



Planning Committee

Date:	Thursday, 22 March 2018
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Brenda Hall
Tel: 0151 691 8363
e-mail: brendahall@wirral.gov.uk
Website: <http://www.wirral.gov.uk>

1. MINUTES (Pages 1 - 10)

To approve the accuracy of the minutes of the meeting held on 15 February 2018.

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. OUT/15/00249: LAND AT 26 CORNELIUS DRIVE, IRBY, CH61 9PR:DEMOLITION OF EXISTING BUNGALOW, FORMATION OF VEHICULAR ACCESS ONTO LAND, ERECTION OF TEN DWELLINGS (Pages 11 - 20)

5. APP/17/01217:LORD STREET & CLEVELAND STREET, BIRKENHEAD, CH41 6BL: ALTERATION OF THE EXISTING BUILDING TO CREATE A ROOF AND A SIDE EXTENSION. CONVERSION OF THE EXISTING BUILDING TO CREATE 200 STUDENT UNITS WITH ASSOCIATED FACILITIES, INCLUDING EXTERNAL LANDSCAPING AND RECREATIONAL AREA AND INTERNAL COMMUNAL AREAS.(SUI GENERIS) (Pages 21 - 32)

6. APP/17/01388: 42 CAVENDISH DRIVE, ROCK FERRY, CH42 6RQ: REAR GROUND FLOOR EXTENSION (RETROSPECTIVE). (Pages 33 - 40)

7. **APP/17/01489: 4 MILL LANE, GREASBY, CH49 3NU: DEMOLITION OF EXISTING SINGLE AND TWO STOREY REAR OUTRIGGERS, AND CONSTRUCTION OF 2 STOREY REAR OUTRIGGER. ALTERATION TO FRONT AREA OF PROPERTY AND FORMATION OF DROPPED KERB AND PAVEMENT CROSSING TO PROVIDE OFF STREET PARKING WITHIN SITE BOUNDARY. (Pages 41 - 46)**
8. **APP/17/01493: 1 CHARTER HOUSE, CHURCH STREET, EGREMONT, CH44 8AS:PROPOSED EXTERNAL FLOODLIGHT FITTINGS TO EXISTING RESIDENTIAL BLOCK OF FLATS(AMENDED). (Pages 47 - 52)**
9. **APP/17/01514: 277 TELEGRAPH ROAD, HESWALL, CH60 6RN: DEMOLITION OF EXISTING DETACHED HOUSE TO BE REPLACED WITH NEW BUILD APARTMENT BLOCK CONTAINING 5 APARTMENTS WITH PROVISION FOR RESIDENT PARKING AND BIKE STORAGE. NEW ACCESS POINT FROM TELEGRAPH ROAD TO IMPROVE ACCESS TO AND FROM THE SITE. (Pages 53 - 60)**
10. **APP/17/01363: LAND NORTH OF OLD CROFT, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NE: ALTERATIONS TO REDUCE SIZE OF EXISTING NEWLY CONSTRUCTED BARN FOLLOWING PLANNING APPEAL (Pages 61 - 68)**
11. **APP/18/00018: 13 PRENTON WAY, PRENTON, CH43 3DU: CHANGE OF USE TO DOG HOTEL AND DAY CARE (Pages 69 - 72)**
12. **ADV/18/00024: 2 GRANGE ROAD, WEST KIRBY, CH48 4HA: 1 - HERITAGE STYLE TIMBER PROJECTING SIGN WITH EXTERNAL ILLUMINATION 2 - HERITAGE STYLE TIMBER FASCIA WITH EXTERNAL ILLUMINATION 3 - POST SIGN TO REPLACE EXISTING 4 - WINDOW VINYL (Pages 73 - 78)**
13. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 06/02/2018 AND 12/03/2018 (Pages 79 - 100)**
14. **JUDICIAL REVIEW UPDATE**

A verbal update will be given by D Ball Assistant Director Environmental Services.

PLANNING COMMITTEE

Thursday, 15 February 2018

Present:

Councillor A Leech (Chair)

Councillors

E Boulton
P Cleary
D Elderton
P Hackett
K Hodson
T Johnson

S Kelly
I Lewis
D Realey
J Walsh
I Williams

Deputies:

Councillors C Meaden (In place of S Foulkes)

131 MINUTES

The Director for Business Services submitted the amended minutes of the meeting held on 18 January 2018.

Resolved- That the minutes be approved.

132 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

Councillor I Lewis declared a non-pecuniary interest in Agenda Item 5 by virtue of sitting on a council working party regarding HMO's.

Councillor C Meaden declared a pecuniary interest in Agenda Item 9 by virtue of personally knowing the applicant.

133 REQUESTS FOR SITE VISITS

The following site visits were unanimously approved.

AGENDA ITEM 4. OUT/15/00249: LAND AT 26 CORNELIUS DRIVE, IRBY, CH61 9PR: Demolition of existing bungalow, formation of vehicular access onto land, erection of ten dwellings

AGENDA ITEM 7. APP/17/01217: LORD STREET & CLEVELAND STREET, BIRKENHEAD, CH41 6BL: Alteration of the existing building to create a roof and a side extension. Conversion of the existing building to create 200 student units with associated facilities, including external landscaping and recreational area and internal communal areas

AGENDA ITEM 11. APP/17/01363: LAND NORTH OF OLD CROFT, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NE: Alterations to reduce the size of existing newly constructed barn following planning appeal

AGENDA ITEM 13. APP/17/01489: 4 MILL LANE, GREASBY, CH49 3NU: Demolition of existing single and two storey rear outriggers, and construction of 2 storey rear outrigger. Alteration to front area of property and formation of dropped kerb and pavement crossing to provide off street parking within site boundary

AGENDA ITEM 14. APP/17/01514: 277 TELEGRAPH ROAD, HESWALL, CH60 6RN: Demolition of existing detached house to be replaced with new build apartment block containing 5 apartments with provision for resident parking and bike storage. New access point from Telegraph Road to improve access to and from the site.

The Site Visits will take place on Tuesday 20 March starting at 10.15am at Wallasey Town Hall.

No decision has been made to the order that these sites will be visited.

- 134 **OUT/15/00249:LAND AT 26 CORNELIUS DRIVE, IRBY, CH61 9PR: DEMOLITION OF EXISTING BUNGALOW, FORMATION OF VEHICULAR ACCESS ONTO LAND, ERECTION OF TEN DWELLINGS**

Resolved- That this application be deferred for a formal site visit.

- 135 **APP/17/00743: ELMEE'S DISCOUNT, 186 BOROUGH ROAD, SEACOMBE, CH44 6NJ: RETENTION OF SHOP AT GROUND FLOOR AND CHANGE OF USE OF THE REAR STORE, FIRST AND SECOND FLOOR OF THE BUILDING TO A 5 BEDROOM HMO (USE CLASS 4) WITH ASSOCIATED ALTERATIONS. (AMENDED SCHEME)**

The Managing Director for Delivery submitted the above application for consideration.

A Ward Councillor addressed the Committee.

On a motion for refusal moved by Councillor P Hackett and seconded by Councillor D Realey it was:

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

Having regards to the number of bedrooms proposed, the property is considered to be of insufficient size to accommodate the proposed development. The development would result in an over-intensive use of the property by creating 5 bedrooms for which, given the potential number of occupants, the proposed kitchen/dining/ lounge facilities is considered to be inadequate, resulting in a standard of accommodation that the Council considers would be substandard contrary to the objectives of Policy HS14 of the Wirral Unitary Development Plan and the principles of the National Planning Policy Framework, which seeks to secure high quality

accommodation and a good standard of amenity for all future occupants of land and buildings.

136 **APP/17/01009: THE SHIP INN, 208 BRECK ROAD, WALLASEY VILLAGE, CH44 2ED: ERECTION OF 9 NEW DWELLINGS AND ASSOCIATED LANDSCAPING ON LAND ADJACENT TO THE FORMER SHIP INN, BRECK ROAD, WALLASEY**

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Applicant addressed the Committee.

On a motion moved by Councillor D Realey and seconded by Councillor K Hodson it was:

Resolved-(10:3) That the application be approved subject to the following conditions.

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 14th August 2017 and listed as follows: 2717 P-150 Rev 00 (Dated 08.17), 2717 P-151 Rev 01 (Dated 08.17), 2717 P-152 Rev 01 (Dated 08.17), 2717 P- 250 Rev 01 (Dated 11.17), 2717 P-251 Rev 01 (Dated 08.17), 2717 P- 252 Rev 02 (Dated 12.17), 2717 P-253 Rev 01 (Dated 08.17), UG_11533_LAN_DRW_HL_L01 Rev P01 (Dated 11.08.17), UG_11533_LAN_DRW_HL_L02 Rev P02 (Dated 11.08.17), UG_11533_LAN_DRW_HL_L03 Rev P02 (Dated 11.08.17), UG_11533_ARB_TPP_02 Rev P02 (Dated 02.08.17), UG_11533_ARB_TRP_02 Rev P02 (Dated 02.08.17), UG_11533_LAN_DRW_GA_L01 Rev P02(Dated 30.11.17),

4. 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 unless otherwise agreed in writing by the Local Planning Authority.

5. No works or development shall take place until a scheme for the protection of the 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 any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

J. the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).

K. 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)

L. the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc.) on site.

M. 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.

N. 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).

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

P. the timing of the various phases of the works or development in the context of the tree protection measures.

6. 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.

7. 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.

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;**
- ii. loading and unloading of plant and materials;**
- iii. storage of plant and materials used in constructing the development;**
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;**
- v. wheel washing facilities;**
- vi. measures to control the emission of noise, dust and dirt during construction;**
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.**

9. No development shall commence until details of works to provide vehicle accesses and a 2m wide footway between the site and Breck Road have been submitted to and approved in writing by the Local Planning Authority. For the benefit of doubt, the crossfall on the footway and vehicle crossings shall not be steeper than 1 in 40. The works shall be completed in accordance with the approved details prior to first occupation of the development hereby approved and retained as such thereafter.

10. Prior to commencement of development a geotechnical land survey shall be carried out in order to assess the stability of the land. The survey shall be submitted to and agreed in writing with the local planning authority prior to commencement and the agreed findings implemented in full.

- 137 **APP/17/01217: LORD STREET & CLEVELAND STREET, BIRKENHEAD, CH41 6BL: ALTERATION OF THE EXISTING BUILDING TO CREATE A ROOF AND A SIDE EXTENTION. CONVERSION OF THE EXISTING BUILDING TO CREATE 200 STUDENT UNITS WITH ASSOCIATED FACILITIES, INCLUDING EXTERNAL LANDSCAPING AND RECREATIONAL AREA AND INTERNAL COMMUNAL AREAS.**

Resolved- That this application be deferred for a formal site visit.

- 138 **APP/17/01263: 3-5 TOBIN STREET, EGREMONT, CH44 8DF: INSTALLATION OF 3 NO. ADDITIONAL WINDOWS TO THE NORTH EAST SIDE ELEVATION OF THE BUILDING (AMENDED DESIGN).**

This application was withdrawn from the Agenda.

- 139 **APP/17/01266: DARLINGTONS YARD, CHESTER ROAD, GAYTON, CH60 3RZ: RELOCATION OF EXISTING CAR WASH AND THE ERECTION OF A SINGLE STOREY OFFICE/CAR WASH BAY BUILDING**

The Managing Director for Delivery submitted the above application for consideration.

Councillor C Meaden left the room for this application.

On a motion moved by Councillor D Elderton and seconded by Councillor E Boulton it was:

Resolved (12:0) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 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 17 October 2017 and listed as follows: 17-106-SK02 Rev C & 17-106-SK03 Rev B.

3. The car wash shall not be used except between the hours of: - 0900 hours and 1800 hours Mondays to Saturdays and 1000 hours and 1700 on Sundays and Bank Holidays without the written consent of the Local Planning Authority.

4. Within one month of the start of trading at the approved car wash, the existing car wash shall cease operation, in accordance with the relocation of the existing business.

- 140 **APP/17/01287: 21 GULLS WAY, HESWALL, CH60 9JG: RESUBMISSION: REMOVAL OF EXISTING ROOF AND NEW ROOF WITH RECONFIGURED LAYOUT INCLUDING FRONT AND REAR DORMER WINDOWS. NEW SINGLE STOREY SIDE AND REAR EXTENSION. REMODELLED FRONT ELEVATION INCLUDING NEW FRONT PORCH.**

The Managing Director for Delivery submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Agent addressed the Committee.

On a motion moved by Councillor D Realey and seconded by Councillor K Hodson it was:

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

1. The development hereby permitted shall be begun before the expiration of 3 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 06/10/17 and 28/11/17 and listed as follows: Drawing No. 001 Revision P2, 002 Revision P2, 003 Revision P2, 004 Revision P2, 005 Revision P2, 006 Revision P4, 007 Revision P4, 008 Revision P2, 009 Revision P3, 010 Revision P3, 011 Revision P1.

3. The window(s) hereby permitted at first floor on the North East (rear) elevation shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7m above the internal floor level of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.

- 141 **APP/17/01363: LAND NORTH OF OLD CROFT, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NE: ALTERATIONS TO REDUCE THE SIZE OF EXISTING NEWLY CONSTRUCTED BARN FOLLOWING PLANNING APPEAL.**

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

- 142 **APP/17/01383: ARROWE BROOK LODGE, ARROWE BROOK ROAD, UPTON, CH49 1SX: PROPOSED EXTENSION TO RESIDENTIAL PROPERTY TO BE USED AS A SMALL BUSINESS FOR DOG GROOMING (3 DOGS PER DAY).**

The Managing Director for Delivery submitted the above application for consideration.

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

Resolved (12:0 1 absent) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be begun before the expiration of 3 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 20 November 2017 and listed as follows: drawing numbers A0-1A (dated October 2017) and A0-2A (dated October 2017).
3. There shall be no more than 3 dogs groomed on the premises in any one day.
4. The premises shall not be used as a dog grooming business except between the hours of 0900 hours and 1800 hours Mondays to Saturdays.
5. This permission allows use of the application premises for dog grooming by Mr and Mrs Owen only and cannot be transferred with the land or used by any other person or persons obtaining an interest in it.
6. When the dog grooming business ceases to exist, the extension hereby approved shall only be used in association with the existing dwelling house and shall not be occupied or sold off separately as an independent unit.

- 143 **APP/17/01489: 4 MILL LANE, GREASBY, CH49 3NU: DEMOLITION OF EXISTING SINGLE AND TWO STOREY REAR OUTRIGGERS, AND CONSTRUCTION OF 2 STOREY REAR OUTRIGGER. ALTERATION TO FRONT AREA OF PROPERTY AND FORMATION OF DROPPED KERB AND PAVEMENT CROSSING TO PROVIDE OFF STREET PARKING WITHIN SITE BOUNDARY.**

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

- 144 **APP/17/01514: 277 TELEGRAPH ROAD, HESWALL, CH60 6RNL: DEMOLITION OF EXISTING DETACHED HOUSE TO BE REPLACED WITH NEW BUILD APARTMENT BLOCK CONTAINING 5 APARTMENTS WITH PROVISION FOR RESIDENT PARKING AND BIKE STORAGE. NEW ACCESS POINT FROM TELEGRAPH ROAD TO IMPROVE ACCESS TO AND FROM THE SITE.**

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

- 145 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 09/01/2018 AND 06/02/2018**

The Managing Director for Delivery submitted a report detailing planning applications decided under delegated powers between 09/01/2018 and 06/02/2018.

Councillor D Realey raised concerns that application APP/16/01163 Prenton Rugby Club as to why it had been refused permission - as the funding had been given out of the Constituency Fund.

Officers unable to respond at the meeting so will come back to Councillor D Realey regarding the reasons for refusal.

Resolved- That the report be noted.

146 **JUDICIAL REVIEW UPDATE**

The Assistant Director for Environmental Services updated members on

Thornton Manor Hotel – At the end of January the Judicial Review was heard the Judge is reserving judgement so awaiting a decision on this case.

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Planning Committee

22 March 2018

Reference:
OUT/15/00249

Area Team:
North Team

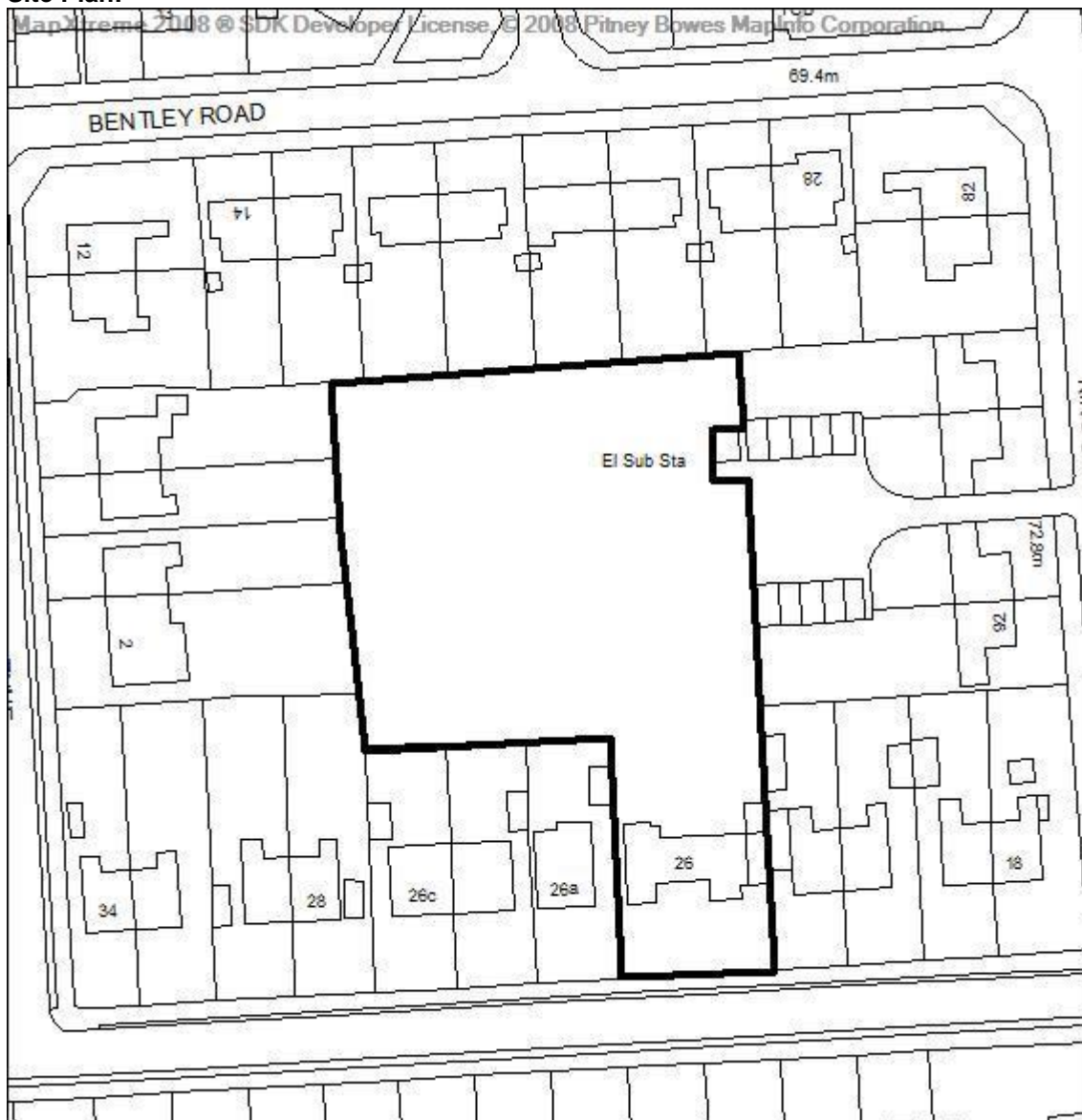
Case Officer:
Mr K Spilsbury

Ward:
**Pensby and
Thingwall**

Location: Land at 26 CORNELIUS DRIVE, IRBY, CH61 9PR
Proposal: Demolition of existing bungalow, formation of vehicular access onto land, erection of ten dwellings

Applicant: Mr John Rixon
Agent : C W Jones

Site Plan:



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Development Plan designation:
Primarily Residential Area

Planning History:

There is no relevant planning history.

