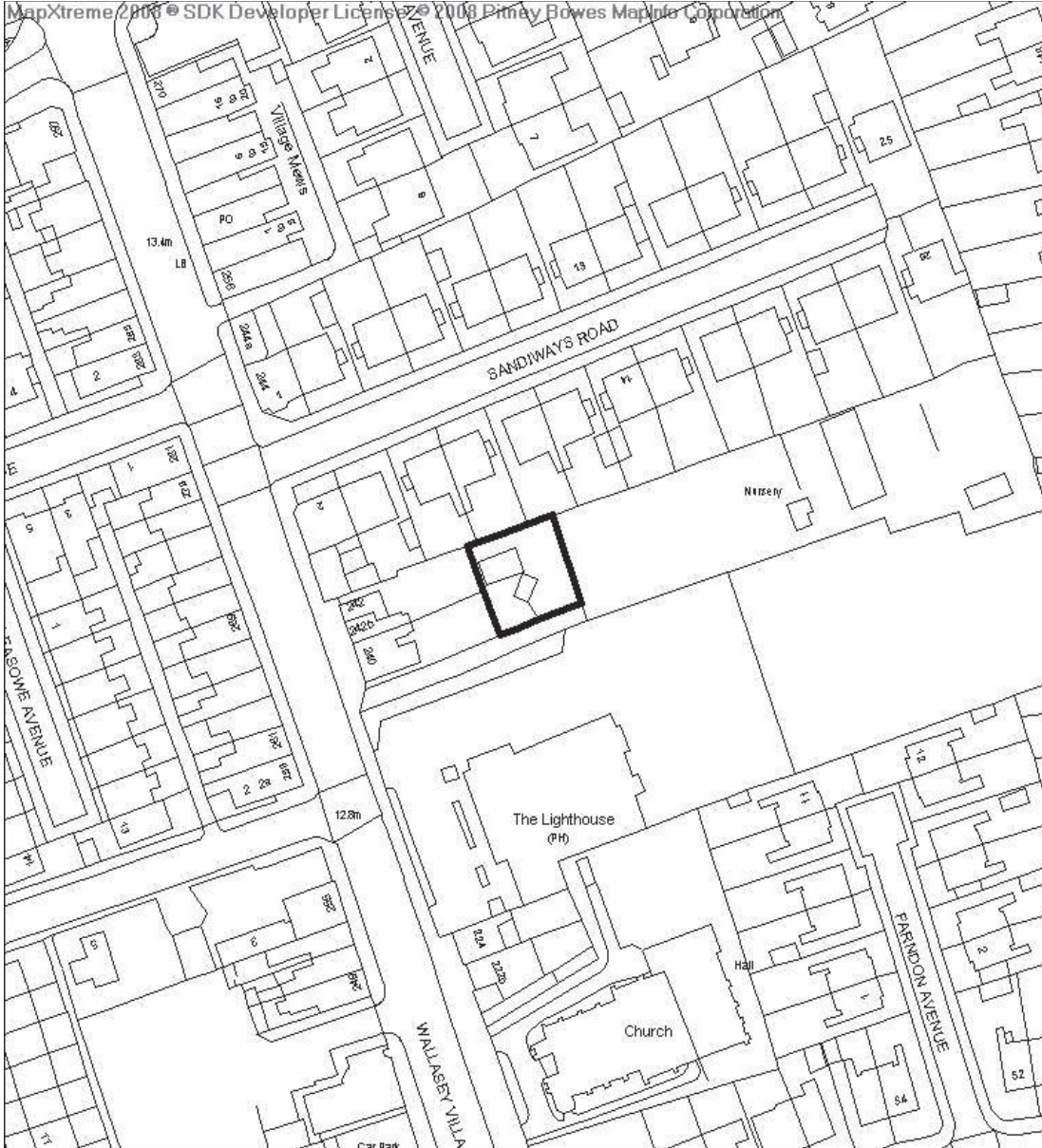
23 January 2014

Reference: OUT/13/01403	Area Team: North Team	Case Officer: Mrs S Lacey	Ward: Wallasey
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Location: Anchor Cottage, WALLASEY VILLAGE, CH45 3LP
Proposal: Outline application for a residential house and garage with access off Wallasey Village Road

Applicant: Mr Hinc
Agent : N/A

Site Plan:



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Development Plan allocation and policies:

Traditional Suburban Centre
Primarily Residential Area

Planning History:

Location: Land north of The Lighthouse P.H., and paddock Wallasey Village, Wallasey Village, Wirral, CH45 3LP
Application Type: Outline Planning Permission
Proposal: Erection of two detached dwellings (outline).
Application No: OUT/02/05704
Decision Date: 28/05/2002
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, 14 letters of notification were sent to neighbouring properties and a Site Notice was displayed on the highway. 3 individual letters of objection were received from no.s 6, 8 and 10 Sandiways Road. The objections are summarised below:

1. Loss of light;
2. Loss of amenity;
3. Loss of privacy;
4. The woodland provides a safe haven for wildlife;
5. The drains will not be able to cope with an additional dwelling;
6. The access for the adjacent flat 240A Wallasey Village faces the proposed access;
7. There has been an application refused on the site due to the access not being suitable for emergency vehicles;
8. The large trees should not be chopped down;
9. The narrow access is dangerous if two cars were to meet and had to reverse back onto the main road;
10. There is no walkway along the access for pedestrians.

Councillor Leah Fraser requested the application be removed from delegation on the grounds of the access adds to further hazards as there is nowhere for a vehicle to turn on the proposed plans and any vehicle would have to reverse onto what has become a main road. There has been a considerable increase in traffic along Wallasey Village since the Neptune development was built, so much so, that the council has found it necessary to install a roundabout at Harrison Drive and traffic lights at Grove Road to ease congestion. A footpath would also have to be installed alongside the drive, which would mean any drive would be narrower than expected, also anyone driving along the access route would create problems for a car wanting to exit as there is no room for cars to cross.

CONSULTATIONS

Head of Environment and Regulations (Pollution Control Division): No objection.

Head of Environment and Regulations (Highway Management Division): No objection.

Merseyside Fire and Rescue Service had no objection and commented on the application in relation to Section 55 of the County of Merseyside Act 1980

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Leah Fraser requested the application be removed from delegation on the grounds of highway safety.

INTRODUCTION

The application proposes an outline application with all matters reserved. Drawings have been submitted indicating the proposed footprint and position of the dwelling within the site.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle subject to the provisions of the adopted Wirral Unitary Development Plan.

SITE AND SURROUNDINGS

The site comprises a greenfield site situated in a Primarily Residential Area, adjacent to Wallasey Village Traditional Suburban Centre. The land is currently vegetated and open. The site is accessed via a track leading from Wallasey Village, adjacent to the vacant shop 240 Wallasey Village. There are residential dwellings along Sandiways Road. There is an allotment garden to the east of the site, which also uses the proposed access.

POLICY CONTEXT

The site is designated as a Primarily Residential Area, and as such the principle of a residential development is acceptable. Policy HS4 of the adopted Wirral Unitary Development Plan, in conjunction with the National Planning Policy Framework (NPPF) are directly relevant.

Policy HS4 states: Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;
- (ii) the proposal not resulting in a detrimental change in the character of the area;
- (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;
- (v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;
- (vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and
- (vii) the provision of adequate individual private or communal garden space to each dwelling.

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. There is now a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. The Government attaches great importance to the design of the built environment and make it clear good design is a key aspect of sustainable development. .

The development site is considered to be in a sustainable location close to public transport links, local shops and facilities in Wallasey Village.

APPEARANCE AND AMENITY ISSUES

The application is for the outline permission for erection of a dwelling house with matters of layout, access, appearance, landscaping and scale reserved for subsequent approval. The site is approximately 200 square metres in area. Having inspected the site and the position of the surrounding properties it is considered that the principle of a detached dwelling house in this location is acceptable in terms of density. The site forms a plot that can accommodate a dwelling with off-street parking and sufficient amenity space surrounding the site. The plot size is comparable to the pattern of dwellings within the street scene, and will not be detrimental to the character of the area.

The development therefore complies with policy HS4 and the NPPF.

The nearest residential properties are on Sandiways Road, where there is a 14m interface distance between properties. As such there should be no windows proposed on the north elevation facing properties on Sandiways Road, to prevent overlooking and loss of privacy. Windows could be accommodated on the east and south elevations to provide good outlook to future occupiers, and would not harm surrounding residential properties. As no details have been submitted regarding the position of windows (as this is not required at outline stage) this will be determined at an application for reserved matters. Notwithstanding this, it is considered that a dwelling could be accommodated on the site having regard to the required separation distances.

An application for reserved matters including scale, appearance access and landscaping will consider the details of the proposed development. The properties in the area are of mixed design, and a high quality design would be sought at the application for reserved matters to preserve the character of the area.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels a greater separation should be provided. Properties on Sandiways Road are 14 metres away. As such, the siting of the dwellings can fulfill the separation distances of 21m window to window to existing neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

Objections were received from neighbouring properties regarding highway safety. The Head of Environment and Regulations (Highway Management) was consulted on the application in respect of highway safety, and had **no objection to the application**. The application complies with SPD4 Parking Standards, which sets out maximum requirements for new dwellings.

Concerns were raised regarding the external door serving 240A Wallasey Village, which faces the proposed access. There is a separate pedestrian access to this door and the proposed access is not considered detrimental to the access of 240A.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental/sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The application for outline planning permission with some matters reserved is acceptable having regard to the surrounding residential development and complies with Council Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The application for outline planning permission with some matters reserved is acceptable having regard to the surrounding residential development and complies with Council Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Access and
- (e) Landscaping

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92(as amended) of the Town and Country Planning Act 1990.

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 23/12/2013 09:45:31

Expiry Date: 01/01/2014

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Planning Committee

23 January 2014

Reference:
APP/13/01388

Area Team:
North Team

Case Officer:
Mrs S Williams

Ward:
**Greasby Frankby
and Irby**

Location: 19 FRANKBY CLOSE, GREASBY, CH49 3PT
Proposal: Erection of a single storey front extension
Applicant: Mrs M Melling
Agent : SDA Architects & Surveyors

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

No relevant planning history

Summary Of Representations and Consultations Received:

8 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice was displayed. As a result one objection was received from the occupier at 17 Frankby Close who raised concerns relating to:

1. Loss of light
2. Tunneling affect

CONSULTATION:

No statutory consultation required

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal seeks planning permission for the erection of a single storey front extension.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies.

SITE AND SURROUNDINGS

19 Frankby Close is a two-storey detached dwellinghouse which is sited within a primarily residential area of varied styled buildings. The property is located within an open plan setting with the building line staggering. There are several example of front extensions within the immediate surrounding area.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. National Policy - NPPF - Requiring Good Design, Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

With regards to HS11, it is considered that extensions should be designed in such a way as to have no significant adverse effect on the appearance of the original property, the amenities of neighbouring properties, in particular through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11.

APPEARANCE AND AMENITY ISSUES

In terms of design the proposal would not physically alter the appearance of the original dwelling. The window set within the front elevation of the extension matched the size and setting of all existing windows within No.19's front elevation. It is noted that front extensions are contrary to Wirral's UDP policy HS11 and supporting guidance SPG11. However, given the examples of various front extensions within the immediate and wider surrounding area of the street scene, it is considered in terms of the visual prominence, size and scale the proposal is acceptable.

The proposed extension would project a minimal distance of 2.1 metres further forward than the current building line of the property and would square off the front facade of the building. The occupier at 17 Frankby Close has raised concerns relating to loss of privacy and the proposal cresting a tunneling affect. The main elevation of this neighbouring property is located approximately 4.5 metres to the rear of the front elevation of No.19. The outlook and entrance of light into the front elevation of No.17 is already restricted due to the setting of No.19 and the garage at No.17. In this instance, due

to the minimal scale of the proposal, it is deemed that the proposal would not cause an adverse impact to neighbouring properties.

Overall, in terms of the proposals design, appearance and scale, the development satisfies relevant Council policies. It is considered that the proposed extension is acceptable in design terms and should not affect the occupiers of neighbouring properties, the design of the house or the character of the area.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30th October 2013 and listed as follows: drawing numbers 147_2013_01 and 147_2013_02 (dated 18.10.2013).