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Planning Applications, 36 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing this report 19 objections have been received as well as 2 separate petitions of objection. The objections are summarised as follows:

1. noise pollution
2. eye sore at rear of my property
3. impact upon property prices
4. impact upon wildlife in the area
5. loss of trees
6. parking, highway impact and possible congestion
7. Over-development of the site, development inappropriate and out of character
8. inconvenience and disruption
9. security risk and loss of privacy
10. Boundary dispute exists between resident adjacent to the site and the applicant

Councillor Brightmore and Councillor Sullivan have requested the application be taken out of delegation due to the concerns of local residents

CONSULTATIONS

Highways - No objection.

Environmental Health No Objection

Wirral Wildlife - No Objection

Merseyside Fire and Rescue - No planning related comments

United Utilities - No Objection

DIRECTORS COMMENTS:

This application was deferred from Planning Committee on the 15th February 2018 to enable a site visit to take place.

REASON FOR REFERRAL

Councillor Brightmore and Councillor Sullivan have requested the application be taken out of delegation due to the concerns of local residents, in addition two qualifying petitions of objection have been received.

INTRODUCTION

The proposed development is for the demolition of the existing bungalow, the formation of vehicular access onto land and the erection of ten dwellings. The application is outline however the only matter that is reserved is landscaping. Layout, scale, access and appearance are all to be determined at outline stage.

PRINCIPLE OF DEVELOPMENT

The site is designated as a Primarily Residential Area under the adopted Wirral Unitary Development Plan (UDP) and as such the principle of residential development is acceptable subject to the policies outlined below.

SITE AND SURROUNDINGS

The site comprises a square portion of land belonging to no.26 and currently used as a garden and orchard. The land is surrounded on all sides by the rear gardens of adjacent residential properties on Kings Drive, Bentley Road and Nowshera Avenue.

POLICY CONTEXT

The application is assessed under UDP policy HS4: Criteria for New Housing Development and policy HS10: Backland Development.

Policy HS4 Criteria for New Housing Development of the adopted Wirral Unitary Development Plan (UDP) criteria sets out proposals must relate well with neighbouring properties and the character of the surrounding area.

Policy GR7 - Trees and New Development

Policy HS10 Backland Development and Supplementary Planning Guidance note 10 requires the proposal not to change the character of the area, adequate access, garden space and turning provision.

A supplementary planning guidance note SPD4 sets out the Council's Parking Standards

Policies NC01 and NC7 relate to nature conservation and species protection. In this respect the Local Planning Authority will not approve any development that would have an adverse impact upon wildlife species protected by law unless the Local Planning Authority can be sure that the species can be protected by planning condition

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. Conditions can be imposed to ensure this is achieved.

The National Planning Policy Framework (NPPF) is a material consideration, Parts 6 and 7 being particularly relevant to this development.

APPEARANCE AND AMENITY ISSUES

The proposed scheme is to construct 10 new residential units on the plot, with the existing No.26 property being demolished to make way for suitable vehicle access. The application is outline, however the only matter which is reserved for subsequent approval is landscaping. Access, appearance, layout and scale are all to be secured at outline stage.

The demolition of the existing bungalow is not considered detrimental to the character of the street scene. The small sandstone wall and vegetation to the front boundary are to be retained in order to maintain the overall character of the area. The replacement bungalow facing Cornelius Drive is acceptable in scale and reflects the style of the adjacent property no.26A Cornelius Drive. The plot size of the replacement bungalow reflects the adjacent plot sizes in width and length. The bungalow is set back from the road with a 10m long rear garden and would thereby sit well within the street scene.

As the development is located on a backland site the access needs to meet the requirements of HS10 and SPG10, listed above. In addition the highways team has requested the road is built to an adoptable standard, as such the plans have been amended and the new road width increased. The access is now deemed a sufficient width to provide an road 5 metres wide together with a pedestrian walkway on both sides and as such complies with HS10 and SPG10. In addition in accordance with the above policies the use of the access must not affect the amenity of dwellings through noise, disturbance or loss of privacy. No.24 has secondary/non habitable windows in the side facing elevation facing the access road. The separation distance is 5 metre from the side elevation of the existing neighbouring dwelling (No.24) to the road and 5m from the proposed bungalow to the new access Road. As such the proposal accords with SPG10. In addition an acoustic fence and planting scheme that would reduce the noise and disturbance to the neighbouring property will be conditioned

should members be minded to approve the proposed scheme.

In addition dwellings 2 and 3 have been amended from two storey dwellings to bungalows in order to protect the amenities of 26A, B and C.

At the time of writing this report 19 objections have been received as well as two separate petitions of objection. The objections are summarised as follows:

1. noise pollution
2. eye sore at rear of my property
3. impact upon property prices
4. impact upon wildlife in the area
5. loss of trees
6. parking, highway impact and possible congestion
7. Over-development of the site, development inappropriate and out of character
8. inconvenience and disruption
9. security risk and loss of privacy
10. Boundary dispute exists between resident adjacent to the site and the applicant

Having regards to the design of the proposed development the proposal is for the erection of a mixture of semi detached dwellings, a detached dwelling and a bungalow. There is a varied design pallet in the area and as such the proposed scheme is not deemed out of character with the local vernacular.

Properties have been sited so as to minimise impact upon surrounding neighbours with sufficient garden space and off road parking. The design is simple and traditional with pitched roofs, a small entrance porch and patio doors at the rear. The bungalow will mimic that of the neighbour 26 Cornelius Drive in size and form. The development is therefore not deemed out of character with the surrounding area.

As there are a number of mature trees being removed in order to make way for the scheme, a tree survey assessment has been carried out. This has identified a number of trees along the eastern boundary to be retained and a large number to be removed. The arboricultural officer has assessed the proposal and is content for the trees to be removed in accordance with the tree survey. The site is not protected by a TPO and should members be minded to approve the scheme a landscaping plan condition will be imposed.

Having regards to wildlife and habitat of protected species a preliminary ecological appraisal has been carried out by the applicant. This has been submitted to Wirral Wildlife.

The survey identified a maximum of three common pipistrelles roosting within Tree 20. It was concluded that the tree is used as an occasional summer roost by small numbers of male common pipistrelle bats. Therefore it will be necessary for the developer to obtain a Development License for bats before any work on the scheme may take place. (This is outside the remit of planning) however should members be minded to approve the scheme a condition for bat boxes to mitigate the loss of the existing habitat, lighting to minimise the impact upon bats and a further condition for the protection of nesting birds will be imposed.

Concerns raised over parking, highway impact and possible congestion are dealt with below. The impact of the development on property prices is not a planning matter and the boundary dispute between the neighbouring properties is a civil matter.

SEPARATION DISTANCES

The Council's standards for separation are 14m window to Wall and 21m window to Window. The proposal easily exceed the Councils standards and as such is deemed acceptable having regards to policy HS4 Criteria for New Housing Development of the adopted Wirral Unitary Development Plan.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal. The Highways department has been consulted with regards to the development and the concerns of the residents and has raised no

objection to the scheme. The site plan has been amended to ensure the access road is built to an adoptable standard in order to ensure highway safety. Each of the plots has off an street parking space and as such accords with SPD4.

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 outline proposal for 10 dwellings is deemed appropriate in this instance having regard to Wirral's UDP Policies HS4, HS10, GR7, NC01 and NC7 and the NPPF and is therefore 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The outline proposal for 10 dwellings is deemed appropriate in this instance having regard to Wirral's UDP Policies HS4, HS10, GR7, NC01 and NC7 and the NPPF and is therefore recommended for approval.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. No development shall commence on site until details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority within three years from the date of this permission.

(d) The **landscaping** of the site; and

The development shall be carried out in accordance with the approved details.

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

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.

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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25th January 2018 and listed as follows: 2787/1 rev B (Dated 19/12/17), 2787/4 (Dated 18/12/2017) & 2787/3 (Dated 18/12/17)

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

5. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

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 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.

7. 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 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.

8. 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 unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

9. "No works or development shall take place until a scheme for the protection of the 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 [include those that are pertinent]:

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.

D; written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

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

E; 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.

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

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

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

I; 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.

J; the details of any special engineering required to accommodate the protection of retained trees (section 7 of BS5837), (e.g. in connection with foundations, bridging, water features, surfacing)

K; the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).

L; 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)

M; the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.

N; 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.

O; 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).

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

Q; the timing of the various phases of the works or development in the context of the tree protection measures"

The development shall then be carried out strictly in accordance with the approved Arboricultural Method Statement.

Reason: To ensure the appropriate retention and protection of suitable trees for applications which involve complex tree issues in accordance with policies GR7 of the adopted UDP.

10. Prior to the commencement of site clearance, demolition, storage of plant (non-tree related), materials, machinery, including site huts and WCs, Tree Protection Barriers shall be installed immediately following tree works and Barriers shall conform to the specification within the method statement. The Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the local planning authority or client arboriculturist, but shall remain in a functional condition throughout the entire development, until all development related machinery and materials have been removed from site. If such protection measures are damaged beyond effective functioning then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection.

The tree protection measures shall not be dismantled until all construction related machinery and materials have been removed from site and not without written authorisation from the local planning authority or client arboriculturist. Once authorisation has been given the protection measures can be removed by hand and transported off site. During which time, no machinery or vehicles shall enter the area previously protected. No excavations, storage of materials, soil stripping, the raising or lowering of levels or the laying of hard surfacing without prior approval of the arboricultural consultant and / or the local planning authority. Any issues regarding tree protection should be agreed and implemented prior to commencement of development.

Reason: To ensure the appropriate retention and protection of suitable trees for applications which involve complex tree issues in accordance with policies GR7 of the adopted UDP.

11. Prior to commencement of any works on site details of bat boxes and a time frame for their implementation in accordance with Etime Ecology Ltd Preliminary Ecological Appraisal (Dated June 2017) shall be submitted to and agreed in writing with the local planning department. The details of the boxes and time frame for erecting them shall be carried out in accordance with the agreed document and retained as such thereafter.

Reason: In the interest of species protection having regards to policy NC7 of Wirral's Unitary Development Plan.

12. Prior to commencement of development details of lighting that shall minimise the impacts on bats and their insect food shall be submitted to and agreed in writing with the local planning authority. The agreed plan shall be implemented in full within an agreed time frame and retained as such thereafter.

Reason: In the interest of species protection having regards to policy NC7 of Wirral's Unitary Development Plan.

13. Notwithstanding any indication on the approved plans no development approved by this permission shall commence until a scheme for the disposal of foul and surface waters for the entire site has been submitted to and approved in writing with the Local Planning Authority. For the avoidance of doubt surface water must drain separate from the foul and no surface water will be permitted to discharge directly or indirectly into existing foul or combined public sewerage systems. Any surface water draining to the public surface water sewer must be restricted to a maximum pass forward flow that mimics the existing greenfield run off. The development shall be completed maintained and managed in accordance with the approved details

Reason: To ensure a satisfactory form of development and to prevent an undue increase in surface water run-off and to reduce the risk of flooding.

14. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

Reason: In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 & HS10 of the Wirral Unitary Development Plan.

15. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

Reason: In order to protect the residential amenities of nearby occupants and to accord with Policy HS4 & HS10 of the Wirral Unitary Development Plan.

Last Comments By: 15/04/2015 14:50:04
Expiry Date: 25/05/2015

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Planning Committee

22 March 2018

Reference:
APP/17/01217

Area Team:
South Team

Case Officer:
Ms J Storey

Ward:
**Birkenhead and
Tranmere**

Location:
Proposal:

LORD STREET & CLEVELAND STREET, BIRKENHEAD, CH41 6BL
Alteration of the existing building to create a roof and a side extension.
Conversion of the existing building to create 200 student units with
associated facilities, including external landscaping and recreational
area and internal communal areas.(sui generis)

Applicant:
Agent :

Hamilton Studios Ltd
Knight Frank LLP

Site Plan:



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Development Plan designation:

Primarily Commercial Area
Primarily Residential Area

Planning History:

Location: New Municipal Building, 5 CLEVELAND STREET, BIRKENHEAD, CH41 6BL

Application Type: Work for Council by Council

Proposal: Temporary car park on site of former office building

Application No: DPP3/16/00566

Decision Date: 24/06/2016

Decision Type: Approve

Location: New Municipal Building, 5 CLEVELAND STREET, BIRKENHEAD, CH41 6BL

Application Type: Prior Notification of Demolition

Proposal: Demolition of disused office block

Application No: DEM/16/00530

Decision Date: 09/05/2016

Decision Type: Prior approval is not required

Location: New Municipal Building, 5 CLEVELAND STREET, BIRKENHEAD, CH41 6BL

Application Type: Full Planning Permission

Proposal: Carpark with low rail fencing

Application No: DPP3/17/00799

Decision Date: 24/08/2017

Decision Type: Withdrawn

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

Having regard to the Council's Guidance on Publicity for applications 157 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a qualifying petition has been received against the proposal, and 4 individual objections, on the following grounds:

1. Probability of excessive noise and litter
2. Encroachment of privacy
3. Height issues
4. Insufficient parking

Hamilton Square Conservation Area Advisory Committee advised "although the committee does not object to the proposal in principle, please see the suggested conditions, which we consider to be necessary in the interests of protecting the living conditions of the future occupants of the building and the existing residents of Brunswick Mews".

CONSULTATION

Head of Environmental & Regulations (Pollution Control) – No objection

Head of Environment & Regulations (Traffic and Transport Division) – No objection

Historic England – No objection

Lead Local Flood Authority have removed their objections

DIRECTORS COMMENTS:

This application was deferred from Planning Committee on the 15th February 2018 to enable a site visit to take place

REASON FOR REFERRAL

The proposal is for the conversion of former offices to student accommodation in a primarily commercial area and there is a qualifying petition of 25 signatures against this proposal. The application was deferred from the planning committee on the 15th February to allow members to visit the site. The proposal is a departure from Wirral Unitary Development Plan and has been advertised as such.

INTRODUCTION

This application is for the conversion and extension of the existing building to create 200 student units with associated facilities, including external landscaping and recreational area and internal communal areas. (sui generis)

The student accommodation comprises of a mixture of fully furnished bedrooms and studios with kitchenettes which will be supported by onsite cooking facilities and managers office

The existing building comprises of a vacant, three storey office block on the corner of Lord Street and Cleveland Street. The proposal includes an extension to increase the height of the building to a maximum of five storeys. In addition, the basement will contain a communal lounge, and study area, laundry room, gym, games room and kitchen.

The upper floors are to be converted into student accommodation comprising of a mix of studio apartments and bedrooms with en-suit bathrooms. The lower ground floor will contain students lounge, gymnasium, central garden areas etc. The proposed extension in the corner of the site will provide a landscaped courtyard with a pavilion, planting and water features. The existing car park will be converted to open space for the students.

SITE AND SURROUNDINGS

The application site is located at the former Wirral MBC Treasury building. The building is currently vacant but has a lawful office use (B1). The site is bound to the north by Cleveland Street and the Egan Court residential development to the south. To the west the site is bounded by Lord Street, whilst employment uses bound the street to the east.

There are a number of uses in the immediate and surrounding area. Immediately surrounding the site is a number of residential properties, including houses on Athol Street and Brunswick Mews and apartments on Lord Street. On the opposite side of Cleveland Street there are a number of large warehouses.

The site is on the edge of Hamilton Square Conservation Area which contains a number of Grade I and Grade II listed buildings. To the south of the site is Birkenhead Town Centre.

POLICY CONTEXT

Wirral Unitary Development Plan

Policy SH6 – Development Within The application site is designated as part of Primarily Commercial Area. The proposal is a departure from this designation and has been advertised as such. There is no policy provision for development comprising of student accommodation in Wirrals UDP and as such material considerations need to be identified to outweigh the statutory development plan.

In 2015, the building was declared surplus to requirements and closed in spring 2015 following the relocation of staff

Soon after its closure, interest was shown in the building by the Isle of Man Information and Communication Technology University which proposed to open a Faculty in Birkenhead to be affiliated to a local University. It intended to acquire the Conway Building for teaching space and this building for associated student accommodation but the proposal fell through when the University identified alternative accommodation located on the Isle of Man.

Following this, a recommendation was then made at the Assets and Capital Group to demolish the building and use the site for temporary staff parking and an application was submitted for prior approval for the demolition of the building. Whilst tender demolitions were being considered an approach was made to the Council by the applicants with a proposal to convert the building to provide 200 units of student accommodation which would deliver an estimated investment of £6million. This has been the only other interest shown in developing the site since 2015, over 2 years ago.

The applicants have advised that the students are expected to be from Liverpool colleges and Universities and from the courses that may be generated from future development proposals with

Chester colleges.

There are significant issues in this particular case, which lead to a finely balanced recommendation.

The site has been vacant for over two years, with the only proposals coming forward for the development of the site is student accommodation or for the demolition of the building and use of the site for a car park. In this instance, it is considered that the policy requirements to support economic growth by retaining this site for employment purposes are outweighed by the prospects and benefits of securing development on a site, that can provide regeneration benefits to the whole area and that would otherwise be at risk of further deterioration without a willing investor for bringing the site back into employment use.

It is acknowledged that the site is in an accessible location and that benefits can be accrued from the development in terms of the provision of student accommodation, including bringing a derelict and vacant building back into full use, increased spending within local and Town Centres and potential employment in construction and maintenance. There is access from the ground floor to the lower ground floor to the student café, games rooms and gym all of which would be considered acceptable within areas designated as Primarily Commercial within Wirralls Unitary Development Plan.

There is no planning policy Criteria to define the appropriate location of this type of student accommodation. However, it is considered that the nature of the proposal is considered to broadly align with UDP Policy HS14 Houses in Multiple Occupation which advises that:-

(v) the proposal not resulting in a concentration of HMO's in a particular area such that the character of the area is adversely affected;

vi) the proposal ensuring the privacy of neighbours and occupants, including the layout of car parking areas, to prevent overlooking of habitable room windows;

(vii) staircase access normally being provided within the main structure of the building. If external staircases have to be provided they must not result in significant overlooking of neighbours' windows or private amenity space;

(viii) any extensions required complying with Policy HS11;

(ix) any new windows required to serve habitable rooms, such as living rooms, kitchens or bedrooms, not overlooking adjoining properties to an unacceptable degree;

(x) any interior vertical partitions not cutting across windows and ceiling height reductions not being visible externally;

(xi) adequate sound proofing being provided;

(xii) any basement accommodation having windows with two-thirds of their height above the existing outside ground level giving sufficient daylight penetration, a reasonable outlook and not immediately adjacent to parking bays and vehicle access ways;

(xiii) main living rooms having a reasonable outlook and not lit solely by roof lights, nor in close proximity to high boundary or gable walls;

(xiv) access to rear yards/,gardens being provided from each flat;

(xv) adequate visibility at entrance and exit points and turning space for vehicles;

Due to the urban scale and design of this detached building, the proposed conversion and extension of this existing office building to student accommodation is considered to be acceptable in this location and will not result in a change in character of the surrounding area. In terms of the amenities of future students who will reside here, all habitable rooms will have windows and have reasonable outlook, either to the street or to the internal courtyard.

The application site is on the edge of Hamilton Square Conservation area, the following Policies are

therefore relevant;-

- are visually attractive as a result of good architecture and appropriate landscaping

APPEARANCE AND AMENITY ISSUES

The proposed use of the site for student accommodation will ensure that the existing building which is considered to be an iconic feature in this part of the town will be retained and refurbished.

The conversion of the vacant office building to student accommodation will include the construction of an extension of the existing building by “infilling” the corner block. This new element will create an internal courtyard development centred on a garden area for the students. The proposal also includes increasing the height of the building by an additional 2 storeys. The design utilises the existing building fabric and the additional storeys will be constructed using more modern, contemporary materials and design. It is considered that doing so, the visual scale of the building is reduced and begins to reflect the more domestic scale of the dwellings along Lord Street.

The applicants have advised that the extension will be clad in Steni gloss coloured panels. Bright white render is proposed on the existing structure, giving the vacant building crisp clean lines.

It is considered that the proposed development is well designed and will be constructed of materials which will “lift” the immediate area. The scheme provides appropriate landscaping which relates well to surrounding properties. The proposal also includes design features which contribute to a secure environment and reduce the likelihood of crime.

There have been concerns raised from surrounding residents with regards to increase in noise and general disturbance, loss of privacy and height issues.

The facility is to be managed 24/7 and the building Managers apartment has been identified within the scheme. A condition requiring the submission of a management plan to secure adequate management of the facility is attached. Such Further measures to control noise include the provision of double glazed windows with 100mm restrictors to stop them opening fully and external rendered insulation.

In addition, a condition has been attached that will require the submission of a management plan for the proposed development. This should include details of how the management team will liaise with local residents generally and should provide a telephone helpdesk, available 24 hours per day, 365 days per year, to all members of the local community as well as the residents to deal with all issues relating to the day to day management and reporting and possible general Anti-Social Behaviour (e.g. noise, general disturbance).

To visit all local complainants in the community who are concerned at the anti-social behaviour committed by students of the Hall

The proposed elevation facing 5-9 Brunswick Mews contains no additional windows. The elevation facing 10-19 Brunswick Mews does contain additional windows at third floor level, amended plans have been received that show these windows angled away from these properties.

The applicants have submitted a shadowing plan that identifies any additional shadowing to surrounding residential occupiers through the provision of the proposed extension. The outcome identifies that increase in the amount of shadowing through the proposed extension, will have a minimal impact on the residential amenities of surrounding occupiers.

It can be concluded that reuse and alteration to the existing building would provide a visual improvement to the surrounding area and the increase the number of students living in this location thereby assisting in supporting local businesses and the wider regeneration of the area including Hamilton Square and Birkenhead Town Centre.

Impact on Hamilton Square Conservation Area and associated Listed Buildings

The application is accompanied by a Heritage Statement that identifies the relevant heritage assets that could be affected by this proposal and describes the potential impact and makes a series of

conclusions. These conclusions are summarised below and supported by the Council's Conservation Officer.

The application site is located to the west of Hamilton Square, which is formed by a series of Grade I listed terraces. The proposed development occupies a corner within the Laird Grid; however the proposed development would only be glimpsed from one open corner of Hamilton Square and would be separated from the utilitarian rear elevation of Nos 19-34 Hamilton Square by a block of properties within the grid. It is considered that the proposed development would cause a minor change within the setting of the listed buildings that form the square.

The proposed development would be visible within the settings of the two Mersey Tunnel Ventilation Stations, however the scale and dominance of the structures within the wider townscape is such that the proposal would not impact on the ability to appreciate their special architectural interest. This can also be concluded in relation to the impact of the proposal on the stork hotel who's special interest is derived from the survival of the internal Plan form and the period decoration.

It is therefore considered that the special architectural and historic interest of the listed buildings located near to the application site and the character and appearance of Hamilton Square Conservation Area would be preserved by the proposed development and is therefore in accordance with the relevant statutory duties of the Planning (Listed Building and Conservation Areas) Act 1990.

The proposals would sustain the significance of the identified heritage assets and would satisfy the requirements of the NPPF and Local plan policies.

SEPARATION DISTANCES

Separation distances are dealt with above.

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

Although the proposal is contrary the UDP designation as a Primarily Commercial Area, the site is currently occupied by a vacant three storey building which has been unoccupied for the last 18 months. The site is within a sustainable location that is well served by public transport and close to Birkenhead Town Centre. The attached conditions should ensure that any noise or anti-social behaviour is controlled. The proposed extensions are considered to be well designed and the scale appropriate to the mixed use of its surroundings. The proposal will bring into use will bring a vacant derelict building back into a use that will bring regeneration benefits to the area as a whole. In this particular case, on balance, the material considerations are considered sufficient to outweigh the statutory development plan.

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

The site is currently occupied by a vacant three storey building which has been unoccupied for the last 18 months. The site is within a sustainable location that is well served by public transport and close to Birkenhead Town Centre. The attached conditions should ensure that any noise or anti-social

behaviour is controlled. The proposed extensions are considered to be well designed and the scale appropriate to the mixed use of its surroundings. The proposal will bring into use will bring a vacant derelict building back into a use that will bring regeneration benefits to the area as a whole. For these reasons the proposal is considered acceptable and accords with both National and Local Planning Policy Advice.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The units of student accommodation hereby permitted shall not be occupied until 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 HS13 of the Wirral Unitary Development Plan.

3. The units of student accommodation hereby permitted shall not be occupiedPrior to occupationl 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 Merseyside and Halton Joint Waste Local Plan.

4. The units of student accommodation hereby permitted shall not be occupied until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

5. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 5th December 2017 and listed as follows: Location Plan (dwg. number 01); Existing Block Plan (dwg. number 02); Proposed Block Plan (dwg. number 03); Existing Basement Plan (dwg. number 04); Existing Ground Floor Plan (dwg. number 05); Existing First Floor Plan (dwg. number 06); Existing Second Floor Plan (dwg. number 07); Existing Roof Plan (dwg. number 08); Existing External Elevations (dwg. number 09); Existing Courtyard Elevations (dwg. number 10); Proposed Basement Plan (dwg. number 11); Proposed Ground Floor Plan (dwg. number 12) and drawing No's19B, 12A and14B recieved by the Local Planning Department on 7th Decemeber 2018.

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

6. The units of student accommodation hereby permitted shall not be occupied until details of the acoustic fence to be provided between the application site and those properties on Brunswick Mews has been submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full and retained in perpetuity

Reason: In the interest of residential amenity of surrounding occupiers.

7. The units of student accommodation hereby permitted shall not be occupied until details of a tenant management plan has been submitted to and agreed in writing by the LPA. The approved plan shall be implemented in full.

Reason: To protect to residential amenities of surrounding occupiers

8. 1. The units of student accommodation hereby permitted shall not be occupied until an assessment is carried out in accordance with authoritative technical guidance (CLR11), has been submitted to and approved in writing by the Local Planning Authority.
2. If any contamination posing unacceptable risks is then found, a report specifying the measures to be taken to remediate the site to render it suitable for the approved use shall be submitted to and approved in writing by the Local Planning Authority. The end use of this site is considered residential for the purpose of land contamination risk assessment and management.
3. The site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved by the Local Planning Authority.
4. If, during the course of development, any contamination posing unacceptable risks is found, which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved by the Local Planning Authority.

Reason: To ensure a satisfactory form of development.

9. The units of student accommodation hereby permitted shall not be occupied until details of the mechanical ventilation equipment including installation shall be submitted to and approved by the Local Planning Authority. The equipment shall be operated and maintained in accordance with the approved scheme for the duration of the use hereby permitted.

Reason: To protect the amenities of surrounding properties

10. The units of student accommodation hereby permitted shall not be occupied until details of a building management scheme have been submitted to and agreed in writing with the LPA. The agreed scheme shall include arrangements for the permanent presence of a manager and formal procedures for engaging with local residents in the event of disputes relating to the operation of the use. This should include, but not limited to :-

- details of how the management team will liaise with local residents generally
- should provide a telephone helpdesk, available 24 hours per day, 365 days per year, to all members of the local community as well as the residents to deal with all issues relating to the day to day management and reporting and possible general Anti-Social Behaviour (e.g. noise, general disturbance).

The scheme shall be fully implemented upon the first occupation of any of the units of student accommodation hereby permitted and continued for the full duration of the use.

Reason: For the avoidance of doubt

11. All windows fitted to the units of student accommodation hereby permitted shall only open to a maximum of 100mm and shall continue for the full duration of use.

Reason: For the avoidance of doubt

12. 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 Policy WM9 of the Waste Local Plan.

13. The units of student accommodation hereby permitted shall not be occupied until a full landscaping scheme shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

Reason: In the interests of visual amenity and to comply with Policy GR5 of the Wirral Unitary Development Plan.

14. Prior to the commencement of development, a full scheme of works for the reinstatement to standard footway levels of any existing vehicle accesses from the highway that are rendered obsolete by the development shall be submitted and approved in writing by the LPA. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme.

Reason: To ensure a satisfactory form of development

15. The development hereby permitted by this planning permission shall be carried out in accordance with the principles and details specified in the following approved submissions, including limiting discharge rate and storage volumes:

- Flood Risk Assessment – Works at the proposed Hamilton Hub (*Revision B – January 2018 & Response to LLFA January 2018 in 99-Revised Submission Jan 2018*).
- 12C Pro Ground.pdf Proposed Ground Floor Plan Drawing Number 12C
- 99-003 Layout Drawing Rev B – Proposed layout Rev B Feb 2018
- 99 – 010 Extreme Event Flooding 1:1000

Reason: To ensure a satisfactory sustainable surface water drainage system is provided to serve the site in accordance with the Paragraph 103 of the National Planning Policy Framework, HCWS 161 House of Commons Written Statement on Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

16. Prior to the occupation of any properties the applicant must submit 'as built' drainage design/layout drawings and a confirmed Management and Maintenance Plan.

Reason: To ensure a satisfactory sustainable surface water drainage system is provided

to serve the site in accordance and secure satisfactory management and maintenance of the approved surface water drainage system with the Paragraph 103 of the National Planning Policy Framework, HCWS 161 House of Commons Written Statement on Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

17. If the approved sustainable drainage system is not adopted by a public body or statutory undertaker then, prior to the first occupation, a Management and Maintenance Plan for the sustainable drainage system relating to the lifetime of the development shall be submitted to and approved in writing by the Local Planning Authority. This shall include:
- The arrangements for adoption by an appropriate public body or statutory undertaker or details of provision for management and maintenance by a resident's management company.
 - A schedule for on-going inspections relating to performance and condition.
 - Details for planned maintenance and a mechanism for remedial and urgent repair works.

Reason: To ensure effectiveness of the flood risk measures during the lifetime of the development and to comply with Policies within the Unitary Development plan.

Further Notes for Committee:

1. A pre-site inspection is required prior to the development works commencing with the LA- any damage to the existing highway that occurs as a result of the development would require reinstatement, at the developers expense, to the LA specifications and written approval. For further details contact Highway Management, area manager via www.wirral.gov.uk

Last Comments By: 02/02/2018 14:06:36
Expiry Date: 02/02/2018

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Planning Committee 22 March 2018

Reference:
APP/17/01388

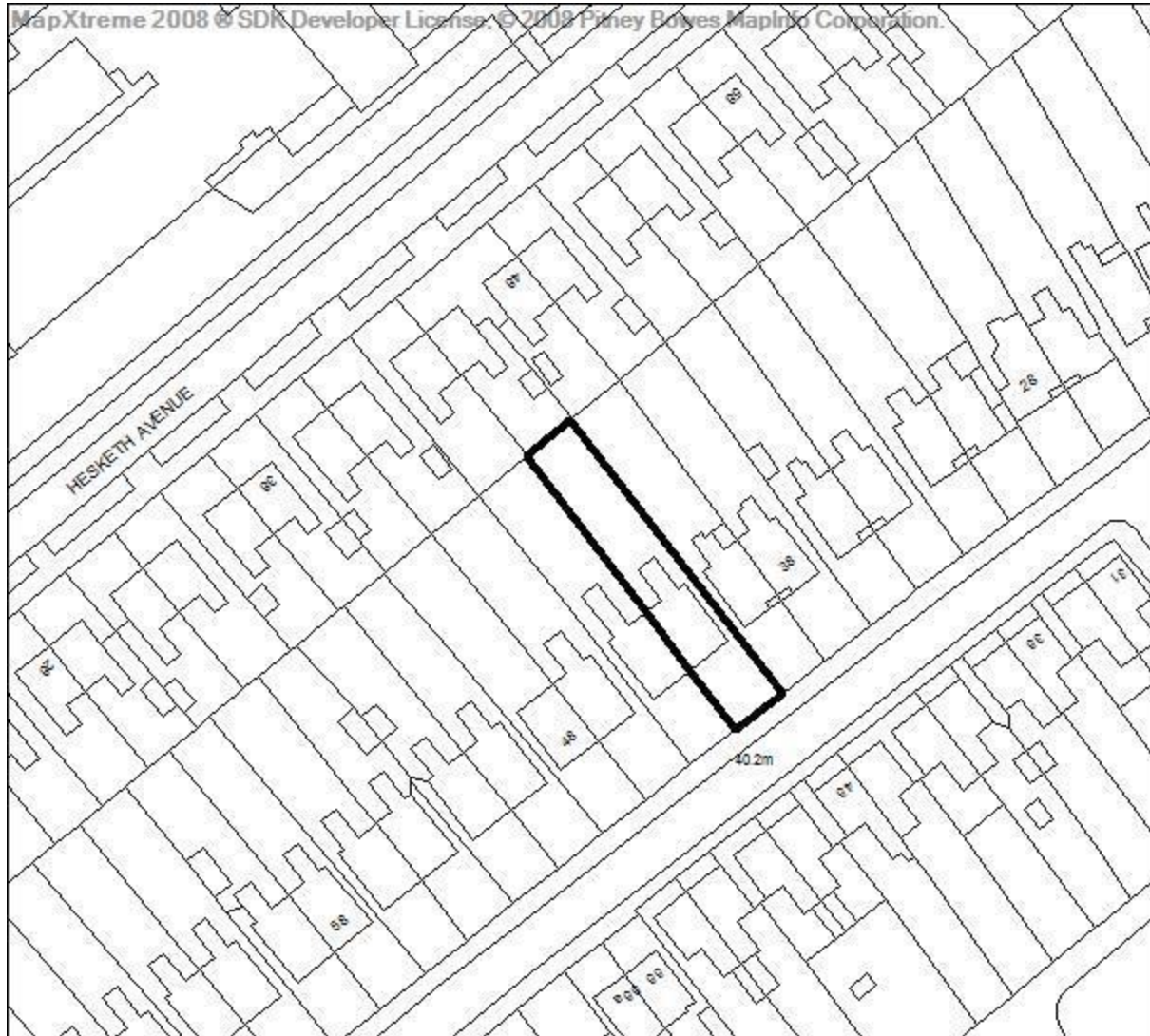
Area Team:
South Team

Case Officer:
Mr C Smith

Ward:
Rock Ferry

Location: 42 CAVENDISH DRIVE, ROCK FERRY, CH42 6RQ
Proposal: Rear ground floor extension (retrospective).
Applicant: Mr Sean Harrington
Agent : Mr William Harrington

Site Plan:



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Development Plan designation
Primarily Residential Area

Planning History:

Location: 42 CAVENDISH DRIVE, ROCK FERRY, CH42 6RQ
Application Type: Full Planning Permission
Proposal: Rear ground floor extension (retrospective).