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

Last Comments By: 03/12/2013 11:15:09

Expiry Date: 25/12/2013

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Planning Committee

23 January 2014

Reference:
APP/13/01389

Area Team:
South Team

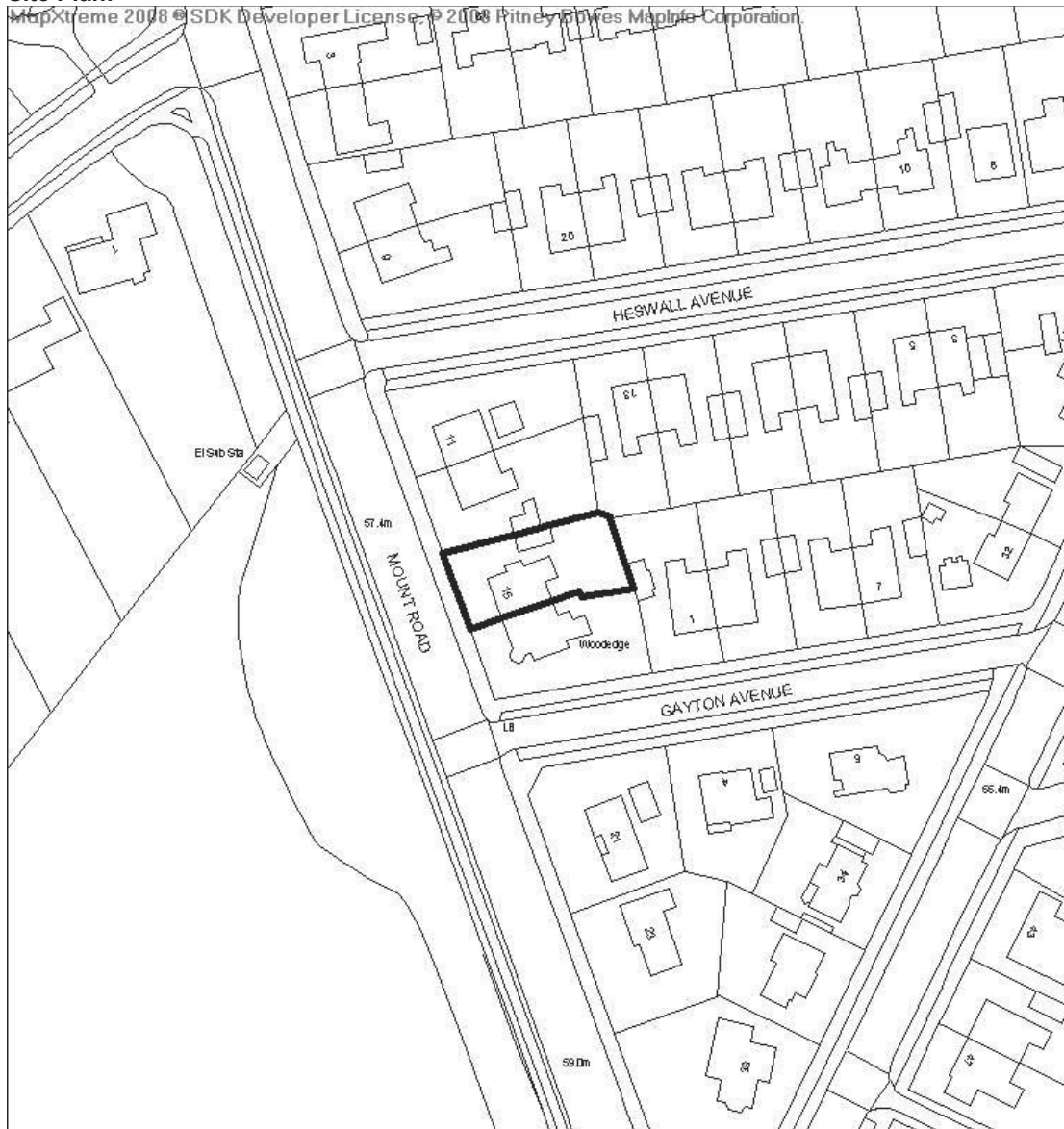
Case Officer:
Mrs J McMahon

Ward:
Bebington

Location: 15 MOUNT ROAD, HIGHER BEBINGTON, CH63 5QA
Proposal: Demolition and erection of new front garden wall and sliding electric gate

Applicant: Mr M King
Agent : SDA Architects & Surveyors

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: 15 Mount Road, Bebington, Wirral, L63 5QA
Application Type: Full Planning Permission
Proposal: Erection of a porch at side of dwelling.
Application No: APP/84/25370
Decision Date: 23/08/1984
Decision Type: Approved

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Planning Applications, 4 notifications have been sent to adjoining properties and a site notice has been displayed near the site - no representations have been received

CONSULTATIONS

No statutory consultations necessary

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The application is for the erection of a new front boundary wall/fence and gate, the new enclosure would be 0.3 metres higher than the wall and fencing that is being replaced, the maximum height of the brick pillars is 1.7 metres from ground level to the top of the coping stones.

The existing boundary treatment comprises of brick pillars with decorative open fencing between, the new fencing would be a solid, close boarded style.

PRINCIPLE OF DEVELOPMENT

The site is located in an area that is designated as primarily residential where the principle of residential development is acceptable.

SITE AND SURROUNDINGS

The property is located on the eastern side of Mount Road and comprises of a semi-detached house with a detached garage set back behind the front elevation, the two houses that make up the pair are slightly different in design.

The property is set back 6.5 metres from the front boundary, which at present consists of a low wall interspersed with brick pillars, a decorative open fence fills the gaps between the pillars.

POLICY CONTEXT

National Planning Policy Framework, UDP Policy HS.11 and the Supplementary Planning Policy Guidelines: House Extensions have been considered in the determination of this application.

The proposal must be considered against the NPPF which supports sustainable development and encompasses good design. Developments should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

HS.11 focuses on domestic extensions and the criteria they must comply with. SPG11 is a set of guidelines, which have been prepared to inform householders about issues relating to house extensions and to encourage a better standard of design.

APPEARANCE AND AMENITY ISSUES

The new boundary treatment is 0.3 metres higher than the wall and fence that is being replaced. There is mix of front garden enclosures along this stretch of Mount Road including some dense planting and a similar enclosure to the one proposed at the adjacent property, 17 Mount Road.

The proposal is considered to have no detrimental impact on the character of the street scene or on neighbouring properties amenity.

The Head of Environment & Regulation (Traffic & Transportation Division) has no highway safety concerns.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications Safety relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The development will have no detrimental impact in the street scene and is acceptable in terms of highway safety. The proposal satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The development will have no detrimental impact in the street scene and is acceptable in terms of highway safety. The proposal satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 31 October 2013 and listed as follows: 155_2013_01 dated 28 October 2013.

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

Further Notes for Committee:

Last Comments By: 03/12/2013 12:55:21

Expiry Date: 26/12/2013

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Planning Committee

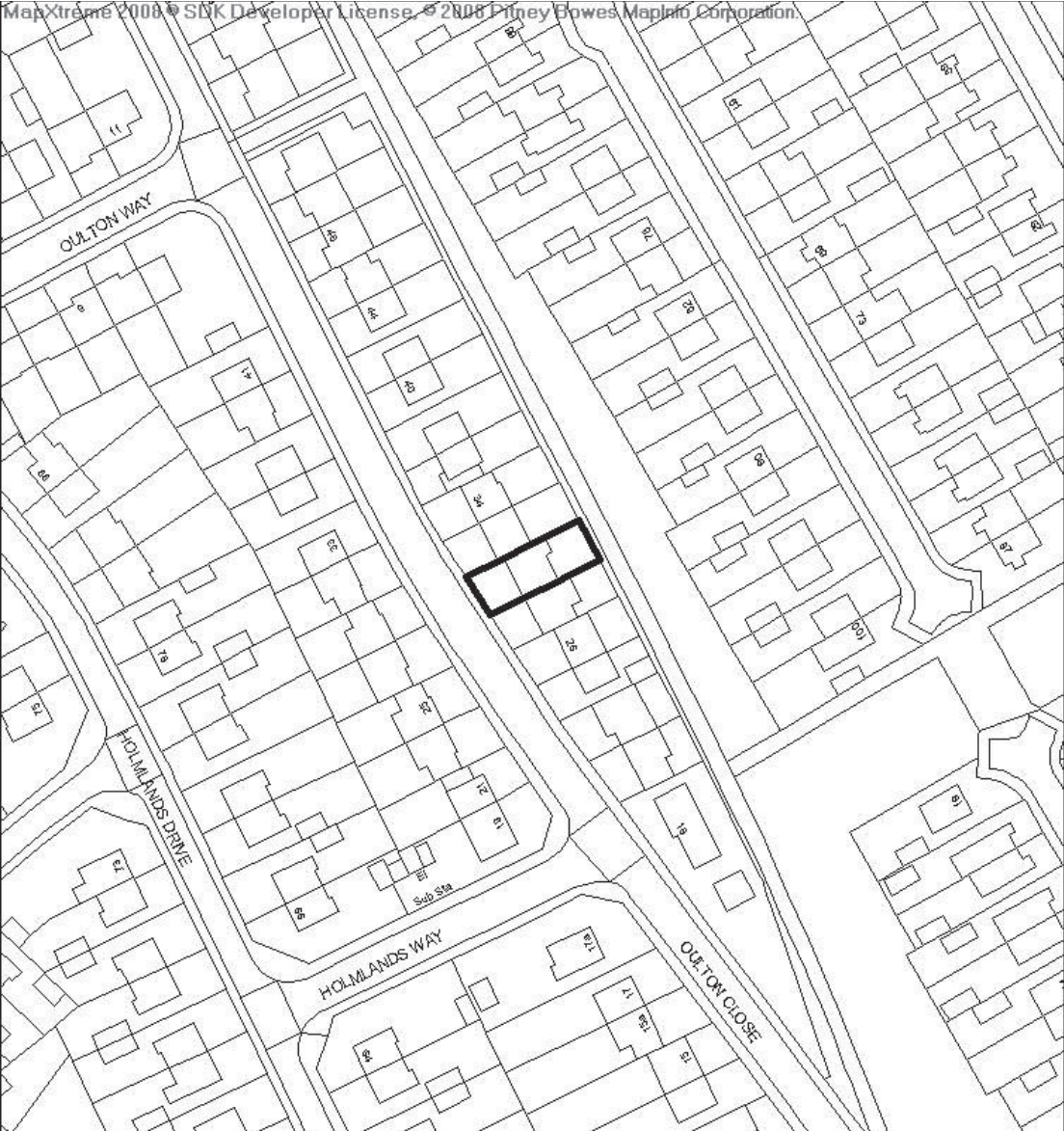
23 January 2014

Reference: APP/13/01412 **Area Team:** North Team **Case Officer:** Mrs MA Jackson **Ward:** Oxton

Location: 30 OULTON CLOSE, OXTON, CH43 0XE
Proposal: First floor side extension and alterations to existing flat roofs and mono pitched roofs.

Applicant: Mr R Davies
Agent : SDA Architects & Surveyors

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: 30 Oulton Close, Oxton, L43 0XE
Application Type: Full Planning Permission
Proposal: Erection of garage and extension to form kitchen.
Application No: APP/82/21141
Decision Date: 16/06/1983
Decision Type: Approved

Summary Of Representations and Consultations Received:**REPRESENTATIONS:**

Having regard to the Council's Guidance on Publicity for Applications 7 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS:

No statutory or other consultations required

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal is for first floor side extension and alterations to the existing flat roofs to mono pitch roofs.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable in principle subject to Policy HS11 of Wirral's Unitary Development Plan, SPG11.

SITE AND SURROUNDINGS

The site comprises a semi detached two storey brick property in an area of similar design. There is an existing single storey side garage and kitchen extension. Some of the properties in the immediate streetscene have been extended. The dwelling is situated within a primarily residential area.

POLICY CONTEXT

The application property is located within a Primarily Residential Area. Wirral Unitary Development Plan Policy HS11 relates to house extensions and states that proposals should be designed in such a way as to have no significant adverse effect on the appearance of the original property the character of the area in general or impact on the amenities of the occupiers of neighbouring properties in particular through overlooking, or an adverse effect on the area in general.

This is in line with the National Planning Policy Framework, which indicates that proposals should reflect good design as this is important in achieving sustainable development and should contribute positively to making places better for people.

APPEARANCE AND AMENITY ISSUES

The proposed first floor side extension will be erected onto the existing single storey side garage extension. The proposal will extend along depth of the dwelling and measures 2.5 metres in width and 5.1 metres at the eaves with a hipped roof. The general principles of Policy HS11 and SPG11 are that extensions should not over dominate the existing property and not be so extensive as to be unneighbourly. The application property is set back from the road with a driveway, the neighbouring property has a garage extension forward of the applicants proposal. The proposed extensions are

considered to be comfortably accommodated well within the plot without detracting from the character of the area.

In terms of design, there is a drop in the ridge height of the extension. The side extension is stepped in by 1 metre of the principal elevation. The set back is acceptable in principal as the effect of 'terracing' is avoided also due to the neighbours' forward garage extension. Therefore the extension is not considered to appear unneighbourly or visually obtrusive. The siting of the proposal is acceptable and does not protrude beyond the line of the existing ground floor feature.

The proposed extensions are not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. There are no windows situated in the side elevation therefore the development is not considered to result in direct overlooking or a loss of outlook to neighbours. The proposals comply with policies outlined above and is recommended for approval.

SEPARATION DISTANCES

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. There are no windows in the side elevation. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of privacy or outlook. The proposed extension is not considered detrimental to the character of the area or the character of the host dwelling. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF - Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act

1990.

2. The development hereby permitted shall be carried out in accordance with the approved amended plans received by the local planning authority on 06th January 2014 and listed as follows: 154_2013_01 28.10.2013.

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

Further Notes for Committee:

Last Comments By: 16/12/2013 16:20:47

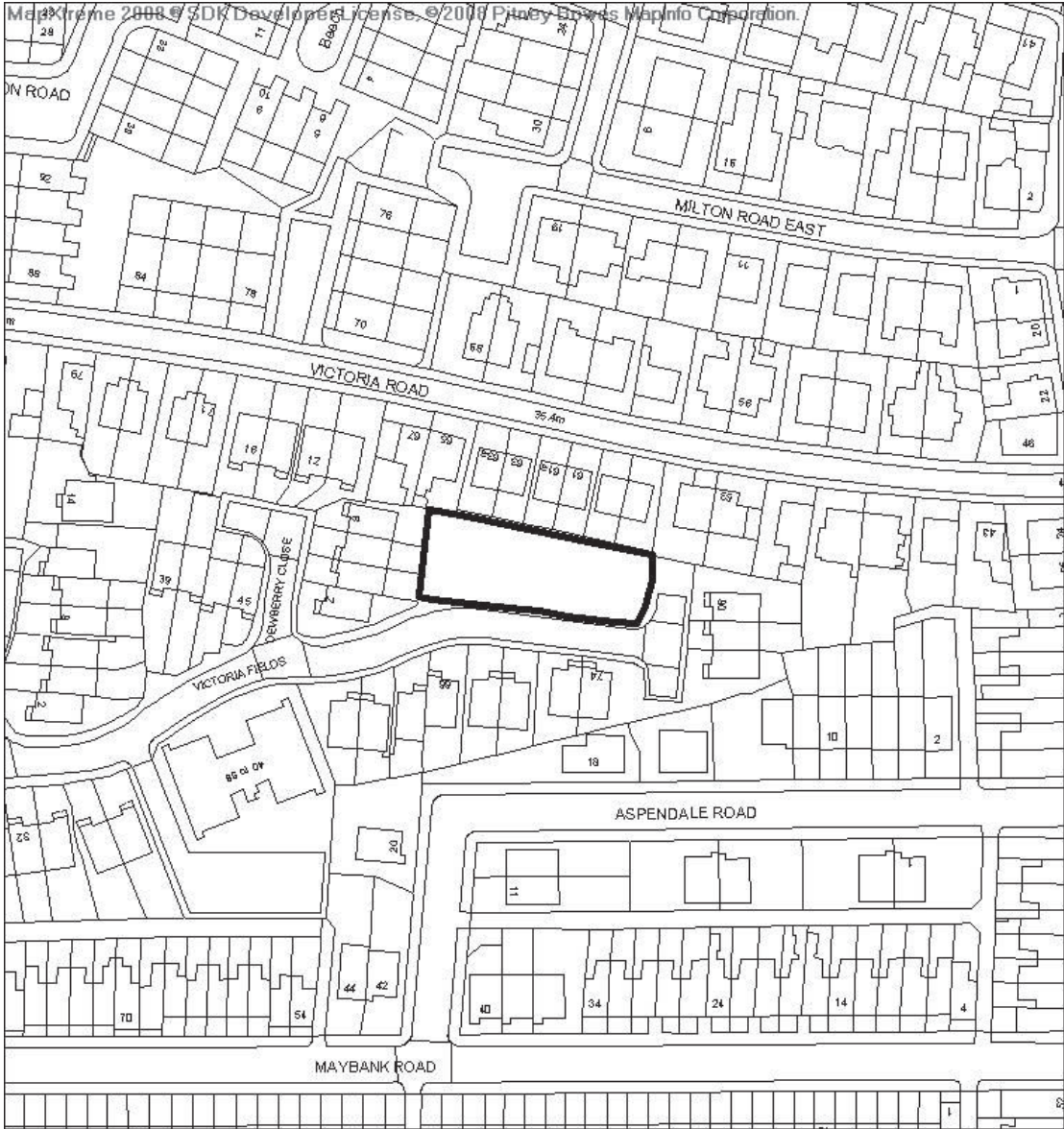
Expiry Date: 13/01/2014

Planning Committee
23 January 2014

Reference: APP/13/01443	Area Team: South Team	Case Officer: Mr K Spilsbury	Ward: Birkenhead and Tranmere
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Location:	Vacant land VICTORIA FIELDS, TRANMERE, CH42 0PF
Proposal:	Erection of 4 new build bungalows
Applicant:	TG Developments
Agent :	SDA Architects & Surveyors

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: Land to the rear of, 57-63 Victoria Road, Tranmere, Wirral, CH42 0
Application Type: Full Planning Permission
Proposal: Erection of 8 dormer bungalows
Application No: APP/06/05240
Decision Date: 04/04/2006
Decision Type: Refuse

Location: Land to the rear of, 57-65 Victoria Road, Tranmere, Wirral, CH42 0JX
Application Type: Full Planning Permission
Proposal: Erection of 4no. semi detached bungalows (resubmission of
APP/2006/5240/E)
Application No: APP/06/06953
Decision Date: 27/11/2006
Decision Type: Approve

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, 31 letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report representations have been received from the Owner/Occupier, 76 Victoria Fields. The objections can be summarised as follows:

1. I have reviewed the plans on line and do have concerns that the proposed development will cause traffic and parking issues on the road adjacent to the development. I currently park on the road for the sole reason that if I use my drive I cannot be sure that I will get my car out due to others parking on the road. The development will further compound the issue. Furthermore the existing road is only 5m wide from kerb to kerb(the pavement is also narrow at 1100mm and 400mm on the development side) and any on road parking will result in a pinch point for residents, refuse and emergency services. Could you kindly review the proposals and see if the development could be pushed further back to allow for a deeper pavement and or road, ideally to increase by 2m overall.

CONSULTATIONS

Head of Environment & Regulation (Traffic and Transportation Division) - no objections

Head of Environment & Regulation (Pollution Control Division) - no objections.

United Utilities - no objection

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal is for the erection of 4 semi detached bungalows

PRINCIPLE OF DEVELOPMENT

The site is located within a Primarily Residential Area and as such the principle of the development is acceptable subject to Policy HS4 of Wirral's Unitary Development Plan (UDP).

SITE AND SURROUNDINGS

The site of the development is currently a vacant plot of brown field land within a residential area. The site has been vacant for a number of years and has previously had planning permission for 4

semi detached bungalows in a slightly different orientation.

The surrounding properties are generally two storey semi detached dwellings which vary in style and appearance.

POLICY CONTEXT

Policy HS4 (Criteria for New Housing Development) of Wirral's Unitary Development Plan (UDP) and of the National Planning Policy Framework (NPPF) are directly relevant in this instance.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting.

Policy HS4 states proposals for new housing development on allocated sites and within the Primarily Residential Areas will be permitted subject to the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development and the proposal not resulting in a detrimental change in the character of the area. In addition the policy states that all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved. The Reasoned justification for this is the fact that the environment around the home has a major impact on residents quality of life. When new residential development is proposed, both on allocated sites where a new environment is being created and where new housing is proposed within the existing residential areas, it is important that new housing blends in well with that already built and creates a safe external environment.

The National Planning Policy Framework states (para 49) that Housing applications should be considered in the context of the presumption in favour of sustainable development. It goes on to say that (para 56) the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

APPEARANCE AND AMENITY ISSUES

The proposed development is the latest revision of dwelling houses that has been applied for on the site. There has been two previous on the site the first for 7 dwellings (OUT/02/07310/E) which was withdrawn on the advice of the Local Planning Authority as the schemes were considered unacceptable in terms of the bulk, massing, height and design. The second for 4 bungalows (APP/06/5240/E) which was approved 27/11/2006.

The proposed layout of the dwellings has now been amended so that the properties now front the road with a small rear garden.

As with the previous approval the development is for 4 bungalows which is deemed acceptable in terms siting and scale. The site is land locked and surrounded on all sides by dwelling houses. It is considered that this configuration will be most suited to the site and will relate well to surrounding property. As there are no first floor windows there will be no loss of privacy to surrounding residential properties and therefore the development is not deemed to result in a detrimental change in the character of the area.

In accordance with the Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting. Should members be minded to approve the scheme conditions can be imposed to ensure this is achieved.

At the time of writing this report representations have been received from the occupiers of 76 Victoria Fields. There objections can be summarised as follows:

1. The development will cause traffic and parking issues on the road adjacent to the development. I

currently park on the road for the sole reason that if I use my drive I cannot be sure that I will get my car out due to others parking on the road. The development will further compound the issue. Furthermore the existing road is only 5m wide from kerb to kerb(the pavement is also narrow at 1100mm and 400mm on the development side) and any on road parking will result in a pinch point for residents, refuse and emergency services.

The development provides an off road car parking space for each of the proposed dwellings. The Head of Environment & Regulation (Traffic and Transportation Division) has been consulted and has raised no objections to the development in terms of highway safety or parking. As such a refusal on these grounds can not be sustained.

In summary, the proposal is considered suitable for the site and is not considered detrimental to the character of the area. The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The dwellings have adequate levels of amenity space and off-street parking. The proposal complies with Policy HS4, the provisions of the NPPF and is recommended for approval.

SEPARATION DISTANCES

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. As the proposed dwellings are bungalows there are no first floor windows facing directly towards the dwellings on Victoria Road. The windows facing towards the road follow the general street pattern of the surrounding area and as such tie into the existing form and street pattern. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal. The siting of the proposal is not considered to impact on visibility or traffic safety in the vicinity, complies with Policy HS4 and no objection has been raised on this basis.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development is not considered to have an adverse impact on the amenities that the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal is not considered to harm the character of the area, complies with Policy HS4 of Wirral's Unitary Development Plan, Waste Local Plan policies WM8 & 9 and Part 6 of the National Planning Policy Framework.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development is not considered to have an adverse impact on the amenities that the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal is not considered to harm the character of the area, complies with Policy HS4 of Wirral's Unitary Development Plan, Waste Local Plan policies WM8 & 9 and Part 6 of the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25th November 2013 and listed as follows: 149_2013_01 (Dated 05.11.2013)

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

4. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

5. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan.

6. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM8 and WM9 of the Waste Local Plan.

Further Notes for Committee:

Last Comments By: 23/12/2013 15:37:38

Expiry Date: 20/01/2014

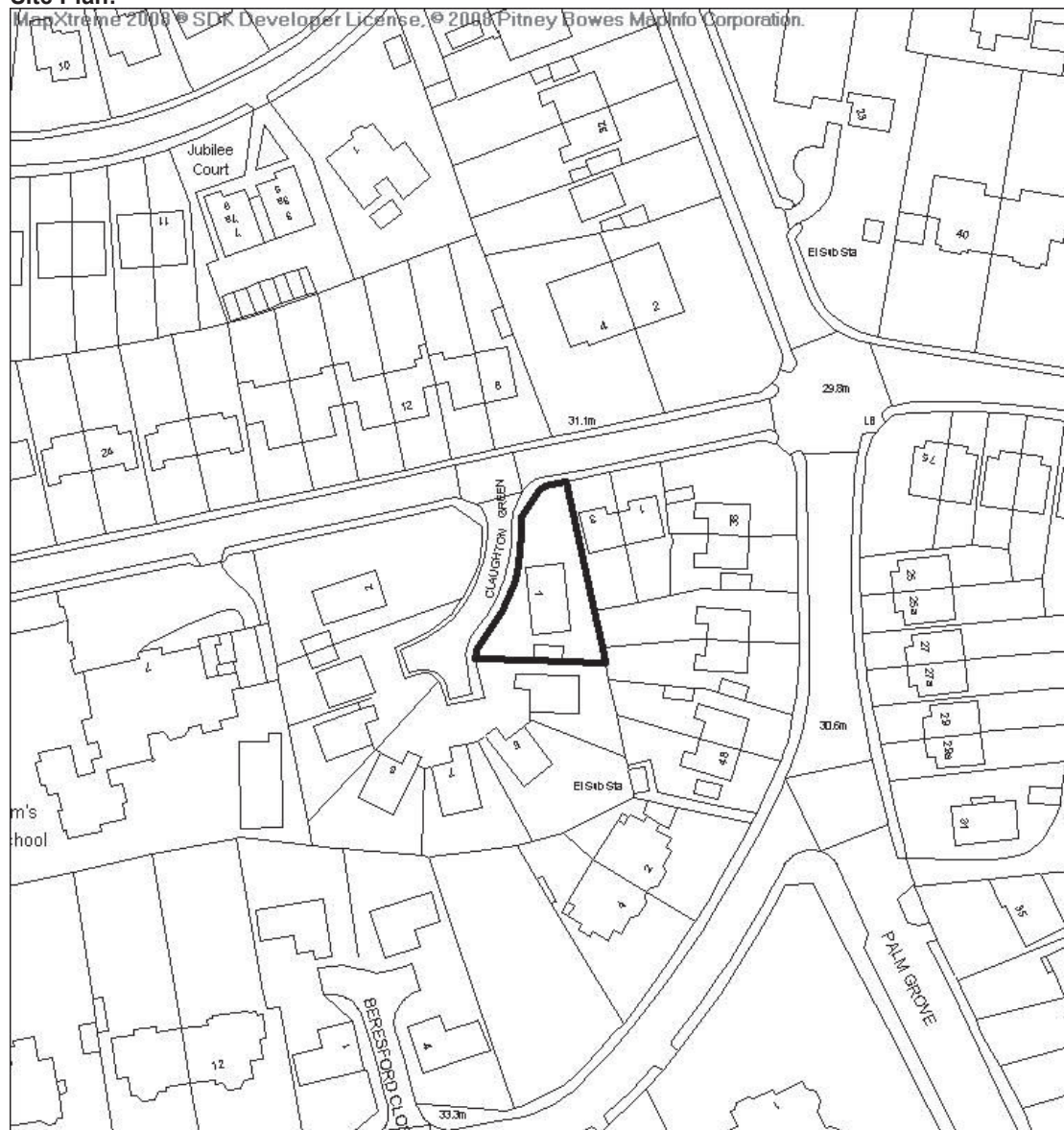
Planning Committee

23 January 2014

Reference: APP/13/01462 **Area Team:** North Team **Case Officer:** Mrs S Williams **Ward:** Oxton

Location: 1 CLAUGHTON GREEN, OXTON, CH43 1YA
Proposal: Erection of a side extension and garage
Applicant: Mrs Angela Fitzgerald
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
Density and Design Guidelines Area

Planning History:

No relevant planning history

Summary Of Representations and Consultations Received:

8 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice was displayed. As a result no representations were received.