Application No: APP/17/01388

Decision Date:
Decision Type:

Location: 42 CAVENDISH DRIVE, ROCK FERRY, CH42 6RQ
Application Type: Prior Approval Householder PD
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.5m

Application No: RESX/15/00793
Decision Date: 01/07/2015
Decision Type: Prior approval is not required

Location: 42 Cavendish Drive Rock Ferry
Application Type: Full Planning Permission
Proposal: Erection of Plastic Netting Fence 7-8 feet high (approximately)
Application No: APP/74/01270
Decision Date: 04/03/1975
Decision Type: Refuse

Appeal Details

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 20 objections have been received.

Brief summary of objections:

- i. A number of objections have stated that the building and site have been kept untidy and are in a state of disrepair for a number of years.
- ii. A number of objections stated that the site is used as a storage facility and tipping zone for building materials and waste.
- iii. A number of objections have stated that the works have been on-going for a number of years and it appears the developer will never finish the building works on the site.
- iv. A number of objections stated that said tipping on the site is causing vermin issues.
- v. A number of objections stated that a van parks outside the property which obscured traffic and causes highway safety issues.
- vi. The occupier of No. 40 Cavendish Drive objected on grounds that the extension impacts on light into their kitchen and dining room.
- vii. The occupiers of No. 44 Cavendish Drive states that the extension has been built on the boundary wall contrary to a written agreement with the developer.
- viii. The occupiers of No. 44 Cavendish Drive have stated that in 2015 a party wall/boundary was removed by the developer and not made good.

CONSULTATIONS:

None Required.

DIRECTORS COMMENTS:

REASON FOR REFERRAL:

Councillor Moira McLaughlin requested the application be heard by the planning committee. The Councillor stated that the property has been in a dreadful state for several years and the developer has not responded to any of the concerns that residents have expressed about the detrimental effect it has had on surrounding properties.

The application was considered at Planning Committee on the 18th January 2018 with a recommendation of approval subject to conditions: the standard 3 years implementation condition and the standard compliance with plans condition. As the proposal is retrospective, the development has already been implemented and therefore the condition relating to the implementation of the

development are unnecessary in this case. At the Committee in January, Members requested the rewording of that condition to read:

“The development hereby permitted shall be limited to a period of 12 months, expiring on 18th January 2019.”

The purpose of this report is to advise members that, having considered the implications of the above condition, it is not considered to be reasonable or enforceable. The condition therefore fails to meet the six tests set out in paragraph 206 of the National Planning Policy Framework (use of conditions in planning permission).

It is understood that the purpose of imposing this condition was to encourage the developer to substantially complete the works within a set time frame, and to bring the building process to a swift conclusion. Government guidance sets out that such a condition is likely to be difficult to enforce due to the range of external factors that can influence a decision whether or not to carry out and complete a development.

As the proposal is to the rear of the dwelling and thereby almost totally obscured from the street scene, the impact of the extension on the visual amenity of the area and street scene is logically quite limited. It is therefore considered that it would also be unreasonable in this instance for the Local Authority to refuse the application for the retention of the rear extension on grounds that the extension has not been substantially finished.

At the Committee Meeting on 18th January 2018, the Assistant Director of Environmental Services stated that Officers would explore whether any powers are available to the Council to require the site as a whole to be tidied. Whilst no formal enforcement powers are available, Officers from the Planning Enforcement team and the Environmental Health Team have met with the owner of the site to discuss the issue. I can report that whilst the site remains a building site, steps have been taken to greatly improve its condition and the owner has agreed to take reasonable steps moving forward to prevent the condition from deteriorating.

It is therefore recommended that planning permission be granted without the imposition of the additional condition discussed by Committee on 18th January 2018.

The application has therefore been returned to Planning Committee so members can be fully informed before determining the retrospective planning application. For the reasons set out above, it is recommended that planning permission be granted without the imposition of the additional condition discussed by Members on 18th January 2018.

INTRODUCTION

The proposal is seeking planning permission for a rear ground floor extension (retrospective).

The developer applied for a Notification of a Proposed Larger Home Extension in 2015 (RESX/15/00793). The developer sought permission in 2015 for the “Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.5m”. On 01/07/15 the Local Authority determined that ‘prior approval is not required’ for the works proposed by the developer. This planning consent granted by the Local Authority was subject to development being completed on or before 30th May 2016.

The Local Authority received an enforcement complaint on 01/08/17 alleging that the works on the proposal site had not been completed before 30th May 2016. Following a site visit, the Local Authority Enforcement Officers established that the rear extension had been partially constructed, but was not

considered substantially completed and therefore the development breached the previous consent granted in 2015 (RESX/15/00793). As planning permission for the 2015 application has expired, the development requires planning consent again and the current application seeks to retain the rear extension retrospectively.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy HS11 of Wirral's Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

SITE AND SURROUNDINGS

The proposal site contains a two storey semi-detached dwelling set within a Primarily Residential Area. The neighbouring dwellings are generally of similar scale and design and share uniform buildings lines along Cavendish Drive.

The proposal site dwelling appears to be under construction and unoccupied currently. The front elevation windows and doors appear to have been replaced with new UPVC and the external render on the front and side of the dwelling is in a state of disrepair.

The single storey rear extension is currently constructed from breeze block bricks, with a mono pitched roof with a shallow roof slope and three Velux roof lights. The rear elevation of the extension has a large section of bi-folding doors which have only been partially constructed. The rear extension, which the current application relates to, extends 5.0 metres from the rear wall of the original dwelling with a maximum height of 3.8 metres and eaves at 2.5 metres. The rear extension on the proposal site is in very close proximity to the boundary with the neighbouring site of No. 44 Cavendish Drive.

The proposal site rear garden party boundary with No. 44 Cavendish Drive consists of an approximately 2.4 metre high concrete post fence with timber infill panels. This fence along the boundary with No. 44 Cavendish Drive starts in-line with the rear elevation of the 5.0 metre extension and runs the length of the side boundary of the site. The party boundary with No. 40 Cavendish Drive consists of an approximate 1.5 metre brick high wall with a further 0.4 metre high timber fence along the top of the brick wall. The neighbouring dwelling No. 40 Cavendish Drive has an original single storey rear extension. The neighbouring dwelling of No. 44 Cavendish Drive has a single storey rear extension that looks to project approximately 3.0 metres from the rear wall of the original dwelling and is in close proximity to the boundary with the proposal site.

POLICY CONTEXT

The application shall be assessed under policy HS11 House Extensions of the Wirral Unitary Development Plan, SPG11 House Extensions and the National Planning Policy Framework.

HS11 states that the scale of any proposed development should be appropriate to the size of the plot and not dominate the existing building, and not be so extensive as to be unneighbourly. Particular regard should be had to the effect on light to and the outlook from neighbours habitable rooms and development should not result in significant overlooking of neighbouring residential property. The design features and materials used should complement the existing building.

SPG11 states that it is always important to consider the specific character of the building being extended and to take account of the context of the property. Extensions built close to the boundary with a neighbouring property may have an adverse impact on the enjoyment of that property. Extensions should not be so large as to create an effect of over-dominance or cause significant visual intrusion or significantly impact existing light levels (daylight and sunlight).

SPG11 states that rear extensions should not dominate nor significantly alter the existing levels of sunlight, privacy and daylight to adjoining properties. Single storey rear extensions within 1 metre of the party boundary should not project more than 3.0 metres from the original rear wall of the property on semi-detached dwellings.

SPG11 states that where two habitable rooms to principal elevations face one another such that direct overlooking is likely to occur, the windows shall be a minimum of 21 metres apart. Where a sole window to a main habitable room faces a blank wall they must be a minimum of 14 metres apart.

National Planning Policy Framework (NPPF) supports sustainable development which encompasses good design. Development should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

APPEARANCE AND AMENITY ISSUES

The main issues to regard with this current application is the potential impact of the single storey rear extensions on neighbouring amenity in regard to existing light, outlook and privacy.

Wirral's adopted Unitary Development Plan states that single storey rear extensions on pairs of semi-detached dwellings 1 metre of the party boundary should not project more than 3.0 metres from the original rear wall of the property. SPG11 which supports HS11 states that rear extensions should not dominate not significantly alter the existing levels of sunlight, privacy and daylight to adjoining properties.

The semi-detached neighbouring dwelling has an existing single store rear extension that appears to project approximately 3.0 metres from the rear wall of the neighbouring original dwelling. The neighbouring extension appears to be set at a lower land level than the proposal site rear dwelling, and thereby has a lower maximum height and eaves than the proposal site rear extension. Both the proposal site and neighbouring extension are in close proximity to the party boundary, but do not abut one another. The neighbouring rear extension has UPVC French style patio doors on the rear elevation and these are the windows that would be principally impacted by the rear extension on the proposal site.

In this instance substantial weight must be given to the fact that the neighbouring dwelling has an existing rear extension, and therefore the proposed extensions impact on the amenity of the neighbouring occupier is diminished significantly. It is estimated that the proposed rear extension projects 2.0 metres past the rear elevation of the neighbouring dwellings single storey extension, and in this instance the proposed rear extension is not considered to have any significant adverse impacts on the expected amenity of No. 44 Cavendish Drive in regard to existing light and outlook.

The rear extension is set approximately 1.6 metres from the party boundary with the neighbouring dwelling No. 40 Cavendish Drive. The neighbouring dwelling No. 40 Cavendish Drive is a further 1.8 metres from the party boundary with the proposal site. As the proposed rear extension is single storey and set over 1.0 metres from the party boundary, the rear extension is not thought to cause any significant harm to the amenity of No. 40 Cavendish Drive in regard to existing light.

The party boundary between the proposal site and neighbouring sites consist of high boundary walls/fences, and given the proposed rear extension has no side facing windows, the development will not result in any overlooking or privacy issues for neighbouring occupiers.

Some weight is also given to the fact that the developer received planning permission in 2015 (RESX/15/00793) for a single storey rear extension of the same dimensions as is currently being proposed. The current proposal only requires permission by virtue that the developer failed to complete the works before 30th May 2016. It would be reasonable in this instance to take into account that central government has relaxed permitted development rights in recent years for single storey rear extensions on households, to enable this type of development. It would likely be considered unreasonable for the Local Authority in this particular instance to subsequently refuse permission for a development that received planning permission in 2015 through The Town and Country Planning (General Permitted Development) Order 2015 (as amended).

The proposed materials include external block and render walls, a tiled roof and bi-folding doors. The use of render/pebbledash is already established on the host dwelling, and as the development is to the rear of the dwelling the proposed materials are considered to have no negative impact on the

character of the host dwelling or wider street scene.

Taking into account the above considerations, the extension is not thought to detract from the amenities neighbouring properties can reasonably expect to enjoy. The increase in floor space will create no impact on the street scene. The application is therefore considered acceptable.

Other matters:

A considerable number of objections related to the condition of the land and building and the length that building works have been on-going at the site. Linked to this issue are the residents' concerns that waste and tipping is occurring on the site which is attracting vermin. The issue over the current condition of the land or buildings on the site has little weight in the determination of the acceptability of this household proposal. As previously stated, the developer is understood to have tidied up the site following discussions with the Local Authority.

A number of objections stated that the developer clearly has no intention to complete building works at the property. The Local Authority has limited scope on single household developments in compelling developer to finish the proposed works, as many complex issues could possibly explain why works are on-going or cannot be substantially completed in the short, medium or long term. The proposal is to the rear of the dwelling and thereby almost totally obscured from the street scene, therefore on the whole, the impact of the extension on the visual amenity of the area and street scene is logically limited in this case.

A number of objections stated that a van repeatedly parks outside the site, obscuring traffic and causing highway safety issues. As the site is situated on a residential road and has no parking restrictions such as double yellow lines, the Local Authority Planning Department has little control over private vehicles parking on the public highway outside the site.

The occupier of No. 40 Cavendish Drive stated that the rear extension impacts light into their kitchen and dining room. As previously considered, the distances between the rear habitable windows of the neighbouring dwelling No. 40 Cavendish Drive and the rear extension are considered acceptable and thereby result in no significant impact on the amenity of neighbouring occupiers in these regards.

The occupiers of No. 44 Cavendish Drive stated that the developer has undertaken a number of works in regard to boundary walls/treatments against written agreements between the two parties. Matters in regard to the party wall are civil and not material planning considerations.

The occupier of No. 44 Cavendish Drive stated they received no notification to the application. As previously stated, notification letters were sent to adjoining properties on 27/11/17 and a site notice was displayed on 30-11-17 to notify neighbouring occupiers to the proposed development.

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. The proposal is not considered to result in direct overlooking.

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 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, SPG11 - House

Extensions, 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 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, SPG11 - House Extensions, and is therefore considered acceptable.

**Recommended Approve
Decision:**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21/11/17 and listed as follows: Drawing No. 02.

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

Further Notes for Committee:

Last Comments By: 25/12/2017 14:31:53

Expiry Date: 16/01/2018

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Planning Committee

22 March 2018

Reference:
APP/17/01489

Area Team:
South Team

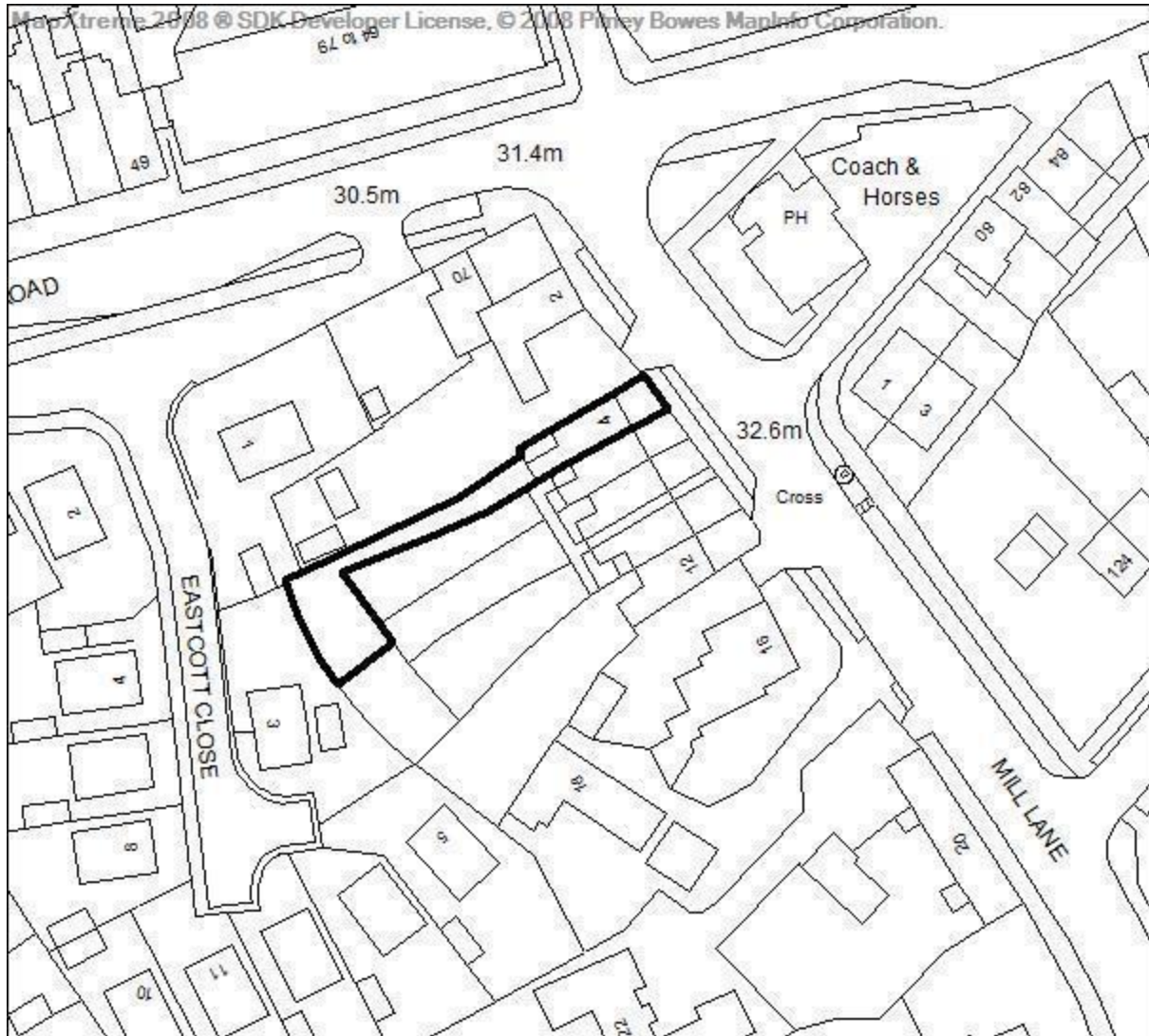
Case Officer:
Mrs J McMahon

Ward:
**Greasby Frankby
and Irby**

Location: 4 MILL LANE, GREASBY, CH49 3NU
Proposal: Demolition of existing single and two storey rear outriggers, and construction of 2 Storey rear outrigger. Alteration to front area of property and formation of dropped kerb and pavement crossing to provide off street parking within site boundary.

Applicant: Mr & Mrs Baker
Agent : Bromilow Architects Ltd

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Planning Applications, 8 neighbouring properties have been notified and a site notice was displayed near the site - Objections have been received from nos. 2, 6, 8, 10, 12 and 16 Mill Lane on the grounds of:

1. loss of light
2. overbearing
3. loss of privacy
4. out of character
5. loss of property value
6. traffic issues during building work
7. out of scale
8. noise and disturbance
9. problems using a communal passageway for delivering materials

CONSULTATIONS

Environmental Services, Traffic Network Team - No objection

DIRECTORS COMMENTS:

The application was deferred from Planning Committee on 15th February to enable Members to visit the site.

REASON FOR REFERRAL

Councillor Wendy Clements requested this application be removed from delegation and considered by the Planning Committee following representations she has received from local residents.