CONSULTATION:

Head of Environment and Regulation (Traffic and Transportation Division) - Raised no objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal seeks planning permission for the erection of a side extension and garage.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies.

SITE AND SURROUNDINGS

1 Claughton Green is a detached bungalow which is sited within a small cul-de-sac comprising of two storey dwellinghouses. However, the property directly opposite the application site, 2 Claughton Green is a detached bungalow. 3-10 Claughton Green all contain garages which project forward of the properties front elevations.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. National Policy - NPPF - Requiring Good Design, Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

APPEARANCE AND AMENITY ISSUES

The ridge line of the proposed side extension would run flush with the original roof line of the property. The material used within its construction would match the material of the original building and therefore would remain in keeping with the character and appearance of the original building itself. The design and scale of the proposed extension is not considered to be detrimental to the area. The extensions are not considered visually obtrusive or out of keeping with the street scene given the examples of other garages projecting forward of front elevations. Due to the developments reasonable scale and design there are no issues of loss of light or privacy to neighbouring properties.

It is deemed that the proposal would not cause any harm to the character and appearance of the area. The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposed development complies with relevant Council policies and is therefore considered acceptable.

SEPARATION DISTANCES

SPG11 states habitable room windows directly facing each other should be at least 21 metres apart, and main habitable room windows should be at least 14 metres from any blank gable. In this instance the proposed development complies with all separation distances set out above. The proposed

extension is not considered to result in direct overlooking or result in loss of light or privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on its surroundings or the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with policy NPPF, HS11-House Extensions and SPG11-House Extensions, and is recommended for approval.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to have a harmful visual impact on its surroundings or the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with policy NPPF, HS11-House Extensions and SPG11-House Extensions, and is recommended for approval.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 15th November 2013 and listed as follows: drawing numbers 156_2013_01 and 156_2013_02 (dated 30.10.2013).

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

Last Comments By: 19/12/2013 10:54:30

Expiry Date: 10/01/2014

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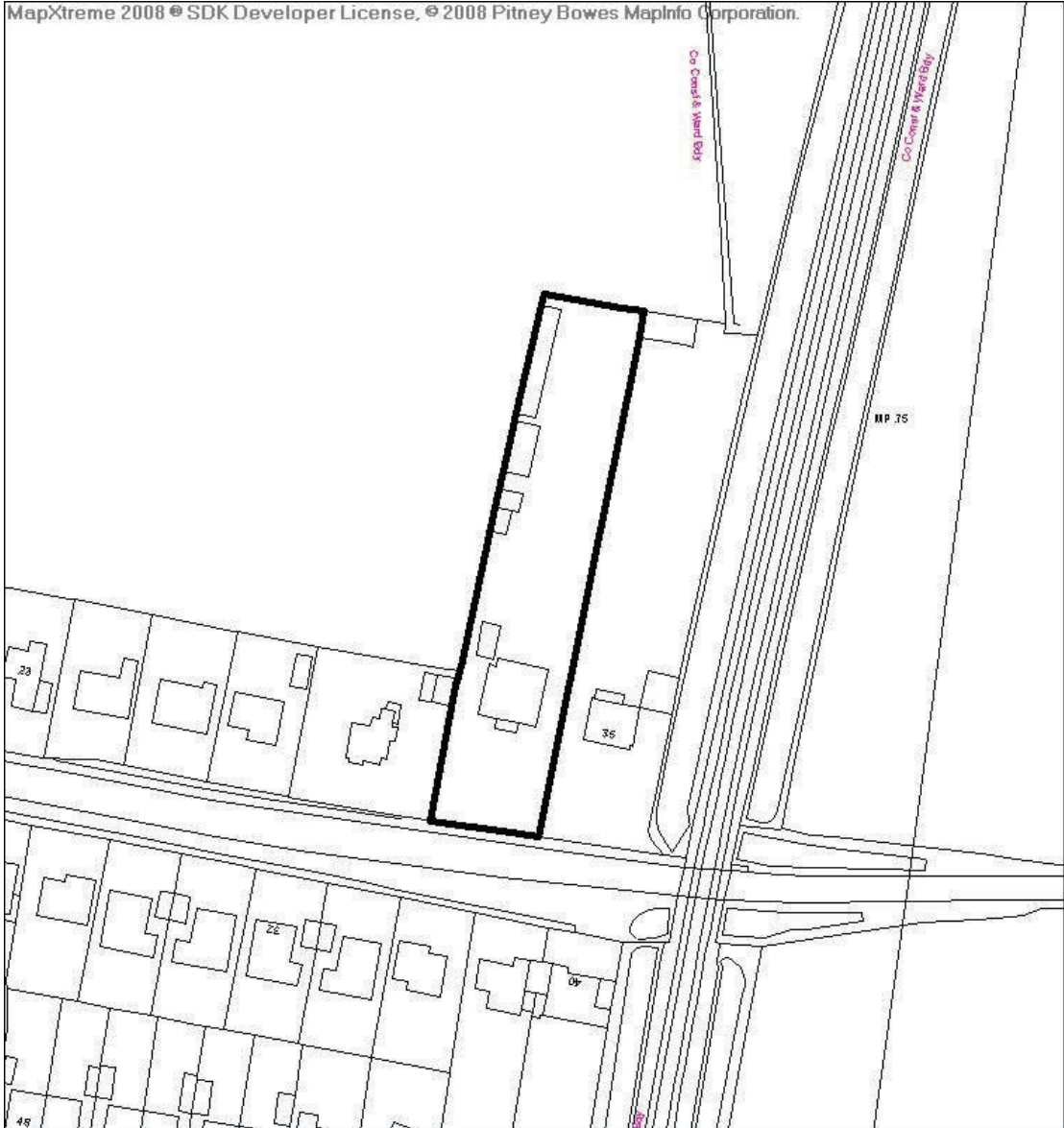
Planning Committee

23 January 2014

Reference: APP/13/01498 **Area Team:** South Team **Case Officer:** Miss A McDougall **Ward:** Heswall

Location: 33 WHITEHOUSE LANE, BARNSTON, CH60 1UD
Proposal: Erection of first floor rear extension and roof alterations.
Applicant: Mr R Wilkie
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

No planning history relevant to this current application.

Summary Of Representations and Consultations Received:**REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 5 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS:

No consultation with statutory bodies or other organisations required for this application.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal is for the erection of a first floor rear extension and alterations to the original roof.

PRINCIPLE OF DEVELOPMENT

The proposed development is for a residential extension to a dwelling, therefore the principle of development is acceptable.

SITE AND SURROUNDINGS

The property is a detached house with a relatively small first floor, the house is located on a large plot that has a depth of approximately 95m. The rear section of the plot is located within the designated Green belt, the rear elevation of the dwelling is set at a distance of 13m from the boundary with the designated Green Belt land, the proposed development is not located within the Green Belt. The neighbouring houses are typically detached houses and there is a mix of styles, the character of the area is residential, the rear of the properties to the application side of Whitehouse Lane is designated Green Belt.

POLICY CONTEXT

The proposed extension to the dwelling is located within the Primarily Residential Area, the proposed extension is to the rear of the first floor, including alterations to the original roof. The proposed extension will be assessed against Wirral's UDP Policy HS11. Policy HS11 states; The scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

APPEARANCE AND AMENITY ISSUES

The proposed alteration to the dwelling have a positive impact in terms of the appearance of the dwelling within the street scene, from the front elevation the amendment to the house are to the increase in roof height and amendment to window design. The roof has been altered from a hip to a gable end and the height of the dwelling increases from 7.5m to 8.5m, the alterations to the roof balance the front elevation of the dwelling and are an improvement in this instance.

The proposed extension to the rear of the first floor of the dwelling is contained within the original footprint of the dwelling and provides two additional bedrooms at first floor. The proposed extensions and alterations are proportionate to the dwelling, the existing plot and the relationship with the neighbouring properties.

The proposed development is not out of character or out of scale and would have a positive visual impact onto the appearance of the dwelling.

SEPARATION DISTANCES

The extension of the dwelling introduces three additional windows to the rear elevation, due to the depth of the rear garden being approximately 70m, the proposed extension meets the separation distances.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

CONCLUSION

The extension to the dwelling is acceptable in terms of appearance and scale, the proposal is appropriate within this location and does not have a detrimental impact onto the house itself or the character of the area. The proposal is therefore acceptable having regard to Wirral's Unitary Development Plan Policy HS11.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The extensions and alterations are a positive contribution to the appearance of the dwelling and are acceptable having regard to Wirral's UDP Policy HS11.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 29 November 2013 and listed as follows: 159_2013_01.

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

Last Comments By: 27/12/2013 16:02:10

Expiry Date: 24/01/2014

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WIRRAL COUNCIL

PLANNING COMMITTEE

23 JANUARY 2014

SUBJECT:	CHANGES TO THE SCHEME OF DELEGATION TO OFFICERS FOR THE DETERMINATION OF PLANNING APPLICATIONS AND PLANNING RELATED MATTERS
WARD/S AFFECTED:	ALL
REPORT OF:	STRATEGIC DIRECTOR REGENERATION AND ENVIRONMENT
RESPONSIBLE PORTFOLIO HOLDER:	COUNCILLOR PAT HACKET, ECONOMY
KEY DECISION? <i>(Defined in paragraph 13.3 of Article 13 'Decision Making' in the Council's Constitution.)</i>	NO

1.0 EXECUTIVE SUMMARY

- 1.1 This report recommends that the current Scheme of Delegation relating to the determination of planning applications and planning related matters be revised.
- 1.2 The main change is to increase the size limits for the depth of single-storey domestic extensions from 4 metres to 8 metres (for detached houses) and from 3 metres to 6 metres for all other houses, in non-protected areas, for a period of three years. The Government has also announced changes to extend existing permitted development rights for certain telecommunications equipment and to grant new permitted development rights to change offices into residential use without the need for planning permission.

2.0 BACKGROUND

- 2.1 The legal basis for delegation is Section 101 of the Local Government Act 1972. Elected Members determine the basis on which a delegated agreement operates, the level of Member involvement and the circumstances in which an officer's delegated power to make a decision may not be exercised. The amendments proposed seek to delegate authority for determining planning applications and planning related matters to the Head of Regeneration and Planning, assisted by the Development Management Manager and Area Team Leaders/Principal Officers.
- 2.2 Delegation schemes vary between local planning authorities, allowing for local discretion in their operation to reflect the diverse nature of local authorities. Delegation has benefits for all stakeholders in terms of simplifying procedures, minimising costs for an authority and freeing up Planning Committee Members to concentrate on applications that are controversial or have significant strategic importance for the Borough. Where there is no need to await a committee decision, up to four weeks can

be saved in determining planning applications, resulting in improvements to performance management and improved responsiveness for applicants.

- 2.3 Central Government and the Local Government Association consider that a level of delegation above 90% should be achieved by local planning authorities. Wirral Council's level of delegation for determining planning applications is currently at 86%. This figure is below the national average for delegation and is the lowest of the Merseyside authorities. The table below sets out for Members a comparison of delegation levels for determining planning applications within the Liverpool City Region:

Name of Local Authority	Level of Applications Delegated to Officers (as a %)
Halton	94%
Knowsley	98%
Liverpool	95%
Sefton	95%
St Helen's	98%
Wirral	86%

In addition to those authorities within the Liverpool City Region, Cheshire West and Chester Council currently operate a delegation level on 98% in relation to determining planning applications.

- 2.4 The Scheme of Delegation for Determining Planning Applications was last reviewed in May 2009. Central Government advises that such schemes should be regularly reviewed and updated to take account of any changes to national and/or local planning policies and to allow for the delivery of decisions as efficiently as possible, particularly having regard to performance improvement and best value. As Members will be aware, the Government sets targets for performance on delivery of planning decisions. Every local planning authority is required to submit data on its performance for delivering decisions on a quarterly basis. Those targets are set as follows:

- i. 60% of all Major Applications determined within 13 weeks;
- ii. 80% of all Minor Applications determined within 8 weeks; and
- iii. 80% of all Other Applications determined within 8 weeks.

- 2.5 There has been concern at national Government level that sometimes planning decisions can take too long. This can slow down or prevent people from building new homes, creating new places and bringing disused or neglected land and buildings back into use. As such, there has been a significant amount of change to national planning legislation including the introduction of a simplified National Planning Policy Framework and the relaxation of many permitted development rights. However, two significant changes that came into force from 1st October 2013 are as follows:

- i. local authorities who fail to deliver decisions on planning applications within 26 weeks (unless first agreed in writing with the applicant to

extend the determination period) will be required to refund the application fees paid on such applications. This may potentially impact on Major applications or those that require Section 106 agreements as part of any decision issued; and

- ii. where local planning authorities consistently under-perform on delivering decisions with regards to Major applications (defined as delivering fewer than 30% of majors within 13 weeks over a 2 year period), such local planning authorities will be placed under 'special measures' meaning that they will no longer be able determine such applications themselves but instead these applications would be determined by the Planning Inspectorate.

2.6 There is, therefore, a need to ensure that planning processes do not unnecessarily prevent or delay development whilst also reconciling democratic accountability and the important and crucial role that Elected Members play in that process. Making the best possible use of delegated powers has been identified by the Audit Commission as one of a number of ways to reduce delays in making decisions on planning applications. Maximising the number of decisions made under delegated powers allows Elected Members to focus on those applications that require additional scrutiny and have more strategic importance for the Borough as a whole.

2.7 It is anticipated that the proposed changes to the current Scheme of Delegation (as appended to this report at Appendix A) will result in simplified procedures, minimise costs to the Authority, result in improved performance around the delivery of planning decisions and give Members on the Planning Committee more time to focus on those applications that have wider strategic implications for the Borough or which may be particularly controversial in nature, thereby requiring additional scrutiny.

2.8 In order for performance targets to be achieved and for planning decisions to be delivered in a timely manner, there will need to be shift towards establishing greater freedom and flexibility. Central Government stresses that Council's must be able to demonstrate that delegation is accepted as the procedural rule rather than the exception.

2.9 Concern may be felt that extending the scope of determining applications under delegated powers will result in a loss of Members' control. However, delegation is not a process designed to transfer control from elected Members to officers and indeed, an examination of the proposed Scheme of Delegation will show that Members remain in complete control of the delegation process. Members decided the Council's development plan policies within which all applications are judged. They will also determine other council policies, standards and guidance within which context applications may be considered.

3.0 PROPOSED CHANGES TO SCHEME OF DELEGATION FOR DETERMINING PLANNING APPLICATIONS

3.1 The existing Scheme of Delegation is attached at Appendix A for Members' information. For ease of reference, the proposed changes are highlighted in bold and italicised red text. However, the changes can be summarised as follows:

- i) Delegated authority to determine all applications with the exception of large scale majors;

- ii) Require Members removing applications from delegation to do so, wherever possible, within 21 days of their electronic notification of an application being made valid to allow sufficient time for officer's to prepare reports for Committee within the statutory timescales for determining planning applications;
- iii) To relax the requirement for applications subject to Section 106 agreements to be considered by the Planning Committee unless the financial contributions involved total £500,000 or more. One of the principal causes for decisions being issued beyond the statutory determination date is Section 106 Agreements and the need to take reports to Committee beforehand;
- iv) Finally, to relax the requirement for applications where an Elected Member is involved in the capacity of agent or a consultant unless at least one objection has been received. To maintain a degree of transparency, however, it is proposed that such applications would only be determined under delegated powers following consultation and agreement with the Chair and Vice-Chair of the Planning Committee together with the other Party Spokespersons, and would only be authorised by the Head of Regeneration & Planning and/or the Development Management Manager.

3.2 In respect of 3.1 i) above, the current scheme of delegation requires all majors to be reported to Planning Committee. Recently, a number of such applications have been brought to Members where there have been no objections and the issues have been straight-forward and compliant with planning policies and could have been dealt with more expeditiously under delegated powers. It is proposed to allow greater flexibility around determining such majors in future, especially given some of the new measures introduced by Central Government as highlighted above at Para 2.5. However, as with all applications, those Majors which generate a petition of objection signed by 25 separate households or 15 individual letters of objection will be reported to Planning Committee for a decision. All large-scale majors, with the potential for significant strategic impacts for the Borough, such as Wirral Waters etc., will automatically be reported to Planning Committee.

3.3 In respect of 3.1 ii) above, it is proposed to require Members to remove applications from delegation as soon as possible following their electronic notification of an application being received, preferably within 21 days. This would allow for officers to consider Member's views and to bring the application to the first available Planning Committee, thereby increasing the chances of the application still being determined within the statutory timescales set by Central Government. An analysis of applications removed from delegation by Members has shown that, unfortunately, too often requests have been made late in the process and has resulted in applications going out of time. The requirement for Members to give planning reasons for removing an application from delegation remains in place. Members are asked to give due consideration to proposals and discuss them with case officers before making a final decision as to whether they remove an application from delegation. Objections from local residents would not, in themselves, be sufficient reason to remove an application from delegation.

3.4 In respect of 3.1 iii) above, the current scheme of delegation requires all applications with the requirement for a Section 106 Agreement (with the exception of those S106 Agreements requiring the provision of additional litter bins for hot food takeaway) to be reported to Planning Committee. It is proposed to relax this requirement unless the financial contributions to the Council are proposed to be significant (i.e. £500,000 or more). This will allow for decisions to be issued much more expeditiously without first

having to wait for a Committee resolution before the Council's solicitors are instructed to draft the relevant legal documents etc.

- 3.5 Finally, in respect of 3.1 iv) above, it is proposed to relax the requirement where an Elected Member may be involved in an application in the capacity of agent or consultant unless such an application has received one or more objections, in which case the application will still be reported to Planning Committee. Clearly there is still a need to have some level of transparency in determining applications where a Member may have had some professional involvement in preparing that application, and as such, where no objections have been received, it is proposed that the Head of Regeneration & Planning and/or the Development Management Manager will have delegated authority to determine such applications following consultation and agreement with the Chair and Vice-Chair of Planning Committee and the other Party Spokespersons. This would reduce the number of applications being reported to Planning Committee and improve performance on the delivery of decisions whilst still maintaining the need for accountability and transparency.

4.0 CONCLUSIONS

- 4.1 The Regeneration & Environment Department and the Development Management Division teams are committed to continuous improvement and performance in the delivery of planning decisions, and this is closely scrutinised as part of the Council's performance management systems, especially in relation to Major applications which is a corporate performance indicator for the department. The implementation of the changes to the Scheme of Delegation for Determining Planning Applications as outlined above would assist in freeing up resources and allow officers to go some considerable way to achieving such improvements. It is important that a balance is struck between the need to achieve speedy delivery of decisions and effective process and it is hoped that the revisions to the Scheme of Delegation as set out will aid the most economical use of both Members and officers time and allow focus on the more complex or contentious applications.
- 4.2 It is important to stress that Members still retain ultimate control over all aspects of the Scheme of Delegation in so much as they can remove any application from delegation should they wish to, provided there are sound planning reasons for referring the application to the Planning Committee. By freeing up some of those applications that are currently required to come to the Planning Committee for resolution, Members will be able to focus their attention on the larger schemes that come in front of them that potentially have more lasting and strategic implications.

5.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

- 5.1 There are no direct impacts for voluntary, community and faith groups.

6.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

- 6.1 A more efficient use of delegation will result in savings in officer and committee time and resources. Performance targets set by Central Government for all types of applications are currently struggling to be achieved as a result of the large number of applications that are being referred to Planning Committee. Agreement to the amendments to the Scheme of Delegation as outlined will result in improvements in service delivery and performance and reduce costs for the Council.

8.0 LEGAL IMPLICATIONS

8.1 The legal basis for delegation is Section 101 of the Local Government Act 1972, as amended. Elected Members determine the basis on which a delegated agreement operates, the level of Member involvement and the circumstances in which an officer's delegated powers to make a decision may not be exercised. For the determination of planning applications and planning related matters, these are set out in the appended Scheme of Delegation for Determining Planning Applications. There are no further legal implications arising from these proposals.

9.0 EQUALITIES IMPLICATIONS

9.1 There are no direct implications arising from these proposals which adversely affect equality and diversity.

10.0 CARBON REDUCTION IMPLICATIONS

10.1 The implications of these proposals on climate change and carbon resources are largely neutral.

11.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

11.1 The planning implications arising from this report are outlined above and there are no direct Community Safety implications arising from this report.

12.0 RECOMMENDATION/S

12.1 That the Planning Committee note the proposed changes to the current Scheme of Delegation for Determining Planning Applications and Planning Related Matters and recommend to Council that the amendments be adopted as set out in Appendix A.

12.2 That the Chair of Planning Committee attends the appropriate Cabinet meeting.

13.0 REASON/S FOR RECOMMENDATION/S

13.1 The recommendations reflect Central Governments changes to national planning legislation and are set against the background of the provisions within the Growth and Infrastructure Act 2013.

REPORT AUTHOR: **Matthew Davies**
Development Management Manager
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email: matthewdavies@wirral.gov.uk

APPENDICES

None

REFERENCE MATERIAL

None

SUBJECT HISTORY (last 3 years)

Council Meeting	Date

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**SCHEME OF DELEGATION TO OFFICERS
FOR THE DETERMINATION OF PLANNING
APPLICATIONS AND PLANNING RELATED
MATTERS**

MARCH 2014

Approved by:

Planning Committee 23 January 2014
Cabinet 11 February 2014
Council 10 March 2014

The Strategic Director of Regeneration & Environment

The Strategic Director of Regeneration & Environment has authority:

- (i) to determine all planning and related applications other than those listed under (a) below;
- (ii) to take appropriate enforcement action on **all** matters relating to the issue and service of Enforcement Notices, Breach of Condition Notices and Discontinuance Orders, **including the following:**
 - To take initial action to deal with breaches of planning control including the serving of Planning Contravention Notices to obtain relevant information in order to assess whether or not a breach of planning control has occurred.
 - To serve Breach of Condition Notices where planning conditions have not been complied with and to specify the steps which the Council consider ought to be taken or the activities which ought to cease.
 - To serve Enforcement Notices or to withdraw, modify and reissue any Enforcement Notice following a decision by the Planning Committee to grant permission for development or not to proceed with enforcement action.
 - In cases of urgency, in consultation with the Chair, vice-Chair and Party Spokespersons of the Planning Committee, to issue and serve Stop Notices unless the serving of such a notice would result in the significant loss of jobs or the potential for substantial costs to the Council.
 - In consultation with the Chair, vice-Chair and Party Spokespersons of the Planning Committee to serve Temporary Stop Notices.

(For the avoidance of doubt) where it is proposed **not** to take appropriate enforcement action relating to **Priorities 1, 2 and 3** of the adopted Planning Enforcement Policy on the grounds of non-expediency, the Authority of Members of the Planning Committee **must** be sought..

- (iii) to refuse applications in relation to telecommunications development;
- (iv) **where it is proposed to recommend approval of telecommunication development**, after consultation with the Chair of the Planning Committee and the appropriate ward councillors, to determine applications in relation to telecommunications development which, following the receipt of a petition or referral by an elected member, cannot be dealt with by the Planning Committee within the statutory 56-day period, subject to his reporting the use of such delegated authority to the next available meeting of that Committee, for information;
- (v) **to determine all planning and related applications where decisions would require a Section 106 obligation or action under other powers (with the exception of applications where an applicant is required to provide the Council with a sum of £500,000 or more).**

The Head of Regeneration & Planning, assisted by the Development Management Manager has authority to determine **all** major, minor and other applications submitted to, by or on behalf of the Borough Council other than those listed under (a) below;

- (a) **Applications to be determined by Committee:**
 - (i) Any **large-scale** major applications (**unless recommended for refusal and has not been supported on planning grounds by a Member as set out in (vi) below**) – **large-scale major applications will be defined as any application for:**
 - 1. residential development of 200 or more dwellings;**

- 2. *other forms of development or change of use of 10,000 square metres floorspace or more;*
 - 3. *applications for development or change of use of 2 hectares or more of land;*
 - 4. *Proposals requiring Environmental Impact Assessment; and*
 - 5. *Minerals and waste applications (other than minor amendments to existing permissions, and ancillary or small scale works);*
- (ii) Applications where it is proposed to make a decision that is contrary to the development plan with the exception of domestic extensions;
 - (iii) Decisions that would need to be referred to the Secretary of State, with the exception of applications for Planning Permission and/or Listed Building Consent to Grade I listed buildings, where there are no objections on conservation grounds;
 - (iv) Applications which any Member has asked to be referred to the Planning Committee. When a Member has requested an application be referred to the Planning Committee the Member **must**, however, state the reason(s) on planning grounds for that request ***in writing and wherever possible, within 21 days of their electronic notification of an application to enable an application to be reported to the first available Planning Committee. However, all requests must be made prior to the last date for comment as published on an application;***
 - (v) Applications that attract one or more petitions of objection, referring to material planning considerations & submitted within the specified consultation period, which contains 25 or more signatories from individual households or 15 individual objections in writing, **unless** the application is being recommended for refusal, in which case, the application shall remain under delegated powers, (unless a Member registers support in writing for an application on planning grounds). The lead petitioner will be informed of the recommendation to refuse under delegated powers;
 - (vi) Any application recommended for refusal where a Member has registered support in writing for an application on planning grounds and has requested the application is determined by Planning Committee;
 - (vii) Any personal/private application made by any Elected Member of the Council, any Senior Officer of the Council (Service Manager or above), or any member of staff employed in the Development Management Service;
 - (viii) ***Any application where an Elected Member is involved in any capacity (e.g. agent or consultant) where at least one objection has been received (where no objections have been received, the Head of Regeneration & Planning, assisted by the Development Management Manager, may determine such applications following consultation with and the agreement of the Chair of Planning Committee, the Vice-Chair and the other party Spokespersons);***
 - (ix) Decisions where a claim for compensation from the Council may arise or which otherwise may involve a financial payment.
- (b) **The Head of Regeneration & Planning is authorised to undertake the following functions and powers:**
- (1) To exercise all the powers and duties of the Council in respect of the Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990 as follows:-
 - (a) To take appropriate action to advertise planning applications and display site notices.
 - (b) Reject an outline application because of insufficient details.