INTRODUCTION

The application seeks planning consent for the erection of a part first floor, part 2-storey rear extension. The application also involves removing the boundary wall and creating a hardstanding and pavement crossing at the front of the property, which will provide 1 off-street parking space.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The site is located on the south-western side of Mill Lane, Greasby close to its junction with Greasby Road. The application property is a 2-storey cottage at the end of a row of 5 similar dwellings, the terrace is brick built with slate roofs, the application property has subsequently been pebbledashed.

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. The National Planning Policy Framework and UDP Policy HS11 are directly relevant in this instance.

Policy HS11 states: Proposals for house extensions will be permitted subject to all the following criteria being complied with:

- (i) 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.

(ii) the materials matching or complementing those of the existing building;

(iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;

(iv) dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof;

(v) flat roofs being restricted to the rear or side of the dwelling and only acceptable on single storey extensions;

(vi) where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses;

(vii) where the rear extension is two storey and the existing house semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary;

(viii) to avoid the effect of 'terracing', where two storey side extensions are added to the sides of semi-detached houses of similar style with a consistent building line and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1.0 metre from the front elevation and 1.0 metre from the common boundary; or at least 2.0 metres from the front elevation;

(ix) single storey extensions on terraced dwellings allowing an adequate area of amenity space to be retained.

NPPF - Requiring Good Design - 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 application property is a small end of terrace cottage that has been extended previously with ground floor additions at the rear. This application proposes to build directly above the previous extensions to create a larger kitchen/diner at ground floor level with a bedroom, study and second bathroom above.

The occupier of the detached property on the north side, 2 Mill Lane, has submitted an objection with concerns raised regarding a loss of light and privacy, and possible access issues during building work. This property is a 2-storey cottage with the main building being sited some 10.5 metres away from the gable end of the application property. A single storey outrigger extends 6 metres towards the application site with a window in the end elevation, a conservatory extension has been added to western elevation of this outrigger extending into the garden of no.2. All of south facing windows in no.2 directly face the existing gable end of no.4, the proposed 2-storey rear extension would add an additional 4.9 metres to the depth of the house.

No.2 occupies a relatively large site with the west facing conservatory extension enjoying sunlight for most of the afternoon/evening. The south facing windows in the main building face the existing gable of no. 4 and across the front of the terrace down Mill Lane. It is not considered that the extension would significantly alter the existing situation in terms of the impact no.4 has on this adjacent property.

The occupier of the attached neighbouring property, 6 Mill Lane, has objected on the grounds of loss of light and that the extension is out of character. This property has a ground floor extension that is built between theirs and no.4's original 2-storey outriggers. The drawings have been amended to bring the first floor element of the proposal 1 metre in from the common boundary to reduce the impact of the extension on both the ground floor of no.6 and also its 1st floor bedroom window, which is set back in the main rear elevation. Due to the depth of the existing outrigger and how narrow the houses are, the extension satisfies the 45 degree rule and ensures it will barely be visible from the

bedroom window.

The development involves building above existing ground floor extensions and extending an existing 2-storey outrigger that is original to the cottage. A new pitched roof is proposed that will have a ridge that is almost 2 metres lower than the main roof. Overall it is not considered that the proposal would not have a significantly greater impact on neighbouring properties than exists at present.

Other objections such as loss of property value, disturbance during building work, use of a shared access for the delivery of building materials and traffic hazards caused by construction vehicles are outside the planning remit.

The proposed pavement crossing at the front of the property is acceptable and similar to 3 others in the terrace that have already been installed.

**The drawings show a proposed rear dormer, this has not been considered as part of this proposal as it can be built under permitted development.*

SEPARATION DISTANCES

Separation distances do not apply in this instance.

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 proposed development is not considered to have a significant impact on the existing levels of residential amenity at neighbouring property and 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development is not considered to have a significant impact on the existing levels of residential amenity at neighbouring property and satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the amended plan received by the local planning authority on 29 January 2018 and listed as follows: Job No.1732, Drawing No.03, Rev.B.

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

3. All new first floor windows in the north-east facing elevation shall be non-opening and obscurely glazed up to a height of 1.7 metres from the internal finished floor level and shall remain as such thereafter.

Reason: In the interests of residential amenity

Further Notes for Committee:

1. The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Section on 0151 606 2000 for further information.

Last Comments By: 09/01/2018 13:37:34

Expiry Date: 18/01/2018

Planning Committee

22 March 2018

Reference:
APP/17/01493

Area Team:
North Team

Case Officer:
Mr C Smith

Ward:
Liscard

Location: 1 Charter House, CHURCH STREET, EGREMONT, CH44 8AS
Proposal: Proposed external floodlight fittings to existing residential block of flats(amended).

Applicant: Mr Camco Estates Ltd.
Agent : Ainsley Gommon Architects

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: 1 Charter House, CHURCH STREET, EGREMONT, CH44 8AS

Application Type: Full Planning Permission

Proposal: Proposed external floodlight fittings to existing residential block of flats(amended).

Application No: APP/17/01493

Decision Date:

Decision Type:

Location: 1 Charter House, CHURCH STREET, EGREMONT, CH44 8AS

Application Type: Full Planning Permission

Proposal: New ground floor entrance lobby extension to existing residential block of flats and extended bin storage areas, including new ramp access.

Application No: APP/17/01424

Decision Date: 03/01/2018

Decision Type: Approve

Location: Charter House, Church Street, Egremont, CH44 8AS

Application Type: Full Planning Permission

Proposal: Construction of new entrance hall and janitor's room.

Application No: APP/78/11087

Decision Date: 04/01/1979

Decision Type: Approve

Appeal Details

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications 85 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report one objection and one petition of objection containing 32 signatures have been received by the Local Authority.

Brief petition summary:

- I. The local residents were not consulted prior to installation of floodlights.
- II. The proposal create unacceptable levels of illumination into several houses around the site, which will impact occupiers health.
- III. The proposal will illuminate gardens significantly more than the existing street lighting, which will reduce enjoyment of their dwellings and cause unnecessary annoyance.

Brief summary of objection:

The occupier of No. 35 Union Street objected on grounds that the application has already been fully installed. No. 35 stated that when the lights are on it clearly shines into their dwelling rooms and makes these rooms far lighter. No. 35 stated that they have livestock in outdoor areas and their health will negatively be impacted by the proposal. No. 35 stated that they feel this proposal is unnecessary.

CONSULTATIONS:

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

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

Wirral Wildlife – No objection or comments to make.

NATS Safeguarding – No objection.

DIRECTORS COMMENTS:

REASON FOR REFERRAL:

A petition of objection containing 32 signatures was received by the Local Authority.

INTRODUCTION

The application is seeking planning permission for external floodlight fittings to an existing residential block of flats.

The developer has indicated that the works have not started on the application form however it came to the Local Authority's attention at a later stage that the floodlighting had been fitted without planning permission.

During the application process the Local Authority Planning department and Environmental Health department met with the developer on site during the early evening for a demonstration of the floodlights in use. The Local Authority Environmental Health department recommended that all proposed floodlights should be directed upwards to completely avoid any potential light nuisance to neighbouring residential property. The developer agreed to amend the proposal to reflect this request.

PRINCIPLE OF DEVELOPMENT

The building is established, and as such the principle of development is established. The impacts of external floodlighting must be considered against the relevant policies outlined below.

SITE AND SURROUNDINGS

The proposal site contains an eleven storey block of residential flats. The surroundings are residential in nature, consisting small terraces of modern two-storey properties. The proposal site building is currently vacant and the developer is undertaking significant internal and external renovations to the existing building, including a recent application for a new front porch entrance to serve the building (APP/17/01424). The site itself contains a small number of street lamps sporadically positioned along paved paths through the site, along with a small number of street lamps running along the adjacent highways of Church Street and Union Street respectively.

POLICY CONTEXT

There is no specific policy relating to external floodlighting on flats proposals within the UDP. It is considered that UDP Policies HS13: Self Contained Flat Conversions, and HS11: House Extensions, are most relevant, establishing criteria for consideration of residential amenity when development of this type is proposed. The National Planning Policy Framework is also directly relevant.

APPEARANCE AND AMENITY ISSUES

The proposed floodlights will be fitted on the North and South elevation of the existing building. Each elevation will include 4 flood lights which will be positioned slightly below the 6th storey of the building and the 9th storey respectively. The flood lights on the South elevation will be relatively close together and the North elevations floodlights are spaced further apart from one another, horizontally speaking.

After discussions with the developer and the Local Authority Environmental Health department, it was agreed that all proposed floodlighting would be directed upwards away from the ground, in the interest of ensuring that neighbouring amenity is protected in regard to potential light disturbance. Following the amended plans received from the developer, the Local Authority Environmental Health department had no objection to the proposed development. It is therefore considered that the proposed floodlighting will have minimal impact on neighbouring occupiers amenity in regard to potential light disturbance.

The proposed floodlights will accompany the extensive renovations currently on-going to the existing building. They are considered to have a positive impact on the appearance of the building and will help to provide a stronger sense of place and distinction to the existing building which is understood to have been unoccupied for a considerable time, and is intended to be brought back into use for residential housing.

The developer has confirmed in writing that the floodlights will be installed at 0 degrees thus ensuring the full ray of light is pointing and lighting the above building only. The Local Authority consider in this instance that is necessary and reasonable to condition this as to ensure the illumination has no

significantly impact on neighbouring occupier's amenity.

Taking into account the relevant policies within Wirral's Unitary Development Plan and NPPF the proposed development is considered to cause no significant harm to neighbouring amenity and therefore the application is recommended for approval.

Other matters:

The petition of objection and neighbour objection received commented in regard to the fact that the floodlights have already been installed prior to any planning consent on the site. This fact does not have any significant weight or consequence on the determination of this application, as each application is judged on its own merits.

The petition of objection and neighbour objection stated that the proposed floodlights create unacceptable levels of light to both habitable rooms and private amenity space. The developer has subsequently agreed to re-direct the proposed lighting so all floodlights will face away from the ground, towards the existing building in an upwards direction. Considerable weight must be given to the fact that the Local Authority's Environmental Health department has made no objection to the proposed development, and therefore the proposed floodlights are not considered to harm neighbouring amenity in regard to light disturbance.

An informative is recommended clearly stating that the existing floodlightings on the building do not have permission unless they altered to accordance with the approved plans (Drawing: 1799-GA-110 Proposed External Elevation Lighting REV A). This informative will make it clear to the developer that the Local Authority will pursue enforcement action should any remaining unauthorised floodlights not be removed and/or repositioned as shown on the amended plan.

SEPARATION DISTANCES

Separation distances do not apply in this instance as the development is purely for the external floodlights.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no traffic/highway issues relating to these proposals.

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 considered to be acceptable and will not harm the overall character of the area. It is not considered that the proposal will harm the amenities of neighbouring properties. As such, the proposal is considered to be acceptable and complies with the National Planning Policy Framework and Wirral Unitary Development Plan Policy HS11 and HS13.

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

The proposed development is considered to be acceptable and will not harm the overall character of the area. It is not considered that the proposal will harm the amenities of neighbouring properties. As such, the proposal is considered to be acceptable and complies with the National Planning Policy Framework and Wirral Unitary Development Plan Policy HS11 and HS13.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 05/12/17 and 23/01/18 and listed as follows:

Drawing(s):

1799-DI-001 Site Location Plan (received on 05/12/17)

1799-GA-105 Existing Elevations (received on 05/12/17)

1799-GA-110 Proposed External Elevation Lighting REV A (received and amended on 23/01/18)

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

3. The external floodlighting illumination hereby permitted and shown on drawing: 1799-GA-110 Proposed External Elevation Lighting REV A (received and amended on 23/01/18), shall be installed at 0 degrees ensuring that the full ray of light is pointing upwards to prevent significant illumination being directed towards the ground. The floodlighting shall remain in this position at all times thereafter.

Reason: In the interests of protecting neighbouring occupier's amenity and to accord with Policy HS13 and HS11 of the Wirral Unitary Development Plan.

Further Notes for Committee:

1. This permission does not grant consent for any remaining unauthorised external floodlighting on the existing building, and therefore the Local Authority will pursue further enforcement action if any remaining unauthorised external floodlights are not removed or repositioned in accordance with the approved plans.

Last Comments By: 20/02/2018 14:55:23

Expiry Date: 31/01/2018 03:32:13

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Planning Committee

22 March 2018

Reference:
APP/17/01514

Area Team:
South Team

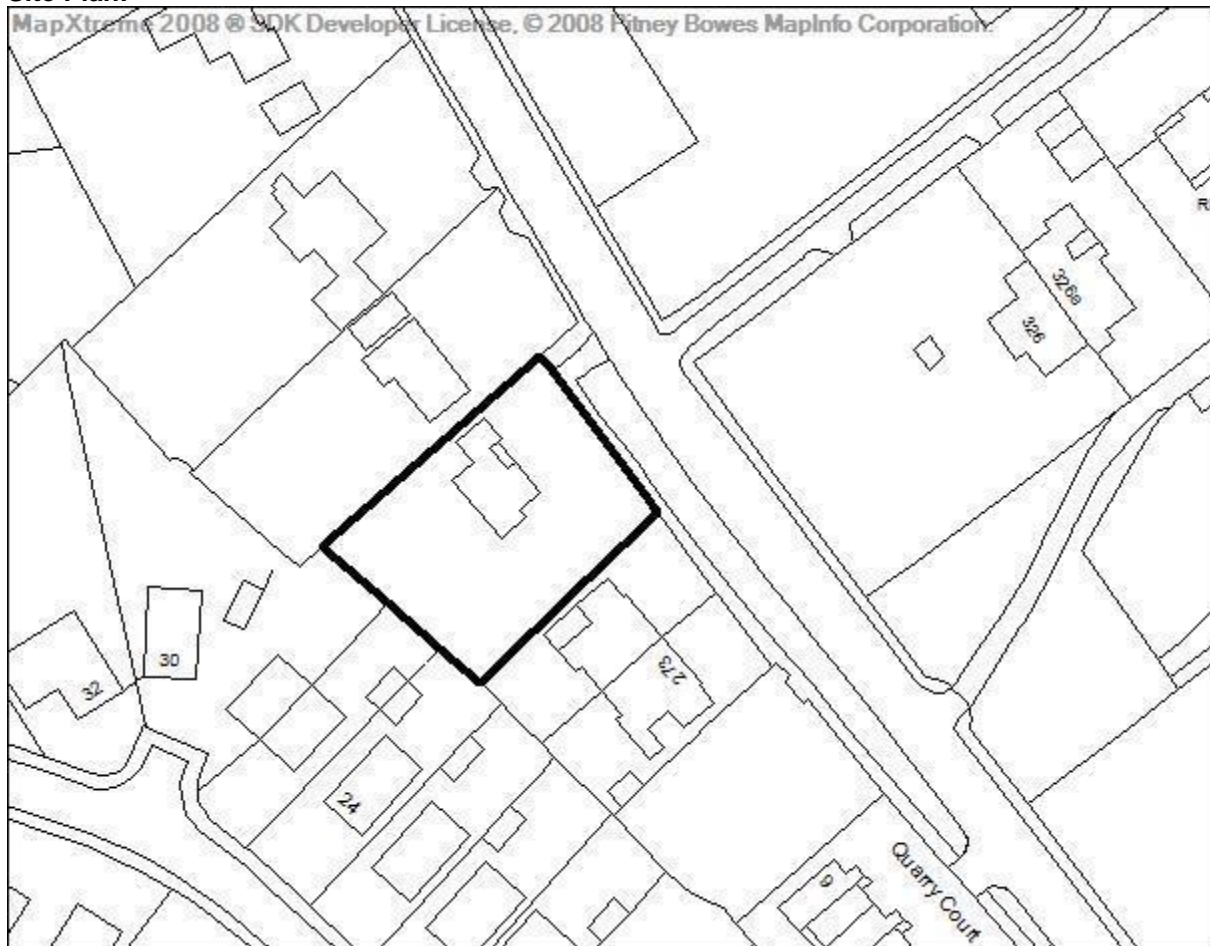
Case Officer:
Miss A McDougall

Ward:
Heswall

Location: 277 TELEGRAPH ROAD, HESWALL, CH60 6RN
Proposal: Demolition of existing detached house to be replaced with new build apartment block containing 5 apartments with provision for resident parking and bike storage. New access point from Telegraph Road to improve access to and from the site.

Applicant: Mr & Mrs Berg
Agent : SHACK Architecture Ltd

Site Plan:



Development Plan designation:
Primarily Residential Area

Planning History:

Location: 277 Telegraph Road, Heswall, Wirral, CH60 6RN
Application Type: Outline Planning Permission
Proposal: Erection of dwelling in garden area (outline).
Application No: OUT/03/05262
Decision Date: 02/05/2003
Decision Type: Refuse

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 11 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a Qualifying petition of objection and 3 objections have been received, listing the following grounds:

1. loss of family home
2. overlooking
3. highway safety
4. scale and mass of the building
5. 5 apartments not needed
6. impact on stability of land and quarry to the rear

CONSULTATIONS:

Highways - No Objections

Environmental Protection - No Objections

The Heswall Society - Objections raised due to density, highway, height, scale and massing of the building.

DIRECTORS COMMENTS:

This application was deferred from Planning Committee on the 15th February 2018 to enable a site visit to take place

REASON FOR REFERRAL

Councillor Hodson has requested the application be taken out of delegation for the following reasons; loss of amenity, loss of light, excessive scale, parking and amenity space for the flats. A Qualifying petition of objection has also been received containing 39 separate signatures.

INTRODUCTION

The proposal is for the demolition of the existing dwelling and the erection of a replacement building containing 5 flats with a new access point from Telegraph Road.

PRINCIPLE OF DEVELOPMENT

The proposal is for a residential development in a residential area which is considered acceptable in principle.

SITE AND SURROUNDINGS

The existing site is a residential plot containing one detached dwelling, the house is located within the residential area of Heswall along Telegraph Road and is approximately 670m away along Telegraph Road. The neighbouring properties are a mix of scale and appearance, although along Telegraph Road the houses are generally large properties set on substantial plots. To the rear of the site is Laurel bank which is a small residential development of bungalows set within an old quarry, the land levels greatly differ with the ground and first floor of the rear elevations of the houses on Telegraph Road exceeding the roof height of the bungalows.

POLICY CONTEXT

UDP Policy HS4 Criteria for New Housing Development Policy

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.

For 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.