- (c) Require owners to carry out proper maintenance of land where its condition detracts from the amenity of the immediate surrounding area, including the service of appropriate statutory notices under Section 215 of the Act.
 - (d) Serve planning control contravention notices and to hold discussions as a result of the “time and place” procedure under Section 171(C) of the Act.
 - (e) Make and confirm emergency Tree Preservation Orders except where objections/representations have been received and confirm unopposed Tree Preservation Orders under Section 201 of the Act.
 - (f) Determine applications for the lopping, felling or topping of trees covered by Tree Preservation Orders and require such replanting as is considered necessary.
 - (g) Issue screening opinions (Regulations 5, 7 and 25) and scoping opinions (Regulation 10) under the Town and Country Planning (Environmental Impact Assessment) (England and Wales) Regulations 1999.
 - (h) Authorise entry on to land under Sections 196 and 324 of the Act and under Section 88 of the Planning (Listed Buildings and Conservation Areas) Act 1990.
- (2) To exercise all the powers and duties of the Council arising under the provisions of the Building Act 1984 as follows:-
- (a) Part I – Building Regulations.
 - (b) Part III – Drainage, provision of sanitary conveniences, buildings, defective premises and demolition.
 - (c) Part IV – Powers of entry, execution of works and enforcement.
- (3) To exercise all the powers and duties of the Council arising under the provisions of Safety of Sports Grounds Act 1975 in relation to the issuing of notices prohibiting the admission of spectators to sports grounds and make agreed amendments to safety certificates.
- (4) To exercise all the powers and duties of the Council arising under the provisions of the Building (Approved Inspectors) Regulations 1985.
- Note: This power may also be exercised by the Building Control Manager and the Fire/Safety at Sports Grounds Officer.
- (5) To exercise all the powers and duties of the Council arising under the provisions of the Public Health Act 1936 in relation to sanitary conveniences for buildings and culverts, ditches and watercourses.
- (6) To exercise all the powers and duties of the Council arising under the provisions of the Planning (Listed Buildings and Conservation Areas) Act 1990 relating to listed buildings and conservation areas.
- (7) To exercise all the powers and duties of the Council arising under the provisions of the Planning (Hazardous Substances) Act 1990.
- (8) To exercise all the powers and duties of the Council arising under the Town and Country Planning (Control of Advertisements) Regulations 1992 or any amendments to those regulations.

- (9) To exercise all the powers and duties of the Council arising under the provisions of the Hedgerows Regulations 1997.
- (10) To respond to consultations from neighbouring local planning authorities on planning applications.
- (11) To exercise all the powers and duties of the Council under the provisions of the Local Land Charges Act 1975.
- (12) After consulting the Director of Finance, to vary the standard scale of charges of the Local Government Association model structure by plus or minus 10%.
- (13) To take action to prosecute offences under the Town and Country Planning Act 1990, the Planning (Listed Buildings and Conservation Areas) Act 1990, the Planning (Hazardous Substances) Act 1990, the Public Health Act 1936 and the Safety at Sports Grounds Act 1975.
- (14) To exercise all the powers and duties under Part 8 of the Anti-Social Behaviour Act 2003 to consider and determine complaints about high hedges.
- (15) To authorise directed surveillance, for investigatory purposes, in accordance with the Regulation of Investigatory Powers Act 2000 and to designate officers to carry out that function.

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**Planning Applications Decided Under
Delegated Powers Between
09/12/2013 and 12/01/2014**

Application No.:	ADV/13/00724	Application Type:	Advertisement Consent
Ward:		Decision Level:	Delegated
Decision Date:	11/12/2013	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Dr R Keenan	Agent:	
Location:	Junction at Saughall Massie Road and West Kirby Road, SAUGHALL MASSIE, CH46 5NJ		
Proposal:	Retrospective planning application for small hanging signs for Barnacre Coarse Fishery and Barnacre Holiday Cottages		

Application No.:	APP/13/00848	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	13/12/2013	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	B.Y.A. Ltd Architects
Location:	48-50 ARGYLE STREET, BIRKENHEAD, CH41 6AF		
Proposal:	Replacement of existing single glazed windows with new double glazed spring loaded sliding sash windows		

Application No.:	APP/13/00851	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	13/12/2013	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	B.Y.A. Ltd Architects
Location:	Della Robbia House, 44 CLIFTON ROAD, TRANMERE, CH41 2SQ		
Proposal:	Replacement of existing single glazed windows with new double glazed windows		

Application No.:	APP/13/00853	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	12/12/2013	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	B.Y.A. Ltd Architects
Location:	57-59 THE WOODLANDS, TRANMERE, CH41 2SJ		
Proposal:	Replacement of existing single glazed windows with new double glazed spring loaded sliding sash windows including slimlight double glazed units.		

Application No.: APP/13/00912 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 16/12/2013 **Decision:** Withdrawn
Case Officer: Mrs C Parker
Applicant: Ms P Tickle **Agent:** Matthews & Goodman
Location: Land to the rear of 24 PINE WALKS, PRENTON, CH42 8NE
Proposal: Proposed residential development of 5 no. 4 bedroom houses and 5 no. 5 bedroom houses

Application No.: APP/13/00918 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 18/12/2013 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: **Agent:** United Utilities Water plc
Location: Land fronting Squibbs Factory bounded by The River Birket and Reeds Lane Leasowe
Proposal: Construction of surface water pumping station, kiosk, fenced compound and associated works.

Application No.: APP/13/00965 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 12/12/2013 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: **Agent:** Devaplan Ltd
Location: Land to the rear of 79 Eleanor Road, Bidston, Wirral, CH43 7XW
Proposal: Erection of three detached dwelling houses

Application No.: APP/13/01011 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 17/12/2013 **Decision:** Withdrawn
Case Officer: Mr M Rushton
Applicant: **Agent:**
Location: Westhaven Nursing Home, 11-15 QUEENS ROAD, HOYLAK, CH47 2AG
Proposal: Demolition of existing Westhaven Care Home and redevelopment to a purpose built 52 bed home.

Application No.: APP/13/01076 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 20/12/2013 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: **Agent:** Design Group Chester
Location: Moreton Christian Centre, OLD MARYLAND LANE, MORETON, CH46 7TP
Proposal: Single storey extension to existing Chapel to provide additional community room, and extension to car park to provide 5 no. additional car parking spaces (AMENDED DESCRIPTION).

Application No.: APP/13/01159 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 17/12/2013 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr G John **Agent:** Low Carbon Wirral
Location: 22 DROITWICH AVENUE, GREASBY, CH49 2QR
Proposal: To construct house extension to rear of 22 Droitwich Avenue; extension consists of 12.9m2 proposed internal floor space.

Application No.: APP/13/01181 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 19/12/2013 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:**
Location: Birkenhead Park R U F C, 137A PARK ROAD NORTH, BIRKENHEAD, CH41 8AA
Proposal: Siting of storage container to rear of club

Application No.: APP/13/01204 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 23/12/2013 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr David Smith **Agent:**
Location: 17 WELL LANE, HIGHER BEBINGTON, CH63 8QJ
Proposal: Erection of a garage at the front of the property.

Application No.: APP/13/01215 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 19/12/2013 **Decision:** Approve
Case Officer: Mrs C Parker
Applicant: **Agent:** IBI Taylor Young
Location: Wirral Met College, Twelve Quays Campus, SHORE ROAD, BIRKENHEAD, CH41 1AG
Proposal: Construction of a new studio classroom, two greenhouses, solar panels to the existing engineering building and associated landscaping/boundary treatments.

Application No.: APP/13/01225 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 16/12/2013 **Decision:** Withdrawn
Case Officer: Mrs S Williams
Applicant: Mr B Kurian **Agent:**
Location: 106 MANOR DRIVE, UPTON, CH49 4PJ
Proposal: Conversion of existing garage into a kitchen and erection of a first- floor extension above

Application No.:	APP/13/01236	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	11/12/2013	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Meakin	Agent:	Bryson McHugh Architects
Location:	2 MONKS WAY, WEST KIRBY, CH48 7ES		
Proposal:	Erection of three additional pitched roof dormers to front and side elevations		
Application No.:	APP/13/01240	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	20/12/2013	Decision:	Refuse
Case Officer:	Mr S Williamson		
Applicant:	Mr John Wigley	Agent:	
Location:	18 ORTEGA CLOSE, NEW FERRY, CH62 1HF		
Proposal:	Construction of boundary fence from front wall of existing garage to edge of property.		
Application No.:	APP/13/01251	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	17/12/2013	Decision:	Refuse
Case Officer:	Mrs S Williams		
Applicant:	Mr Lee Jackson	Agent:	
Location:	19 ENNISDALE DRIVE, NEWTON, CH48 9UE		
Proposal:	Erection of a two-storey side extension		
Application No.:	APP/13/01253	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	12/12/2013	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mrs Carol Richardson	Agent:	C W Jones
Location:	3 BRADMAN ROAD, MORETON, CH46 7SH		
Proposal:	Demolish existing bungalow, erect new bungalow		
Application No.:	OUT/13/01259	Application Type:	Outline Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	20/12/2013	Decision:	Refuse
Case Officer:	Mrs C Parker		
Applicant:	Ms L Smith	Agent:	Matthews & Goodman
Location:	Land adjacent to MARSH LANE, HIGHER BEBINGTON, CH63 5PP		
Proposal:	Outline proposal for the redevelopment of land adjacent to Mount Road for residential purposes		

Application No.: APP/13/01262 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 09/01/2014 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: Mr John Mitchell **Agent:** Mr M Kivlehan
Location: Land adjacent to 13 New Chester Road, NEW FERRY, CH62 1DG
Proposal: Construction of a four storey building, including shop unit and six; 2 bed flats above.

Application No.: APP/13/01267 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 09/12/2013 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Stoker **Agent:** Architects-Direct.com
Location: 1 THE KNAP, GAYTON, CH60 0EX
Proposal: Two storey side & single storey rear extension

Application No.: APP/13/01274 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 23/12/2013 **Decision:** Refuse
Case Officer: Mrs S Williams
Applicant: Mr & Mrs Jones **Agent:** L.D.Cupit Design
Location: 51 NOCTORUM AVENUE, NOCTORUM, CH43 9RZ
Proposal: Erection of a two-storey side extension

Application No.: APP/13/01283 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 16/12/2013 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: **Agent:** EC Harris LLP
Location: Post Office and Spar, 20-24 UPTON ROAD, CLAUGHTON, CH41 0DF
Proposal: Installation of an ATM

Application No.: ADV/13/01284 **Application Type:** Advertisement Consent
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 16/12/2013 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: **Agent:** EC Harris LLP
Location: Post Office and Spar, 20-24 UPTON ROAD, CLAUGHTON, CH41 0DF
Proposal: Advertisement to fascia of atm and type a collar surround

Application No.: APP/13/01291 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 19/12/2013 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Dr Maizie **Agent:** Matt Hamlett Architecture + Design
Location: The Old Rectory, TELEGRAPH ROAD, THURSTASTON, CH61 0HJ
Proposal: Erection of a two storey extension, new entrance and window alterations

Application No.: APP/13/01292 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 09/01/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr O'Donnell **Agent:** mda projects
Location: Beech Lea, 102 BARNSTON ROAD, BARNSTON, CH60 1UA
Proposal: Renewal of expired planning permission for new pitched roofs and erection of single storey front extension (amended description).

Application No.: APP/13/01298 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 19/12/2013 **Decision:** Approve
Case Officer: Mr P Howson
Applicant: Mr A Stewart **Agent:**
Location: The Spinney, EASTHAM VILLAGE ROAD, EASTHAM, CH62 0AE
Proposal: Erection of dormer extensions to front and side and raise hip to create a gable end at the rear. Construction of new boundary wall at the front.

Application No.: ADV/13/01307 **Application Type:** Advertisement Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 09/01/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: **Agent:** Escott Signs
Location: New Look, 170-186 GRANGE ROAD, BIRKENHEAD, CH41 6EA
Proposal: 1 no. internally illuminated projecting sign and 2 no. internally illuminated pod fascia signs

Application No.: APP/13/01312 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 20/12/2013 **Decision:** Approve
Case Officer: Mr M Rushton
Applicant: **Agent:** Bryson McHugh Architects
Location: 74 TOWNSEND STREET, BIDSTON, CH41 7BL
Proposal: Erection of house in multiple occupation (Use Class C4), creating 7 no. 1-bedroom units.

Application No.: APP/13/01318 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 10/12/2013 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr T O'Brien **Agent:**
Location: Rose Cottage, BRIMSTAGE ROAD, BRIMSTAGE, CH63 6HE
Proposal: Proposed extension to the rear of the house consisting of a kitchen, utility room, first-floor bedrooms and ensuite

Application No.: APP/13/01321 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 10/12/2013 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr G Wilcox **Agent:**
Location: Vacant Shop, 90/90A MILL LANE, LISCARD, CH44 5UQ
Proposal: New shop front and associated work to provide a new front entrance for flat 90A.

Application No.: APP/13/01322 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 10/12/2013 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Raymond & Mrs Linda Brine **Agent:**
Location: 5 ATHOL DRIVE, EASTHAM, CH62 8DR
Proposal: Two storey side extension.

Application No.: APP/13/01325 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 19/12/2013 **Decision:** Approve
Case Officer: Mr S Williamson
Applicant: **Agent:** Evolve RPS Limited
Location: 194 SAUGHALL MASSIE ROAD, UPTON, CH49 4LD
Proposal: Alterations to the existing shopfront involving the instalment of a new sliding entrance door. Instalment of a new covered holding area to be situated at the rear of the building.

Application No.: APP/13/01326 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 11/12/2013 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr J Tranfield **Agent:** CADStation Ltd
Location: 5 WINTON CLOSE, NEW BRIGHTON, CH45 9NA
Proposal: Single storey side extension with rear balcony - revision of existing planning approval - APP/2006/5005/E

Application No.: LBC/13/01327 **Application Type:** Listed Building Consent
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 10/01/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mrs A Walsh **Agent:** Platt White Partnership
Location: Thornton House, THORNTON COMMON ROAD, THORNTON HOUGH
Proposal: Repair and replacement of parquet flooring to lounge area and bedroom above due to water damage from a leaking pipe. Associated works of decoration and removing skirting's to access parquet floor.

Application No.: APP/13/01329 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 13/12/2013 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mrs Moores **Agent:** Cheshire Planning Solutions Ltd
Location: 151 VICTORIA ROAD, NEW BRIGHTON, CH45 9LB
Proposal: Re-submission of application APP/13/00866 with amended plans. Change of use of a property from a single residence to a house of multiple occupation to provide 9 bedrooms with communal kitchen, living rooms and bathrooms. Also to include alterations to windows to the front elevation.
AMENDED DESCRIPTION

Application No.: APP/13/01333 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 13/12/2013 **Decision:** Refuse
Case Officer: Mrs J McMahon
Applicant: Mr M Fitzpatrick **Agent:**
Location: 71 DOWNHAM ROAD SOUTH, HESWALL, CH60 5SF
Proposal: Relocate an existing first floor window from the rear (west elevation) to the side (south elevation).

Application No.: APP/13/01334 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 11/12/2013 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Jenner **Agent:** ABW Architects
Location: 54 TOWER ROAD NORTH, HESWALL
Proposal: Erection of a new double garage in grounds to front/side of property. Erection of single-storey extension to rear of property. Removal of existing conservatory to front of property, replaced by single storey extension with bay window (amended scheme).

Application No.: APP/13/01335 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 20/12/2013 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr & Mrs Hayward **Agent:** Wallace Architecture
Location: 46 FORNALLS GREEN LANE, MEOLS, CH47 9RL
Proposal: Erection of a two storey side extension, single storey rear extension and front porch

Application No.:	APP/13/01338	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	16/12/2013	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	
Location:	Social Services Family Support and Leaving Care Team, OAKENHOLT ROAD, MORETON, CH46 8TP		
Proposal:	Change of use from a office accommodation to a day centre and cafe area.		

Application No.:	APP/13/01340	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	20/12/2013	Decision:	Refuse
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Ullathorne	Agent:	Kriss Cringle Associates
Location:	2A RAEBURN AVENUE, WEST KIRBY, CH48 5JE		
Proposal:	Side two storey extension above an existing single storey garage and conversion of garage to habitable space.		

Application No.:	ADV/13/01341	Application Type:	Advertisement Consent
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	18/12/2013	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	CFM Consultants Ltd.
Location:	141 TELEGRAPH ROAD, HESWALL, CH60 7SE		
Proposal:	Installation of 1 No. fascia sign (internally illuminated).		

Application No.:	APP/13/01343	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	17/12/2013	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mrs R Norcott	Agent:	
Location:	Gayton Stables, CHESTER ROAD, GAYTON, CH60 3SD		
Proposal:	Demolition of existing stable and portable building and construction of replacement stable.		

Application No.:	APP/13/01345	Application Type:	Outline Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	17/12/2013	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mrs R Norcott.	Agent:	
Location:	Gayton Stables, CHESTER ROAD, GAYTON, CH60 3SD		
Proposal:	Demolition of existing dwelling and construction of a replacement dwelling.		

Application No.:	ADV/13/01349	Application Type:	Advertisement Consent
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	13/12/2013	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:		Agent:	Astley Signs
Location:	Britannia Building Society, 12 THE CRESCENT, WEST KIRBY, CH48 4HN		
Proposal:	1 x Internally illuminated fascia sign 1 x Internally illuminated projecting sign		
Application No.:	APP/13/01350	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	13/12/2013	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Jim Bentley	Agent:	ShepherdMyers
Location:	71 STATHAM ROAD, BIDSTON, CH43 7XS		
Proposal:	Single storey rear extension		
Application No.:	APP/13/01351	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	12/12/2013	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Ainsley Gommon Architects
Location:	Various Properties, Birkenhead, Wirral CH42 1Q		
Proposal:	Replacement of timber fences with 1950mm high brick boundary wall to rear gardens as part of an environmental improvement scheme to an existing housing estate which will also include installation of 1m high metal railings to front boundaries and replacement of rear timber gates/fences. The application also includes for the erection of a 4m high ball stop mesh netting to be placed around the perimeter of Courtney Park adjacent to the existing metal lochrin fencing.		
Application No.:	APP/13/01357	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	09/01/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Firth	Agent:	CS-PES Planning Consultant
Location:	Willow Cottage, BANKS ROAD, HESWALL, CH60 9JS		
Proposal:	Demolition of existing dwelling, garage and outbuilding and construction of a replacement dwelling and double garage		
Application No.:	APP/13/01361	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	24/12/2013	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs MURRAY	Agent:	Bryson McHugh Architects
Location:	15 BUTTERMERE AVENUE, NOCTORUM, CH43 9RH		
Proposal:	Single storey rear, side and front extension to existing property.		

Application No.:	APP/13/01362	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	17/12/2013	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr ROSSALL	Agent:	Bryson McHugh Architects
Location:	169 PENSBY ROAD, HESWALL, CH61 6UB		
Proposal:	Second storey side extension		
Application No.:	APP/13/01363	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	19/12/2013	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr P Jenkins	Agent:	Neil Braithwaite Architect
Location:	20 LOOMSWAY, IRBY, CH61 4UD		
Proposal:	Single-storey extension to front, conversion of garage, external alterations, decking and a new pitched roof to existing rear extension		
Application No.:	APP/13/01365	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	20/12/2013	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mrs B Simcock	Agent:	Paterson Macaulay & Owens
Location:	3 HOLMWAY, HIGHER BEBINGTON, CH63 2QA		
Proposal:	Replacement of garage/storage area with single storey front and side extension		
Application No.:	APP/13/01367	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	20/12/2013	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr R Berry	Agent:	Mr Alan Stewart
Location:	30 INLEY ROAD, SPITAL, CH63 9YS		
Proposal:	Conversion of Garage to Habitable Accommodation		
Application No.:	APP/13/01368	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	16/12/2013	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs Dundas	Agent:	Lightblue Solutions Ltd
Location:	Rear of 47/47A MILNER ROAD, HESWALL, CH60 5RU		
Proposal:	Demolition of workshop and construction of one bedroom bungalow		

Application No.: APP/13/01369 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 23/12/2013 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr P Simmonds **Agent:** Beckett Consulting
Location: 36 BEACON DRIVE, NEWTON, CH48 7ED
Proposal: Proposed two-storey extension to front to provide a porch and en-suite above. Two-storey rear extension to provide an enlarged kitchen/dining room and enlarged rear bedroom and roof terrace plus an additional bedroom. New tiled roof covering and render finish to all elevations.

Application No.: APP/13/01372 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 24/12/2013 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Dunbavin **Agent:** Bromilow Architects Ltd
Location: 3 SAMARIA AVENUE, NEW FERRY, CH62 1HE
Proposal: Proposed single storey extension

Application No.: APP/13/01373 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 20/12/2013 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Stephen Hardman **Agent:**
Location: 6 LLOYD AVENUE, BIRKENHEAD, CH41 8AP
Proposal: Erection of a single storey rear extension

Application No.: APP/13/01376 **Application Type:** Full Planning Permission
Ward: Claughton **Decision Level:** Delegated
Decision Date: 17/12/2013 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Matthew Heggarty **Agent:** Mr David Hardman
Location: 60 HAMPTON CHASE, NOCTORUM, CH43 9HE
Proposal: Erection of a single storey rear extension

Application No.: APP/13/01377 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 19/12/2013 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Dr Patel **Agent:**
Location: 3 HOLM VIEW CLOSE, OXTON, CH43 2GA
Proposal: Retention of boundary fence

Application No.:	APP/13/01378	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	20/12/2013	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs L Malloy	Agent:	D2 Design NW Ltd
Location:	30 BRANCOTE GARDENS, BROMBOROUGH, CH62 6AH		
Proposal:	Proposed single and double storey rear extension and dormer to the front elevation.		
Application No.:	APP/13/01381	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	19/12/2013	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs Angela Furr	Agent:	
Location:	Beechwood, 288 TELEGRAPH ROAD, HESWALL, CH60 7SQ		
Proposal:	Proposed two storey extension and loft conversion with rear dormer		
Application No.:	ADV/13/01382	Application Type:	Advertisement Consent
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	13/12/2013	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Innovate Signs Limited
Location:	Spar Grocers, 8-9 Lancelyn Court Precinct, SPITAL ROAD, BEBINGTON, CH63 9JP		
Proposal:	Replacement fascia sign, window graphics and poster frames		
Application No.:	APP/13/01383	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	19/12/2013	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr J Pepper	Agent:	Malcolm Lewis Architect Ltd
Location:	21 ABINGDON ROAD, GREASBY, CH49 3PN		
Proposal:	Erection of a two-storey side/rear extension and front porch		
Application No.:	APP/13/01384	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	19/12/2013	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Scott Ward	Agent:	D J Cooke & Company
Location:	73 KING STREET, EGREMONT, CH44 0BY		
Proposal:	Change of use from shop to dwelling including internal and external alterations		

Application No.:	APP/13/01386	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	19/12/2013	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:		Agent:	Ainsley Gommon Architects
Location:	Lansdowne Court, LANSDOWNE PLACE, CLAUGHTON		
Proposal:	Upgrading of external entrance to flats with new door sets, lighting, cladding and improvement to existing canopy.		

Application No.:	APP/13/01390	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	17/12/2013	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr A Foley	Agent:	Neil Braithwaite Architect
Location:	26 LOOMSWAY, IRBY, CH61 4UD		
Proposal:	Proposed replacement garage		

Application No.:	APP/13/01391	Application Type:	Full Planning Permission
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	19/12/2013	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Ainsley Gommon Architects
Location:	30-52 (evens only) FENDER VIEW ROAD, MORETON, CH46 9RL		
Proposal:	Upgrading of external entrance to flats with new door sets		

Application No.:	APP/13/01394	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	24/12/2013	Decision:	Refuse
Case Officer:	Mrs MA Jackson		
Applicant:	Mr M Wilde	Agent:	
Location:	153 HOLMLANDS DRIVE, OXTON, CH43 0TU		
Proposal:	Erection of an extension		

Application No.:	APP/13/01396	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	23/12/2013	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mrs E Jaffey	Agent:	
Location:	Parish Office, VILLAGE ROAD, HESWALL, CH60 0DZ		
Proposal:	Change of use from office to a pilates studio.		

Application No.: APP/13/01397 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 19/12/2013 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: **Agent:** RRDS Ltd
Location: 15 & 16 Marine Point, KINGS PARADE, NEW BRIGHTON, CH45 2PB
Proposal: Relocation of existing entrance doors.

Application No.: APP/13/01402 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 19/12/2013 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Beaumont **Agent:** Mr Roberts
Location: Stonestack, 56 DEE PARK ROAD, GAYTON, CH60 3RA
Proposal: Front dormer extension.

Application No.: DEM/13/01407 **Application Type:** Prior Notification of Demolition
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 10/12/2013 **Decision:** Prior approval is not required
Case Officer: Mrs C Parker
Applicant: **Agent:**
Location: 1 ABBEY STREET, BIRKENHEAD, CH41 5JU
Proposal: Demolition of buildings - buildings to be demolished will be a traditionally built two storey office with cavity wall construction, concrete internal walls and a flat roof. The factory is a steel portal frame with brick and insulated infill panels. The demolition includes all brick/concrete out buildings.

Application No.: RESX/13/01410 **Application Type:** Prior Approval Householder PD
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 16/12/2013 **Decision:** Prior Approval Given
Case Officer: Mr M Rushton
Applicant: Mr S Perlaki **Agent:** Crown Windows & Conservatories
Location: 95 THINGWALL ROAD, IRBY, CH61 3UB
Proposal: Erection of a single storey rear conservatory which would extend beyond the rear wall of the original house by 4.8m for which the maximum height would be 3.5m and for which the height of the eaves would be 2.29m

Application No.: RESX/13/01411 **Application Type:** Prior Approval Householder PD
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 09/12/2013 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: Mrs R Winstanley **Agent:** Ultraseal
Location: 15 BIRCH AVENUE, UPTON, CH49 4LS
Proposal: Erection of a single storey rear conservatory which would extend beyond the rear wall of the original house by 6.5m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.2m

Application No.: APP/13/01413 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 20/12/2013 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: **Agent:**
Location: Poulton Victoria Sports and Social Club, POULTON BRIDGE ROAD, POULTON, CH44 5SW
Proposal: Erection of new entrance porch to front elevation, window alteration and provision of an external access link corridor to serve the existing large rear function room

Application No.: APP/13/01414 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 23/12/2013 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Wolff **Agent:** d2 architects
Location: 24 MERE AVENUE, RABY MERE, CH63 0NE
Proposal: Proposed side and rear single storey extension

Application No.: APP/13/01415 **Application Type:** Full Planning Permission
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 23/12/2013 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** TRIANGLE ARCHITECTS LTD
Location: Reay Court, 86 BOROUGH ROAD, SEACOMBE, CH44 6NQ
Proposal: Proposed recladding of Reay Court sheltered housing. to include removal of existing orange cladding panels and replacement with timber cladding.

Application No.: ADV/13/01417 **Application Type:** Advertisement Consent
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 19/12/2013 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: **Agent:** RRDS Ltd
Location: 15&16 Marine Point, KINGS PARADE, NEW BRIGHTON, CH45 2PB
Proposal: Erection of advertisements.