Supplementary Planning Document SPD2

New buildings for self contained flats must be sited with regard to the layout, pattern and use of the spaces between other buildings in the surrounding areas. Whole facades of infill development that would project beyond the front or rear building line in areas of uniform development, such as established house types of the same kind, is not likely to be permitted. In cases where there is variety in the building line, an overall average should be determined to set the limit of an acceptable footprint.

Development should not result in a significant loss of privacy, daylight or sunlight for neighbouring properties, nor be visually overbearing or dominant when viewed from adjoining property. Unless it can be demonstrated that privacy would not be unduly affected, 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.

Adequate landscaped garden space should be provided for the exclusive use of residents. This should be accessible to each flat and have a size, shape and location to be useful to occupiers. As a general guide, developers should ensure that at least one third of the whole site remains available as private landscaped communal areas. Driveways, garages, parking, servicing bin and cycle stores will not be considered to be part of this amenity area.

Surrounding buildings may have a standard pattern. This does not always prevent the introduction of taller or lower buildings, but it will require a design approach that softens any change in height to ensure that the resulting building is at a scale proportionate to the surrounding area. All new proposals will be required to either protect or improve the existing roofscape. The bulk of large buildings can be reduced through variations in the footprint, height and roof form of the building as well as the spacing in relation to neighbouring properties. For example, elevations and roofs with varied shapes can reduce the overall massing of a larger block of flats because the use of multiple components will not appear as big as a single large component. The design of large buildings as a single block is not likely to be acceptable.

Materials and colours should be selected to recognise and contribute to the particular location, not just the building in isolation. The materials should reinforce the character of the surrounding buildings and the sense of place generally. High quality materials will be required at all levels of the scheme from facing materials and roof coverings to handrails. Materials should be used creatively, such as decorative brick work and ornate metalwork to enrich the appearance of new buildings and the area

generally.

UDP Policy TR9 indicates when the assessing off street parking provision the Local Planning Authority will be guided by the likelihood of cars being parked on residential roads, and highway safety and traffic management issues. Supplementary guidance in SPD4 sets a standard of 1 off street parking space per flat.

UDP Policy TR12 requires the provision of cycle parking at a rate of 1 stand per flat within the curtilage of the development. Supplementary guidance in SPG42 specifies that this should be provided under cover in a secure position preferably within the building with 20% being made available for visitors.

Joint Waste Local Plan Policies WM8 and WM9 are also applicable.

Policy WM 8 - Waste Prevention and Resource Management

Any development involving demolition and/or construction must implement measures to achieve the efficient use of resources, taking particular account of:

- Construction and demolition methods that minimise waste production and encourage re-use and recycling materials, as far as practicable on site;
- Designing out waste by using design principles and construction methods that prevent and minimise the use of resources and make provision for the use of high-quality building materials made from recycled and secondary sources;
- Use of waste audits or site waste management plans, where applicable, to monitor waste minimisation, recycling, management and disposal. Evidence demonstrating how this will be achieved must be submitted with development proposals of this type.

Policy WM 9 - Sustainable Waste Management Design and Layout for New Development

The design and layout of new built developments and uses must, where relevant, provide measures as part of their design strategy to address the following:

1. Facilitation of collection and storage of waste, including separated recyclable materials;
2. Provide sufficient access to enable waste and recyclable materials to be easily collected and transported for treatment;
3. Accommodation of home composting in dwellings with individual gardens;

APPEARANCE AND AMENITY ISSUES

The proposed building is a three storey apartment block that will replace the existing two storey house. The footprint of the proposed building exceeds the existing dwelling which, whilst a large detached house only occupies a small area of the site due to the size of the plot. The plot is within the designated residential area and is surrounded by houses which are mixed in scale and appearance. There is a similar scale development at 271 Telegraph Road that contains 5 flats (APP/14/01024).

The footprint, height and mass of the replacement building greatly exceed the existing house, however given the design, footprint and appearance of the apartment block the building is not considered to have an overbearing or dominant impact to neighbouring amenity, in particular the houses either side or opposite. The houses either side are set an appropriate distance away from each side elevation and the building is set in line with the front building line. To the rear the building is staggered, the building projects 3.2m past the rear wall of no.275 however there is 5m between the two buildings, alongside no.279 the building projects 5m out from the rear conservatory building line and there is approximately 7m between the two buildings.

The development is similar to nearby flat developments in terms of number of units, scale and appearance of the building. Whilst the building is larger than the house it replaces, the mixed character of the area allows for a building of this type without causing harm to the amenity of existing neighbouring dwellings.

SEPARATION DISTANCES

The building is well positioned in terms of neighbouring properties, the predominant outlook to main habitable rooms is to the front and rear elevations. To the front the building will be over 50m from the houses opposite.

The rear elevation is more complex due to the existing relationship to the bungalows on Laurel Bank, currently the difference in land levels means that from the rear of the site the building has views over the bungalows and the rear gardens are not visible due to the land level and the sandstone wall of the old quarry. The window to window measurement is approximately 34m however due to the difference in ground level it is unlikely that window to window overlooking would occur as the existing dwelling and the proposed building exceed the level of Laurel Bank to such a degree that the views are likely to project towards the rear of the houses on Oldfield Way.

Given this difference in ground level, the proposed building is not considered to result in direct overlooking within 21m in terms of window to window 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

Whilst the proposed replacement apartment block is larger than the existing dwelling, the scheme is considered to be acceptable in terms of appearance, scale, siting and character of the area having regard to Wirral's UDP Policy HS4 and SPD2.

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

Whilst the proposed replacement apartment block is larger than the existing dwelling, the scheme is considered to be acceptable in terms of appearance, scale, siting and character of the area having regard to Wirral's UDP Policy HS4 and SPD2.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4 December 2017 and listed as follows: B105, B106, B107, B108 & B109.

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

3. Before any construction commences, samples of the facing 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 part of the development shall be brought into use until the existing vehicular and/or pedestrian access on to Telegraph Road has been permanently closed off and the footway

reinstated. These works shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

5. 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(s): To ensure a proper standard of separation from, and standard of amenity with respect to, neighbouring property.

6. Provision is to be made for the parking of 5 cars on the forecourt of the property and for suitable landscaping, in accordance with a scheme to be submitted to and approved by the Local Planning Authority, before the development hereby approved is commenced. Such parking and landscaping is to be provided prior to occupation of the premises and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure that the proposed development does not prejudice the free flow of traffic or conditions of general safety along the neighbouring highway and to ensure a satisfactory standard of amenity.

7. 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.

8. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

9. 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 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 WM9 of the Waste Local Plan.

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council's Highway Management team via www.wirral.gov.uk or 0151 606 2004 prior to the commencement of development for further information.

Last Comments By: 04/01/2018 16:45:15
Expiry Date: 29/01/2018

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Planning Committee
15 February 2018

Reference:
APP/17/01363

Area Team:
South Team

Case Officer:
Mrs S Day

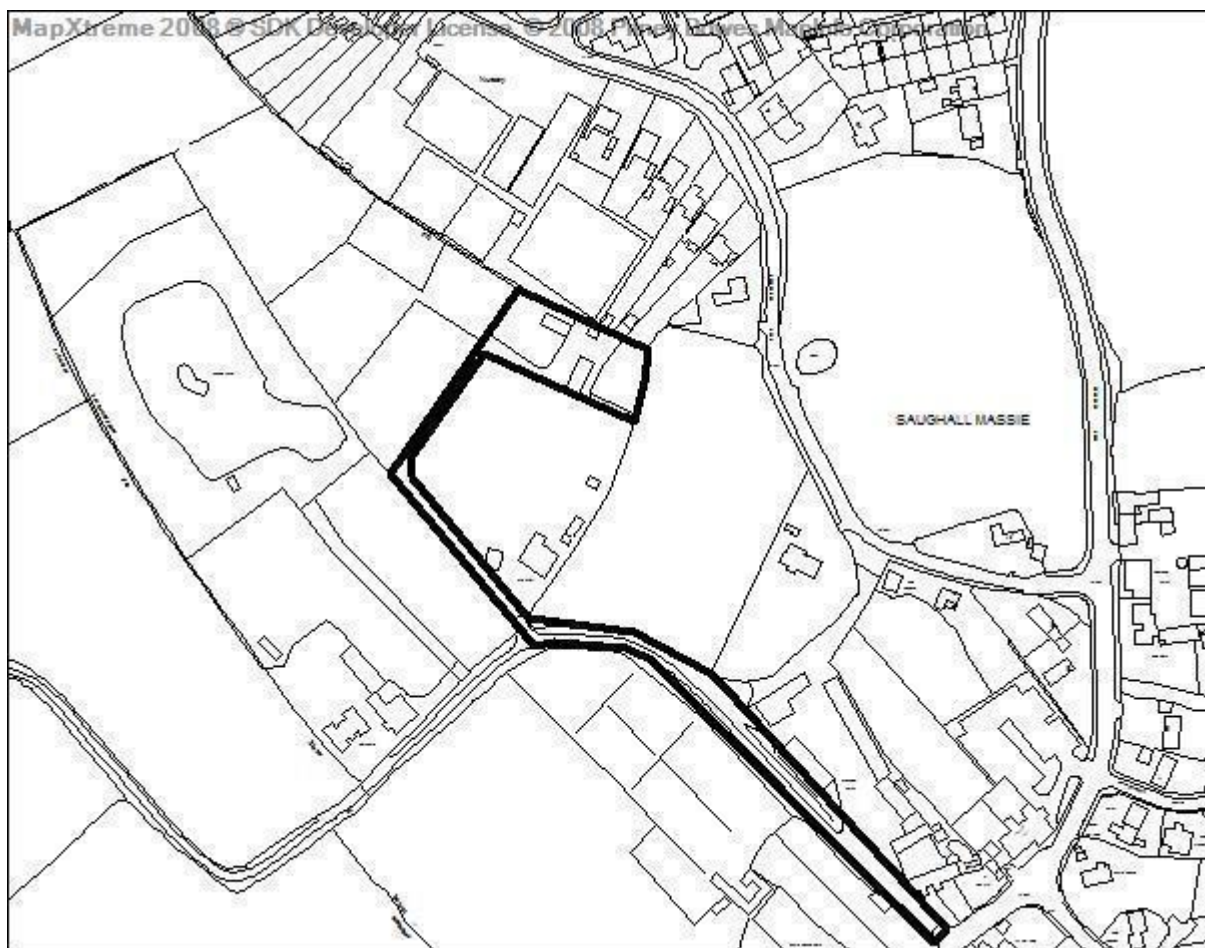
Ward:
**Moreton West and
Saughall Massie**

Location: Land North of Old Croft, BARNACRE LANE, SAUGHALL MASSIE,
CH46 5NE

Proposal: Alterations to reduce size of existing newly constructed barn following
planning appeal

Applicant: Mr Upton
Agent : PWE Design

Site Plan:



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Development Plan designation:
Green Belt
Conservation Area (for illustrative purposes)

Planning History:

Location: Old Croft, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ
Application Type: Full Planning Permission
Proposal: Retention of maintenance access track.

Application No: APP/15/00232
Decision Date: 02/04/2015
Decision Type: Approve

Location: Land North of Old Croft, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ
Application Type: Full Planning Permission
Proposal: Replacement of existing buildings with new stable and storage/workshop buildings

Application No: APP/15/00685
Decision Date: 18/09/2015
Decision Type: Approve

Location: Barnacre Lane, Saughall Massie Village, Wirral CH46 5NJ
Application Type: Full Planning Permission
Proposal: Retrospective application for the installation of a security gate along Barnacre lane.

Application No: APP/14/00971
Decision Date: 15/08/2014
Decision Type: Returned invalid

Location: From Barnacre to Prospect Farm, Barnacre Lane, Saughall Massie, Wirral, CH46 5NJ
Application Type: Circular 34/76
Proposal: Rebuild existing LV overhead line with aerial bundle conductors
Application No: ELC/06/05720
Decision Date: 14/07/2006
Decision Type: No objections

Location: Land north of Old Croft, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ
Application Type: Full Planning Permission
Proposal: Replacement Stable & Storage/Workshop Buildings (As Built Design)
Application No: APP/16/00852
Decision Date: 21/10/2016
Decision Type: Refuse

Location: Land North of Old Croft, BARNACRE LANE, SAUGHALL MASSIE, CH46 5NJ
Application Type: Planning Pre-Application Enquiry
Proposal: Refurbishment & repair of existing farm buildings and or conversion to form habital dwelling
Application No: PRE/14/00396/ENQ
Decision Date: 18/12/2014
Decision Type: Pre-Application Reply

Appeal Details

Application No	APP/16/00852
Appeal Decision	Dismissed
Appeal Decision Date	

Summary Of Representations and Consultations Received:

Consultations

Traffic Management - No objection

Saughall Massie Conservation Area, - Objection, proposal is intended as a dwelling, applicant has breached planning regulations

Neighbours

In line with the Councils policy for publicity of planning applications, letters were sent to 6 neighbouring properties and a notice posted on site.

3 objections received including Councillor Bruce Berry and Conservation Areas Wirral and a neighbouring property. In addition, qualifying petition of objection has been received. The reasons for objecting relate to:-

- Applicants disregard of planning system and plans to use building as a house.
- Site has not been used for horses as stated
- Build quality is more appropriate to a house than a barn.

DIRECTORS COMMENTS:

This application was deferred from February 15th Planning Committee to enable a site visit by members to take place.

REASON FOR REFERRAL

The application has attracted a qualifying petition of objection

INTRODUCTION

The Proposed reduction to the size of the existing unauthorized building to accord more closely with the original permission.

PRINCIPLE OF DEVELOPMENT

Within the Green Belt, complete redevelopment of previously developed sites (brownfield land), whether redundant or in continuing use, 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 can be considered appropriate development. Provision is made in UDP Policy GB2 for essential facilities for outdoor sport and recreation, which preserve the openness and do not conflict with the purposes of the Green Belt.

SITE AND SURROUNDINGS

The application site previously consisted of two single storey buildings which are part of a larger parcel of land. The buildings were in a poor state of repair but have previously been used as stables and associated storage/workshop. The buildings and land are within the adopted green belt but are outside the Saughall Massie Conservation area. Surrounding uses are a mix of agricultural and open land uses with some residential properties. To the immediate south of the site is the land related to the dwelling 'Old Croft'. The access to the application site is from a recently approved access road which follows the boundaries of the land adjacent to Old Croft.

The replacement of the two buildings was approved in 2015 by virtue of application APP/15/00685. Work has commenced on both buildings with the workshop which is the subject of this application, nearing completion.

POLICY CONTEXT

Policy GB2 of the Wirral Unitary Development Plan lists the forms of development which are considered appropriate in the Green Belt, this includes outdoor recreation which in turn includes some equine uses.

UDP Policy LA5 sets out the Council's criteria for horse shelters and stables. Subject to satisfying the green belt policies, they can be acceptable if of an appropriate scale and design and not intrusive. In addition, 0.4 hectare of land is required for each horse within the same location.

UDP Policy GB2 is considered to be consistent with the aims of the National Planning Policy

Framework (NPPF), which identifies appropriate facilities for outdoor sport and recreation as long as it preserves the openness of the green belt. In addition, limited infilling or redevelopment of brownfield sites can be considered as appropriate under NPPF so long as it does not have a greater impact on the openness of the green belt or the purposes of including land in it.

APPEARANCE AND AMENITY ISSUES

The current proposals are for changes to the building which currently exists on site, is partially completed and which differs from the approved plans (15/00685). An application to retain the larger building was refused and dismissed on appeal (16/00852). The differences are as follows:-

APP/15/00685 (approved)

Ridge height -4.7m
Eaves height - 2.5m
Dimensions - 5.438 x 12.241m
area - 66.566m²

APP/16/00852 (refused)

Ridge height - 5.7m
Eaves height - 3.2m
Dimensions - 6.038x 12.241m
area - 73.911m²

Current proposals:-

Ridge height -4.7m
Eaves height - 2.3m
Dimensions - 5.960x 12.241m
area -72.95m²

Thus, the building will have the same height as the original approval, a slightly lower eaves height but will be 0.5m wider with a resulting increase in area of almost 7m².

In addition, the elevations will change in that additional windows and a wider door will be removed to more closely reflect the original approval and lessen the appearance of a domestic dwelling.

The changes are considered close enough to the dimensions of the building that was previously approved to not make a material difference. Importantly, the bulk of the building will be reduced and the domestic appearance.

Whilst the works to reduce the building have not yet taken place, a condition will be placed on this decision to require the works to have taken place by the end of May 2018. In addition to this, there is still a live enforcement notice which could be enforced if the condition is not complied with.

It is considered that the reduced building would have no greater impact on the openness of the green belt than the original building and as such the new building is of a size which is not disproportionate to the buildings it replaced and will have no greater impact on the openness of the green belt. As such the proposals are considered appropriate development. No change of use is proposed and as such no greater level of activity is anticipated. Objectors have expressed concern that the buildings could be converted to residential use as permitted development. This permitted development would only apply to agricultural buildings which do not include equine uses and related activity.

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 proposed changes to the building do not result in a disproportionate addition to the original building and are not in conflict with local and national Green Belt Policy

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

The proposed changes to the building do not result in a disproportionate addition to the original building and are not in conflict with local and national Green Belt Policy

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The alterations approved through this consent shall be carried out and completed within three months of the date of this approval.

Reason: To ensure a development which does not conflict with Unitary Development Plan Policy GB2 and the National Planning Policy Framework.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 14 November 2017 and listed as follows: CL1586-0714-AM Rev 1

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

3. 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.

4. Prior to the development hereby approved being brought into use, 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.

5. The workshop and store hereby approved shall only be used in association with the approved stables as ancillary to the main equestrian use of the land and for no other purpose.

Reason: To protect the character and amenities of neighbouring properties and to protect the openness and character of the Green Belt, having regard to Policy GB2 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 06/12/2017 09:07:23
Expiry Date: 28/12/2017

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Planning Committee

22 March 2018

Reference:
APP/18/00018

Area Team:
South Team

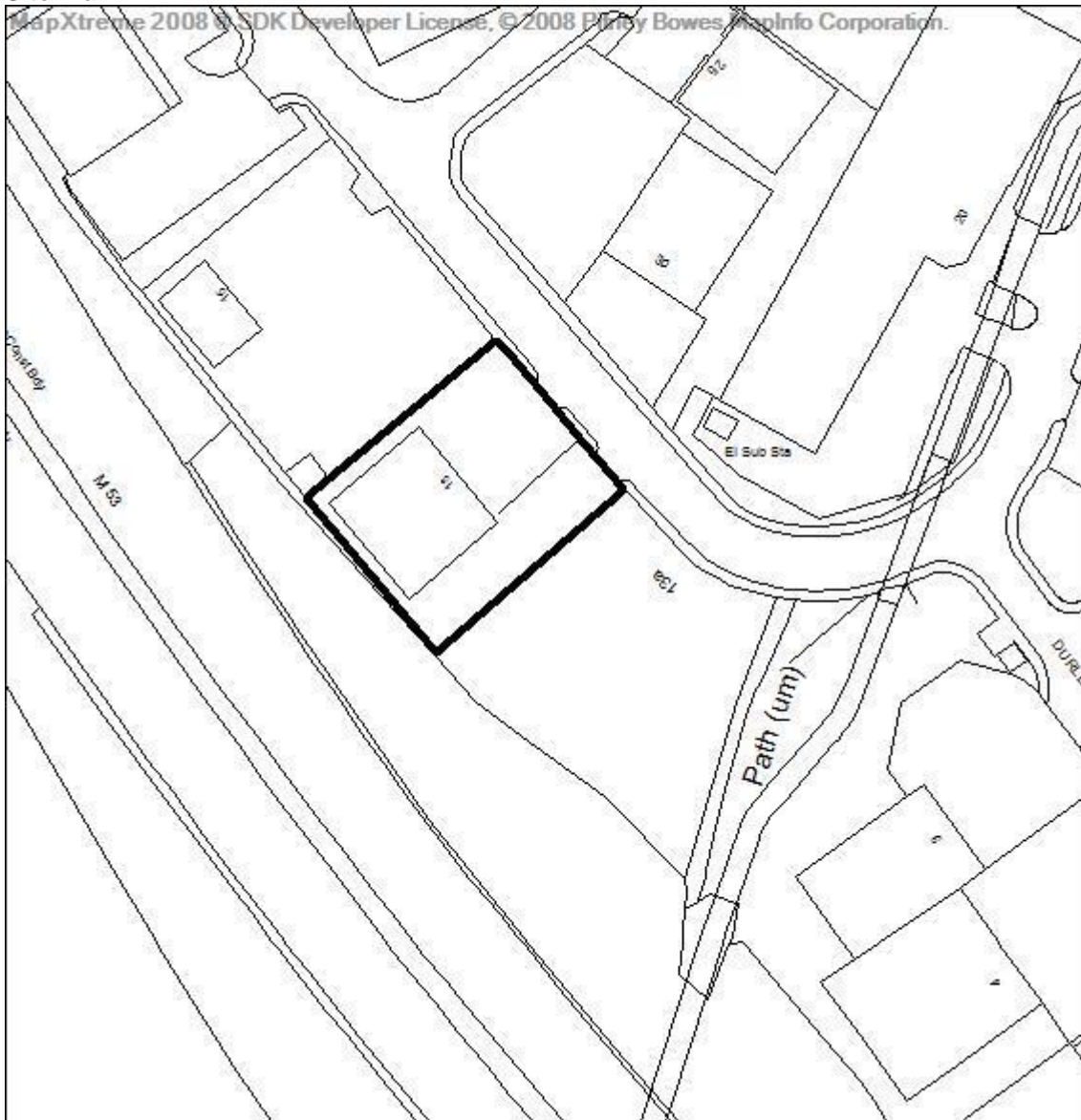
Case Officer:
Mr N Williams

Ward:
Prenton

Location: 13 PRENTON WAY, PRENTON, CH43 3DU
Proposal: Change of use to dog hotel and day care

Applicant: Mr Scott Williams
Agent :

Site Plan:



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Development Plan designation:

Primarily Industrial Area

Planning History:

There is no relevant planning history for this site

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 6 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been no objections received.

CONSULTATIONS

Environmental Health - No objection

Highways - No objection

DIRECTORS COMMENTS:

REASON FOR REFERRAL

The application is a departure from the Unitary Development Plan.

INTRODUCTION

The application is for the change of use of 13 Prenton Way into a dog hotel and day care.

SITE AND SURROUNDINGS

The application site is a large, vacant industrial unit located on the North Cheshire Trading Estate, and has a large parking area to the front and further hardstanding to the side. The site is designated as a Primarily Industrial Area in the Wirral Unitary Development Plan, and the surrounding area contains a number of other similar units.

POLICY CONTEXT

As the site is within a Primarily Industrial Area, the proposal is subject to Wirral Unitary Development Plan Policy EM6: General Criteria for New Employment Development; Policy EM7: Environmental Criteria for New Employment Development; and Policy EM8: Development within Primarily Industrial Areas. The National Planning Policy Framework is also relevant.

The proposal for a dog 'hotel' and day care is classed as a sui generis use and is therefore contrary to Policy EM6 and EM8, which both state that suitable uses within Primarily Industrial Areas are B1, B2 or B8 uses, or a limited number of other uses which are classed as sui generis, but does not include the proposed use. Policy CS17 in the emerging Core Strategy advises that non-industrial uses within an area such as this will only be permitted where the use proposed is compatible with the character of the surrounding area, an ongoing supply of available, suitable land would be retained and the unit has previously been marketed for employment uses.

The applicant has advised that the proposed business requires a large internal floorspace with private parking provision and a secure outdoor area. A large industrial unit or warehouse therefore fits this requirement, with the application unit measuring 450 square metres. An additional requirement is good transport links, and this unit has that, being in close proximity to Junction 3 of the M53 and located centrally within Wirral.

The applicant states that previous occupiers of this unit left due to lack of passing trade, although no clear evidence has been provided to support this. However, there are a number of other vacant units within the surrounding estate and evidence has been provided to show that these units, including the application premises, are currently available to rent. Bringing a currently vacant unit back into use is therefore to be supported. Additionally, whilst the proposed use does not fall into the definition of 'Employment Development' as defined within Policy EM6, it will nonetheless result in the creation of 6

full-time and 2 part-time jobs, which is to be welcomed and in line with the broader principles of employment development sites and the ethos of both Policy EM6 and EM8, and emerging Policy CS17.

An additional consideration is that this use would not be particularly compatible within a residential area given that there is potential for any increase in noise and disturbance to impact on residential amenity. The nearest residential property is almost 500 metres from the application site and this is more than sufficient to ensure that the proposal does not impact upon residential amenity. Additionally, the introduction of such a large commercial use would likely be inappropriate development within the Green Belt, whilst the use is also not considered to be suitable for a town centre location and even if it was, it is likely that there may not be any suitable buildings within a town centre location. It is therefore considered that the proposed location, within an established industrial area set away from residential areas and offering good transport links, is perhaps the most suitable for this type of use.

APPEARANCE AND AMENITY ISSUES

The proposal will require minimal changes to the building itself. Externally, the hardstanding area to the front will be retained as a parking area for both customers and staff, whilst an area of hardstanding directly to the side of the building will be utilised as an outdoor play area for dogs. The premises will be open 7 days a week, and 24 hours a day. Given the location of the premises, almost 500 metres from residential properties, this is not considered to cause any significant concern.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be directly 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

Whilst the proposal does not constitute a suitable use as set out in Wirral Unitary Development Plan Policy EM6 and EM8, the proposal will create new employment for the site, whilst the proposed use is considered to be more suitable for this location given the substantial distance from residential properties. The proposal is therefore considered to be acceptable and complies with 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Whilst the proposal does not constitute a suitable use as set out in Wirral Unitary Development Plan Policy EM6 and EM8, the proposal will create new employment for the site, whilst the proposed use is considered to be more suitable for this location given the substantial distance from residential properties. The proposal is therefore considered to be acceptable and complies with the National Planning Policy Framework.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved documents received by the local planning authority on 15th January 2018

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

3. If the hereby permitted use ceases, the use of the premises shall revert back to its original use for B1, B2 and/or B8 purposes

Reason: To protect the integrity of the Primarily Industrial Area

4. The use hereby permitted shall be discontinued and the land restored to its former condition on or before ten years of the approval date in accordance with a scheme of work(s) to be submitted to and approved in writing by the Local Planning Authority.

Reason: To enable an assessment of the effect(s) of the development on the amenities of the character of the area, having regard to Policy EM8 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 21/02/2018 09:09:41
Expiry Date: 12/03/2018

Planning Committee

22 March 2018

Reference:
ADV/18/00024

Area Team:
South Team

Case Officer:
Mr C Smith

Ward:
Hoylake and Meols

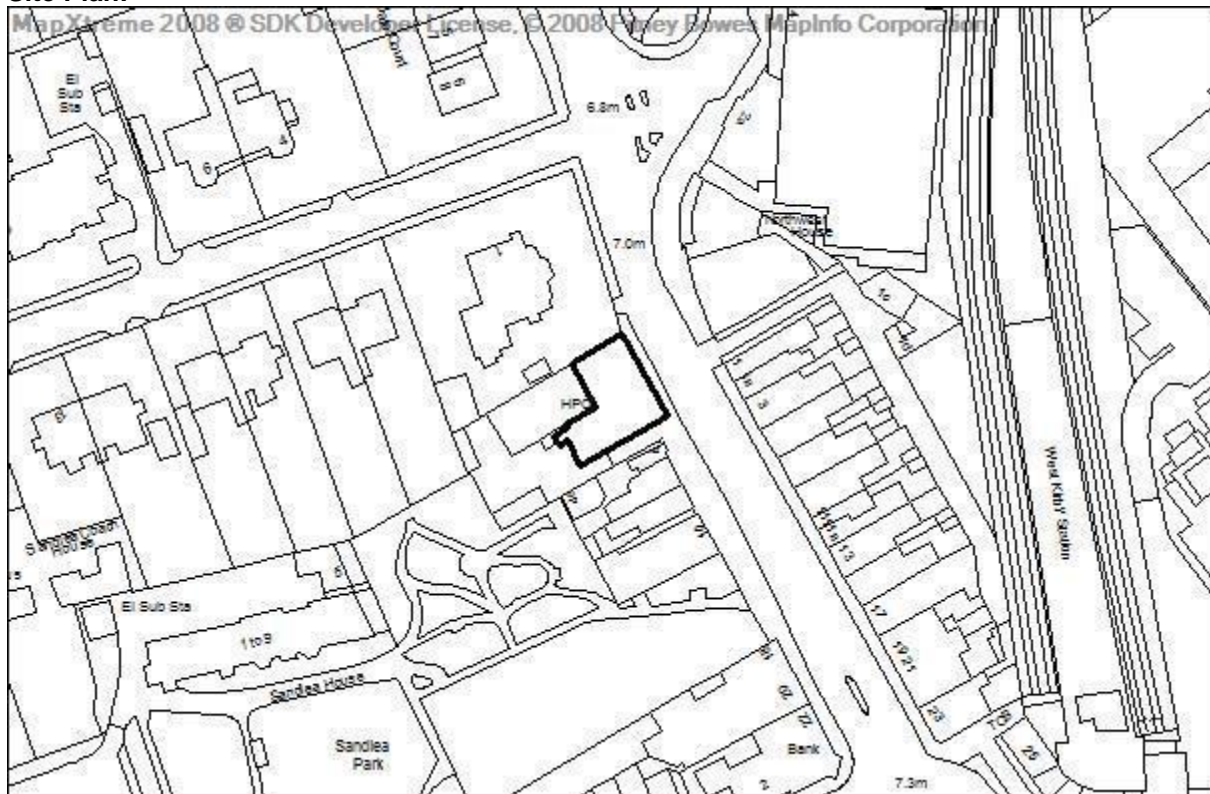
Location: 2 GRANGE ROAD, WEST KIRBY, CH48 4HA

Proposal: 1 - Heritage style timber projecting sign with external illumination 2 - Heritage style timber fascia with external illumination 3 - Post sign to replace existing 4 - Window vinyl

Applicant: Mrs Dukoff-Gordon

Agent : sea design group

Site Plan:



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Development Plan designation:

Tourism Development Site

Key Town Centre

Planning History:

Location: 2 GRANGE ROAD, WEST KIRBY, CH48 4DY

Application Type: Advertisement Consent

Proposal: 1 - Heritage style timber projecting sign with external illumination 2 - Heritage style timber fascia with external illumination 3 - Post sign to replace existing 4 - Window vinyl

Application No: ADV/18/00024

Decision Date:

Decision Type:

Location: 2 Grange Road, West Kirby, Wirral, CH48 4HA

Application Type: Full Planning Permission

Proposal: Change of use from vacant Post Office to licensed restaurant (Use Class

A3), alterations to front elevation, and formation of an outdoor eating area.
Application No: APP/03/05324
Decision Date: 17/04/2003
Decision Type: Approve

Location: Pavement front of 2 Grange Road, West Kirby, Wirral, CH48 4HA
(amended location)
Application Type: Full Planning Permission
Proposal: Extension to existing outside restaurant terrace area.
Application No: APP/04/05923
Decision Date: 20/07/2004
Decision Type: Approve

Location: Terazz, Grange Road, West Kirby, Wirral, CH48 4HA
Application Type: Full Planning Permission
Proposal: Erection of a conservatory to front of property.
Application No: APP/06/05314
Decision Date: 13/04/2006
Decision Type: Approve

Location: Terazz, 2 Grange Road, West Kirby, Wirral, CH48 4HA
Application Type: Full Planning Permission
Proposal: Construction of a glazed conservatory extension to front elevation
Application No: APP/09/05293
Decision Date: 11/05/2009
Decision Type: Approve

Location: 2 GRANGE ROAD, WEST KIRBY, CH48 4HA
Application Type: Full Planning Permission
Proposal: Erection of a rear extension and change of use to to restaurant
Application No: APP/12/00700
Decision Date: 25/07/2012
Decision Type: Approve

Location: 2 GRANGE ROAD, WEST KIRBY, CH48 4HA
Application Type: Advertisement Consent
Proposal: Proposed fascia and free standing signage

Application No: ADV/12/00846
Decision Date: 24/08/2012
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 11 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 36 objections have been received by the local authority.

Brief Summary of objections:

- I. A large number of objections stated that a branded chain will harm local and independence businesses in the town centre. Often these objections went onto comment West Kirby has too many coffee shops.
- II. A number of objections stated they had concerns about an increase in litter in the area and along the beach.
- III. A number of objections stated that the advertisements were out of character with the area.
- IV. One objection stated that the external illumination would make their room lighter at night.

CONSULTATIONS

Head of Environment and Regulation (Traffic & Transportation Division) - No objection.
Head of Environment and Regulation (Environmental Health Division) – No objection.

Merseyside Fire and Rescue Service – No objections received.

DIRECTORS COMMENTS:

INTRODUCTION

The proposal is seeking permission for a heritage style timber projecting sign with external illumination, heritage style timber fascia with external illumination, post signs to replace the existing signs on the site and new window vinyl.

PRINCIPLE OF DEVELOPMENT

Proposals for advertisements are acceptable in principle provided that they do not result in visual harm or result in any detrimental impact to highway safety.

SITE AND SURROUNDINGS

The proposal site is situated within a Key Town Centre (West Kirby Town Centre) as designated in Wirral's Unitary Development Plan (UDP). The site fronts the highway of Grande Road and backs onto Sandlea Park at the rear boundary. The site is adjoined to a residential property to the North, which has significantly dense and high vegetation along the party boundary. The site is detached from the properties directly to the South which consists of a row of ground floor commercial units with first and second floor flats and offices. As the site is within the West Kirby Key Town Centre, advertisements and signage are commonplace within the immediate and wider street scene.

The proposal site building was converted from a vacant Post Office to a licensed restaurant in 2003. The host building has subsequently undergone a number of front extensions, including a new conservatory to the front of the building and the extension of the existing outside restaurant terrace area in 2004.

The proposal site has a dropped kerb vehicle access from Grange Road leading down the side of the property to the rear. The front of the proposal site boundary has timber planters providing a hard separation between the public highway and the site. The site has an existing sign on the original building along with two post signs along the front boundary of the site which is attached to the planters along the front of the site.

POLICY CONTEXT

The National Planning Policy Framework states that poorly placed advertisements can have a negative impact on the appearance of the built and natural environment. Control over outdoor advertisements should be efficient, effective and simple in concept and operation. Only those advertisements which will clearly have an appreciable impact on a building or on their surroundings should be subject to the local planning authority's detailed assessment. Advertisements should be subject to control only in the interests of amenity and public safety, taking account of cumulative impacts.

Under the Town and Country Planning (Control of Advertisements) (England) Regulations 2007 Local Authorities can exercise its powers in the interests of amenity and public safety taking into account the provisions of the Development Plan, so far as they are material, and any other relevant factors. Factors relevant to amenity include the general character of the locality and visual amenity.

APPEARANCE AND AMENITY ISSUES

The site is located within a Key Town Centre as set out in the adopted Wirral Unitary Development Plan, where commercial advertising is expected. The proposal site is currently unoccupied and the proposal seeks to mainly replace the existing advertisement signage, which served the previous occupier of the site.

The proposal will replace the existing fascia sign on the main building with a timber illuminated advertisement which will have a grey background and white lettering. The fascia sign will have an LED canopy light with a grey finish to match the fascia.

The existing post signage will be re-faced with aluminium umbra grey back panel and white 'Costa' lettering. The existing sign posts will be retained and re-used and the location of the post sign will not

change.

The proposal includes a new timber projecting sign, which will be doubled sided hung with a galvanised steel scroll bracket with twin signlux canopy illumination.

The existing side elevation window on the building will have the existing vinyl advertising replaced. This window vinyl advertising is not very visible from the street scene, given its location on the site and will therefore have a minimal impact.

Externally illuminated signage is well established in the wider street scene by other commercial units and two of the proposed advertisements will be illuminated. The illumination is not considered to have any negative impact on neighbouring amenity in regard to light disturbance, as Environmental Health have not objected to the proposed application. It is therefore not considered necessary to condition the operation of illumination in this instance.

Taking into account that the proposal is mostly replacing existing advertisements, and the fact that the site is within a Key Town Centre, the advertisements are not considered to have an unacceptable impact on the character of the area, neighbouring properties and does not result in a cluttered effect, as most of the proposed advertising is replacing existing in this case. The proposal seeks to use high quality materials that are sympathetic to the character of the existing building.