Application No.: RESX/13/01419 **Application Type:** Prior Approval Householder PD
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 11/12/2013 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr L Reeve **Agent:** C W Jones
Location: 52 GRANGE CROSS LANE, NEWTON, CH48 8BQ
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.050m for which the maximum height would be 3.900m and for which the height of the eaves would be 2.600m

Application No.: APP/13/01420 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 02/01/2014 **Decision:** Refuse
Case Officer: Mrs J McMahon
Applicant: Mr G Roberts **Agent:** Bryson McHugh Architects
Location: Foxmere, 30 MERE LANE, HESWALL, CH60 6RR
Proposal: Alterations to rear dormer to create balcony.

Application No.: APP/13/01421 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 09/01/2014 **Decision:** Refuse
Case Officer: Mrs J McMahon
Applicant: Mr A Went **Agent:** Collins Architecture
Location: Cotswold, 7 PARK WEST, HESWALL, CH60 9JE
Proposal: Two storey front and side extension & single storey rear extension with balcony. Attached single storey garage to side and new fence to front boundary.

Application No.: APP/13/01425 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 23/12/2013 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Sir Alasdair Breckenridge **Agent:** Mr Ronald Hancock
Location: Cree Cottage, FEATHER LANE, HESWALL, CH60 4RL
Proposal: Construction of a detached car-port with adjoining store

Application No.: APP/13/01428 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 09/01/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Ms K Birchall **Agent:** Collins Architecture
Location: 18 TOWNFIELD ROAD, WEST KIRBY, CH48 7EZ
Proposal: Replacement of existing front dormer window & construction of new balcony

Application No.: APP/13/01429 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 23/12/2013 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr Kevin Hayes **Agent:**
Location: 28 STANHOPE DRIVE, BROMBOROUGH, CH62 2DG
Proposal: Replacement detached garage.

Application No.:	APP/13/01430	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	23/12/2013	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr & Mrs Dennett	Agent:	PWE Design
Location:	10 ROLAND AVENUE, HIGHER BEBINGTON, CH63 8LJ		
Proposal:	Two storey and single storey side extension		
Application No.:	ADV/13/01436	Application Type:	Advertisement Consent
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	06/01/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	parkinson signs ltd
Location:	The Shippons, THINGWALL ROAD, IRBY, CH61 3UA		
Proposal:	New external signage and lighting		
Application No.:	APP/13/01438	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	23/12/2013	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:		Agent:	Ainsley Gommon Architects
Location:	Hoose Court, MARKET STREET, HOYLAKE		
Proposal:	Upgrading of external entrance to flats with new doorsets, lighting, cladding and improvement to existing canopy.		
Application No.:	APP/13/01439	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	06/01/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Ainsley Gommon Architects
Location:	1 CLARENDON CLOSE, BIRKENHEAD, CH43 4TW		
Proposal:	New doors to replace existing, new external lighting and a new sign.		
Application No.:	APP/13/01440	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	10/01/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	
Location:	Land at Woodside walkway promenade, south east of Pacific Road, Birkenhead.		
Proposal:	Memorial Plaque and Plinth to Form New HMS Thetis Memorial		

Application No.:	APP/13/01446	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	10/01/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	
Location:	Woodside Business Park, SHORE ROAD, BIRKENHEAD		
Proposal:	Memorial to HMS Birkenhead consisting of three 2600 x 1200mm stainless steel panels with black carbon backing. Panels are to be cut out and show various figures depicting the ship and other items.		

Application No.:	APP/13/01448	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	08/01/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mrs N Butler-Forrest	Agent:	
Location:	25 WARREN DRIVE, NEW BRIGHTON, CH45 0JW		
Proposal:	Take down existing timber balcony to the rear of the property, and erect a single storey rear extension with a roof balcony. Take down existing gable open porch structure and erect new gable open porch structure.		

Application No.:	APP/13/01453	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	02/01/2014	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr Paul Peuker	Agent:	
Location:	32 NORBURY AVENUE, HIGHER BEBINGTON, CH63 2HJ		
Proposal:	Single storey extension to rear two storey extension to side new porch to front of property.		

Application No.:	RESX/13/01454	Application Type:	Prior Approval Householder PD
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	11/12/2013	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mrs S Barmish	Agent:	N Robinson Design Ltd
Location:	25 DOWNHAM DRIVE, HESWALL, CH60 5RE		
Proposal:	Erection of a single storey rear conservatory which would extend beyond the rear wall of the original house by 3.7m for which the maximum height would be 3.9m and for which the height of the eaves would be 2.7m.		

Application No.:	APP/13/01455	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	09/01/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Marcus Levick	Agent:	Mr Gordon Vernon
Location:	11A GLENBURN AVENUE, EASTHAM, CH62 8DJ		
Proposal:	Retention of outbuilding.		

Application No.:	APP/13/01457	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	09/01/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Gill Abraham	Agent:	Mr Neville Pickard
Location:	32 PRIVATE DRIVE, BARNSTON, CH61 1DE		
Proposal:	Single storey rear extension		
Application No.:	APP/13/01461	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	09/01/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Will Redding	Agent:	Mr John Theobald
Location:	19 BURLINGHAM AVENUE, NEWTON, CH48 8AJ		
Proposal:	Erection of a two-storey side and rear extension and construction of pitched roof above kitchen		
Application No.:	RESX/13/01466	Application Type:	Prior Approval Householder PD
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	11/12/2013	Decision:	Prior approval is not required
Case Officer:	Miss J Wood		
Applicant:	Mr & Mrs Curtis	Agent:	The Kenefick Jones Partnership
Location:	S'Agaro, 168 STORETON ROAD, PRENTON, CH42 8NB		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.30m for which the maximum height would be 4.16m and for which the height of the eaves would be 2.38m		
Application No.:	APP/13/01470	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	23/12/2013	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs Joanne Porteous	Agent:	
Location:	10 FLOWERMEAD CLOSE, MEOLS, CH47 7BY		
Proposal:	The erection of a two storey extension to the side of the property		
Application No.:	APP/13/01473	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	10/01/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Colin Billing	Agent:	The Pond Company
Location:	Manor House Farm, Clatterbridge Road Wirral CH63 4JD		
Proposal:	Large ½ acre wildlife pond (50m x 35m)		

Application No.: RESX/13/01480 **Application Type:** Prior Approval Householder PD
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 17/12/2013 **Decision:** Prior approval is not required
Case Officer: Miss J Wood
Applicant: Miss Kerry Sherwood **Agent:**
Location: 10 EASTERN AVENUE, BROMBOROUGH, CH62 3LR
Proposal: Erection of a conservatory which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.5m and for which the height of the eaves would be 3m

Application No.: APP/13/01485 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 12/12/2013 **Decision:** Withdrawn
Case Officer: Ms J Storey
Applicant: Mr D Jones **Agent:** Malcolm Scott Consultants Ltd
Location: Nursery and Garden Centre, Carr Farm, BIRKENHEAD ROAD, MEOLS, CH47 9RE
Proposal: Discharge of a section 106 agreement.

Application No.: APP/13/01488 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 09/01/2014 **Decision:** Refuse
Case Officer: Mrs MA Jackson
Applicant: Mr Bemrose **Agent:**
Location: 34 RINGWOOD, OXTON, CH43 2LZ
Proposal: Retention of carport to the front of the property (Amended description)

Application No.: RESX/13/01490 **Application Type:** Prior Approval Householder PD
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 03/01/2014 **Decision:** Prior Approval Given
Case Officer: Mrs S Williams
Applicant: Mrs V Swanick **Agent:**
Location: 15 ABBOTS WAY, NEWTON, CH48 6EH
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.82m for which the maximum height would be 3.93m and for which the height of the eaves would be 2.60m

Application No.: RESX/13/01564 **Application Type:** Prior Approval Householder PD
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 09/01/2014 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Mr Paul Darling **Agent:**
Location: 72 IRBY ROAD, HESWALL, CH61 6XG
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.775m and for which the height of the eaves would be 2.350m

Application No.:	RESX/13/01577	Application Type:	Prior Approval Householder PD
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	10/01/2014	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mrs S Warren	Agent:	Bryson McHugh Architects
Location:	36 MILNER ROAD, HESWALL, CH60 5RZ		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.2m for which the maximum height would be 3.5m and for which the height of the eaves would be 2.6m		

Total Number of Applications Decided: 105

Summary of data

	Total Per
Approve	80
Prior Approval Given	2
Prior approval is not required	8
Refuse	11
Withdrawn	4
Report Total	105

**Planning Appeals Decided
Between 01/10/2013 and 31/12/2013**

Allowed

Application No.: APP/13/00363	Application Type: APP	Ward: Liscard
Case Officer: Ms J Storey	Council Decision: Refuse	Decision Level: Delegated
Applicant: Mr L Henry	Agent:	
Location: 56 MILL LANE, LISCARD, CH44 5UG		
Proposal: Proposed change of use of existing ground floor retail shop (use class A1 currently vacant) to micro-pub (use class A4)		
Appeal Ref.: 2199815	Appeal Type: Appeal against refusal	
Appeal Decision: Allowed	Decision Date: 06/12/2013	

Application No.: APP/13/00277	Application Type: APP	Ward: Pensby and Thingwall
Case Officer: Mr N Williams	Council Decision: Refuse	Decision Level: Planning Committee
Applicant: Rontec Watford Ltd	Agent: Pegasus Group	
Location: Total Petrol, PENSBY ROAD, THINGWALL, CH61 7UB		
Proposal: Amend opening hours to allow trading from 06:00 - midnight		
Appeal Ref.: 2200039	Appeal Type: Appeal against refusal	
Appeal Decision: Allowed	Decision Date: 18/11/2013	

Application No.: APP/13/00407	Application Type: APP	Ward: New Brighton
Case Officer: Mr M Rushton	Council Decision: Refuse	Decision Level: Delegated
Applicant: Safety Layne (Investments) Ltd	Agent: WIRRAL PLANNING ADVICE & APPEALS SERVICE	
Location: Sallys Pantry, 22 MOUNT PLEASANT ROAD, NEW BRIGHTON, CH45 5EW		
Proposal: Retention of change of use from class A1 shop to class A5 Hot food takeaway, and retention of food preparation area.		
Appeal Ref.: 2200961	Appeal Type: Appeal against refusal	
Appeal Decision: Allowed	Decision Date: 12/11/2013	

**Planning Appeals Decided
Between 01/10/2013 and 31/12/2013**

Application No.: APP/12/01180 **Application Type:** APP **Ward:** Claughton

Case Officer: Mrs S Lacey **Council Decision:** Refuse **Decision Level:** Planning Committee

Applicant: Mr Hanna **Agent:** Garry Usherwood Associates Limited

Location: Tesco Express, 9-15 UPTON ROAD, CLAUGHTON, CH41 0DE

Proposal: Change of use to first and second floors to create 10 apartments including inserting new windows and roof lights and dormers (amended plans received)

Appeal Ref.: 2200160 **Appeal Type:** Appeal against refusal

Appeal Decision: Allowed **Decision Date:** 05/12/2013

Application No.: APP/12/01432 **Application Type:** APP **Ward:** Rock Ferry

Case Officer: Miss A McDougall **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Miss J Newell **Agent:** Mr P Barton

Location: 41 GREEN LAWN, ROCK FERRY, CH42 2DY

Proposal: Retrospective conversion from house to 8 bedroom HMO. HMO license has been obtained from council Sept 2012.

Appeal Ref.: 2201798 - Amended appeal reference **Appeal Type:** Appeal against refusal

Appeal Decision: Allowed **Decision Date:** 24/12/2013

Dismissed

Application No.: APP/13/00156 **Application Type:** APP **Ward:** Hoylake and Meols

Case Officer: Mrs S Williams **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Mr J Locke **Agent:** CS-PES Planning Consultant

Location: 17 LINGDALE ROAD, WEST KIRBY, CH48 5DG

Proposal: Alterations to existing windows and the addition of a balcony.

Appeal Ref.: 2198042 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 01/10/2013

**Planning Appeals Decided
Between 01/10/2013 and 31/12/2013**

Application No.: APP/13/00120 **Application Type:** APP **Ward:** Clatterbridge

Case Officer: Miss A McDougall **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Mr P Smith **Agent:** Matthews & Goodman

Location: Strawberry Fields, Strawberry Lane, Thornton Hough, Wirral

Proposal: Change of use of existing caravan to allow use for overnight accommodation in association with existing equestrian use of the site

Appeal Ref.: 2199075 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 07/11/2013

Application No.: APP/13/00366 **Application Type:** APP **Ward:** Heswall

Case Officer: Miss A McDougall **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Mr & Mrs I Stewart **Agent:** WIRRAL PLANNING ADVICE & APPEALS SERVICE

Location: Land Adjacent to 2 Hilbre Avenue, HESWALL, CH60 4SJ

Proposal: Erection of detached dormer bungalow with on site parking

Appeal Ref.: 2200491 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 06/11/2013

Application No.: APP/13/00969 **Application Type:** APP **Ward:** Heswall

Case Officer: Miss A McDougall **Council Decision:** Refuse **Decision Level:** Delegated

Applicant: Mrs A Brown **Agent:** Weightman & Bullen Architects

Location: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY

Proposal: Retrospective application for hip to gable extension and rear dormer roof extension.

Appeal Ref.: 2208633 **Appeal Type:** Appeal against refusal

Appeal Decision: Dismissed **Decision Date:** 12/12/2013

Planning Appeals Decided
Between 01/10/2013 and 31/12/2013

Grand Total: 9

	Total
Allowed	5 55%
Dismissed	4 44%
Total	9 100%