The proposal is considered to be designed well and will not have any significant negative cumulative impact on the character of the area or the amenities of neighbouring residents and as such complies with the National Planning Policy Framework. For the reasons stated in this report the application is recommended for approval.

Other matters:

A number of objections stated that the proposed advertisements were out of character with the area. In this instance the site is within a Key Town Centre, where advertising is expected. Taking into account the new advertisements and the fact that the proposal mainly replaces existing advertisements, it is not considered to harm the character of the area for the reasons set out previously in the above report.

Several objections stated that the proposal will result in increased littering. As the developer is applying purely for advertisement consent and it would therefore be considered unreasonable and unnecessary to apply conditions relating to litter mitigation measures on this application.

One objection stated that the illumination would make their room lighter at night. The Local Authority Environmental Health department has made no objection to the proposal and it is therefore considered unlikely to cause harm to neighbouring occupier's amenity in this regard.

A large number of objections raised concerns about branded chains in West Kirby Town Centre, specifically in regard to the potential harm caused by national chains competing with independent businesses. This application is purely seeking advertisement consent not a change of use and as such these concerns are not material to this application.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as the application is for signs

HIGHWAY/TRAFFIC IMPLICATIONS

The Head of Environment and Regulation (Traffic and Transportation Division) had no objection to the application. There are therefore no highway implications relating to this proposal

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The Head of Environment and Regulation (Environmental Health Division) has no objection to the application. There are therefore 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 appearance and scale and is not considered to have any detrimental impact on the amenity of neighbouring premises or the character of the area. The proposal is considered acceptable under the National Planning Policy Framework.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Advertisement Consent 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable in appearance and scale and is not considered to have any detrimental impact on the amenity of neighbouring premises or the character of the area. The proposal is considered acceptable under the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 04/01/18 and listed as follows: Drawing No. 216113.LOC, 216113/EX, 216113.PRO.

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

2. Any advertisements displayed, and any site used for the display of advertisements, shall be maintained in a clean and tidy condition to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

3. Any structure or hoarding erected or used principally for the purpose of displaying advertisements shall be maintained in a safe condition.

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

4. Where an advertisement is required under these Regulations to be removed, the removal shall be carried out to the reasonable satisfaction of the Local Planning Authority.

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

5. No advertisement shall be sited or displayed so as to obscure, or hinder the ready interpretation of, any road traffic sign, railway signal or aid to navigation by water or air, or so as otherwise to render hazardous the use of any highway, railway, waterway or aerodrome (civil or military).

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

6. No advertisement is to be displayed without the permission of the owner of the site or any other person with an interest in the site entitled to grant permission.

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

7. This consent shall expire after a period of 5 years from the date of this permission.

Reason: To comply with Regulation 2 (1) of Schedule 1 of the Town and Country Planning (Control of Advertisements) (England) Regulations 2007.

Further Notes for Committee:

Last Comments By: 07/02/2018 16:34:43

Expiry Date: 01/03/2018

Planning Applications Decided Under Delegated Powers Between 06/02/2018 and 12/03/2018

Application No.: DPP3/16/00564 **Application Type:** Work for Council by Council
Ward: **Decision Level:** Delegated
Decision Date: 20/02/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Wirral Council **Agent:** Wirral Council
Location: Amenity Open Space, Kerrs Field, Pasture Road, MORETON, CH46 4TH
Proposal: Erection of two timber field shelters and three timber loose boxes at Pony Club

Application No.: HSC/16/00742 **Application Type:** Hazardous Substances
Ward: Eastham **Decision Level:** Delegated
Decision Date: 05/03/2018 **Decision:** Approve
Case Officer: Mrs C Parker
Applicant: NuStar Eastham Ltd **Agent:** NuStar Terminals Ltd
Location: NuStar Eastham Ltd, BANKFIELDS DRIVE, EASTHAM, CH62 0BA
Proposal: Amendment to Hazardous Substance Consent HSC/15/00088 to include additional substance Piperidine

Application No.: DLS/17/00250 **Application Type:** Reserved Matters
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 19/02/2018 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: BML Developments Ltd **Agent:** KDP Architects
Location: LAND ADJACENT TO 411 OLD CHESTER ROAD, ROCK FERRY, CH42 2DU
Proposal: Seeking approval of reserved matters; for Landscape Design and alterations to dwelling to include extended ground floor

Application No.: APP/17/00459 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 21/02/2018 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Manor Builders **Agent:** PWE Design
Location: British Legion Club, PASTURE ROAD, MORETON, CH46 7TG
Proposal: Variation of Condition 2 of APP/16/00327

Application No.: APP/17/00544 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 22/02/2018 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr Mark Davies **Agent:**
Location: 60 SANDY LANE, WEST KIRBY, CH48 3JA
Proposal: Change of use : External areas (front and rear yard) to be used for Kirby Park cafe

Application No.:	APP/17/00747	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	19/02/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	BLM Developments Ltd	Agent:	KDP Architects
Location:	Land adj to 411A OLD CHESTER ROAD, ROCK FERRY, CH42 2DU		
Proposal:	Application to Vary Condition 7 of approved Plans of 15/01543 to allow amendments to be considered.		
Application No.:	APP/17/01053	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	21/02/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Tully	Agent:	Bryson Architecture
Location:	26 GORSE LANE, NEWTON, CH48 8BH		
Proposal:	Erection of a two-storey rear extension with balcony above, raised decking and external alterations		
Application No.:	APP/17/01080	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	26/02/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Miss S Robinson	Agent:	C W Jones
Location:	Pellminhey, Heron Road, West Kirby, CH48 1PU		
Proposal:	Conversion of stable block to 3no. dwellings, erection of an extension, formation of hardstanding (amended plans received)		
Application No.:	APP/17/01140	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	21/02/2018	Decision:	Refuse
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs Spriggs	Agent:	ATELIER 2 ARCHITECTURE LTD.
Location:	Willow Bank House, OLD LANE, BARNSTON, CH60 1XX		
Proposal:	Demolition of Existing Outbuildings to be Replaced by New Dwelling		
Application No.:	APP/17/01212	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	08/02/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr Rogers	Agent:	Magnus Technical Engineering Ltd
Location:	25 EASTON ROAD, NEW FERRY, CH62 1DR		
Proposal:	Proposed single storey side extension (amended description).		

Application No.:	APP/17/01284	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Turtle Consulting	Agent:	CPA
Location:	ASH HOUSE, PRENTON WAY, PRENTON, CH43 3DU		
Proposal:	Additional storey of office accommodation over existing 2 storey office block, additional side and rear extension to workshop area.		
Application No.:	APP/17/01334	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Johnson	Agent:	PWE Design
Location:	Lynwood, 9 COLUMN ROAD, NEWTON, CH48 7EA		
Proposal:	Erection of a single storey rear extension to include raised decking to the rear, loft conversion with rear dormer and front balcony and vehicle access (amended description)		
Application No.:	APP/17/01338	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	16/02/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mathieson Developments Ltd.	Agent:	Jones & Wathen Ltd.
Location:	107-111 (including basement of 103-105) OXTON ROAD, BIRKENHEAD, CH41 2TN		
Proposal:	Change of use to 14 self-contained flats		
Application No.:	APP/17/01375	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	12/02/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Perennial Developments Ltd	Agent:	Snow architects Ltd
Location:	Land Adjacent to 73 & 108 Statham Road, Bidston, Wirral CH43 7XS		
Proposal:	Erection of 6 detached dwellings		
Application No.:	APP/17/01379	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	22/02/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	AR1 Developments Ltd.	Agent:	Burton Architects
Location:	Royden House, 83 PARK ROAD NORTH, BIRKENHEAD, CH41 4HD		
Proposal:	Construction of new electrically operated, painted steel swing gates to provide security to the communal car park at the front of Royden House		

Application No.:	LBC/17/01380	Application Type:	Listed Building Consent
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	22/02/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	AR1 Developments Ltd.	Agent:	Burton Architects
Location:	Royden House, 83 PARK ROAD NORTH, BIRKENHEAD		
Proposal:	Construction of new electrically operated, painted steel swing gates to provide security to the communal car park at the front of Royden House		
Application No.:	APP/17/01386	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr A Jones	Agent:	
Location:	51 PRIORY WHARF, CHURCH STREET, BIRKENHEAD, CH41 5LB		
Proposal:	Replacement of window with a sliding door		
Application No.:	APP/17/01400	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Mustafa Ciftci	Agent:	
Location:	8 HIGH STREET, BROMBOROUGH, CH62 7HA		
Proposal:	Proposed change of use of the existing charity shop into a restaurant (Use Class A3) that serves food and beverages (including alcoholic drinks). Internal alterations. Fume extraction exhaust to rear elevation.		
Application No.:	APP/17/01415	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	21/02/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mrs Angela Doherty	Agent:	
Location:	411 HOYLAKE ROAD, MORETON, CH46 6DQ		
Proposal:	Erection of a two-storey side extension and single storey rear extension (amended description)		
Application No.:	OUT/17/01419	Application Type:	Outline Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Katharos Bakery Ltd	Agent:	Mr Graham Armitage
Location:	216 GREASBY ROAD, GREASBY, CH49 2PN		
Proposal:	Outline application for the demolition of existing commercial units and construction of 3 new detached residential properties and conversion of 2 existing units to an additional detached residence.		

Application No.:	APP/17/01459	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	22/02/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs Kay	Agent:	KJP Architecture
Location:	298 MEOLS PARADE, MEOLS, CH47 7AU		
Proposal:	Extension and change of use from garage to dwelling		
Application No.:	LBC/17/01461	Application Type:	Listed Building Consent
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	22/02/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Sanders	Agent:	Christopher Sanders, Architect
Location:	Nook Cottage, VILLAGE ROAD, WEST KIRBY, CH48 7HE		
Proposal:	Replacement of existing windows.		
Application No.:	OUT/17/01473	Application Type:	Outline Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	07/03/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Matthews	Agent:	Architects-Direct.com
Location:	Angarra, 9 THE RIDGEWAY, GAYTON, CH60 8NB		
Proposal:	Proposed erection of 2 storey dwelling house on land adjacent to 9 The Ridgeway (amended).		
Application No.:	APP/17/01503	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Thompson	Agent:	Collins Architecture
Location:	1 STATION ROAD, HOYLAKES, CH47 4AA		
Proposal:	Erection of a single storey side/rear extension to existing dwelling		
Application No.:	APP/17/01533	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	22/02/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Doyle	Agent:	WAND Projects Ltd
Location:	336 OLD CHESTER ROAD, ROCK FERRY, CH42 3XE		
Proposal:	Change of use and alterations to the elevations to incorporate the former ground floor retail unit and garage into the rest of the dwelling, forming one single dwelling unit.		

Application No.:	APP/17/01535	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	16/02/2018	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:	Mr Corfe	Agent:	M F Architecture Ltd
Location:	Hilstone Grange, 17 STANLEY ROAD, HOYLAKE, CH47 1HN		
Proposal:	Proposed extension and conversion of existing property to create 7No. apartments.		
Application No.:	APP/17/01538	Application Type:	Full Planning Permission
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	22/02/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Robertson	Agent:	Bryson Architecture
Location:	The Learning Tree, 47 BERYL ROAD, NOCTORUM, CH43 9RS		
Proposal:	Single storey side and rear extension		
Application No.:	APP/17/01547	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	15/02/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Cheshire Properties	Agent:	
Location:	4-6 PENSBY ROAD, HESWALL, CH60 7RE		
Proposal:	Increase height of existing property plus new double and single storey rear extension.		
Application No.:	ADV/17/01548	Application Type:	Advertisement Consent
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	15/02/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Cheshire Properties	Agent:	
Location:	4-6 PENSBY ROAD, HESWALL, CH60 7RE		
Proposal:	Signs to front of building		
Application No.:	APP/17/01556	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	22/02/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Yates	Agent:	Bromilow Architects Ltd
Location:	73 WIRRAL GARDENS, BEBINGTON, CH63 3BG		
Proposal:	Single and two storey rear extension, and front porch infil extension (amended plans received)		

Application No.:	APP/17/01557	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	22/02/2018	Decision:	Refuse
Case Officer:	Miss A McDougall		
Applicant:	Sanctuary Housing Association	Agent:	Sanctuary
Location:	VINCENT HARKINS DAYCARE CENTRE, CARDIGAN AVENUE, BIRKENHEAD, CH41 4NH		
Proposal:	Change of use to an eight bedroom residential care scheme for older people with learning disabilities.		
Application No.:	APP/17/01560	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Uddin	Agent:	SDA Architecture
Location:	1 HALSTEAD ROAD, POULTON, CH44 4BH		
Proposal:	Demolition of outbuilding, erection of two new apartments in a single building.		
Application No.:	APP/17/01561	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Argyle Satellite Ltd	Agent:	
Location:	S Mills Jewellers, 25B GREENFIELD WAY, LISCARD, CH44 5XX		
Proposal:	Change of use to a private hire taxi booking office.		
Application No.:	APP/17/01564	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	09/03/2018	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr & Mrs Linley	Agent:	Garry Usherwood Associates Limited
Location:	Holly Bank, 53 FARR HALL DRIVE, HESWALL, CH60 4SE		
Proposal:	Demolition of Existing house and construction of two detached houses		
Application No.:	OUT/17/01572	Application Type:	Outline Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	09/02/2018	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr & Mrs Attwood	Agent:	SHACK Architecture Ltd
Location:	The Old Forge, 2 ACRE LANE, BARNSTON, CH60 1UW		
Proposal:	Outline with some matters reserved for; Detached two-storey dwelling house in rear garden		

Application No.:	APP/17/01575	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	09/02/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr & Mrs Ball	Agent:	SHACK Architecture Ltd
Location:	Land adjacent to Wyle Cop, 126 CALDY ROAD, CALDY, CH48 1LW		
Proposal:	The proposed development is to erect a new 5 bed detached property adjacent to the existing dwelling. A new point of access to the site and additional parking for the new property is also proposed, with a detached garage.		
Application No.:	APP/17/01577	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	09/03/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Ball	Agent:	SHACK Architecture Ltd
Location:	Wyle Cop, 126 CALDY ROAD, CALDY, CH48 1LW		
Proposal:	The application is for the demolition of an existing attached garage and the construction of new two storey side extensions either side of the existing main house. Some other alterations will include some small remodelling features and the formation of a new entrance porch. The application also includes for a new detached double garage to the side of the property.		
Application No.:	APP/17/01579	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Adept Concepts Ltd	Agent:	Mr McHugh
Location:	Land on Corner of HAMPDEN GROVE & CAERWYS GROVE, TRANMERE, CH42 5LL		
Proposal:	Erection of two-storey development containing 2 No. one-bedroom apartments		
Application No.:	APP/17/01581	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	12/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Nield	Agent:	Re:live Design
Location:	4 THE SPINNEY, NEWTON, CH48 9US		
Proposal:	Remodelling of the roof to include hip to gables, front and rear dormers and raised rear patio. Works include alterations to ground floor windows and rear outrigger.		

Application No.:	APP/17/01585	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Rachel Price	Agent:	Collins Architecture
Location:	26 YORK AVENUE, WEST KIRBY, CH48 3JF		
Proposal:	First floor front & rear extensions. Single storey rear extension.		
Application No.:	APP/17/01587	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	12/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr John Rice	Agent:	Mr Neville Pickard
Location:	Merton House, 61 OSMASTON ROAD, PRENTON, CH42 8LR		
Proposal:	First floor rear extension and new window openings to existing house		
Application No.:	ADV/17/01588	Application Type:	Advertisement Consent
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	23/02/2018	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Just Go Travel	Agent:	Chris Shanley Innovations Ltd
Location:	Britannia Building Society, 12 THE CRESCENT, WEST KIRBY, CH48 4HN		
Proposal:	1no. fascia sign with individual lettering to face illuminate only. Vinyl lettering to rear of gazed frontage.		
Application No.:	APP/17/01589	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Tuomey	Agent:	Collins Architecture
Location:	37 SANDHAM GROVE, BARNSTON, CH60 1XN		
Proposal:	Erection of a single storey front extension and first-floor extension above existing garage/kitchen.		
Application No.:	DPP3/17/01590	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Wirral Council	Agent:	Wirral Council
Location:	Heygarth Primary School, HEYGARTH ROAD, EASTHAM, CH62 8AG		
Proposal:	Proposed development: Two classroom extension, internal remodeling and external works.		

Application No.:	APP/17/01591	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	07/03/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mrs HOUGH-SMITH	Agent:	David Crowder Architecture
Location:	Flat 1, Gayton Grange, 31 BASKERVYLE ROAD, GAYTON, CH60 8NJ		
Proposal:	Replacement of existing conservatory with orangery		
Application No.:	APP/17/01593	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr Stephen Knowles	Agent:	Jones & Wathen Ltd
Location:	5 HENDON WALK, GREASBY, CH49 3PQ		
Proposal:	Rear single storey extension		
Application No.:	APP/17/01594	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Dr S Rath	Agent:	Jones & Wathen Ltd
Location:	6 RESERVOIR ROAD NORTH, PRENTON, CH42 8LU		
Proposal:	Front dormer window and window in side gable		
Application No.:	APP/17/01595	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr G Wilcox	Agent:	
Location:	2 PORLOCK CLOSE, GAYTON, CH60 3RT		
Proposal:	Erection of a garage, extension and porch. Extensive re-furbishment to elevations.		
Application No.:	APP/17/01596	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	15/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Brady	Agent:	Mr Robert Owen
Location:	Colonna, 2 ROCK AVENUE, HESWALL, CH60 7TD		
Proposal:	Single storey side/rear extension.		

Application No.:	APP/17/01599	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	27/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs Bradfield	Agent:	Neal Roberts
Location:	56 ANGLESEY ROAD, WEST KIRBY, CH48 5EG		
Proposal:	Demolition of existing conservatory, bathroom & store. Proposed new build single storey rear extension consisting of new living room, utility and bathroom.		
Application No.:	APP/17/01601	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	28/02/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Whittle	Agent:	KJP Architecture
Location:	31 GULLS WAY, HESWALL, CH60 9JG		
Proposal:	Erection of side and rear extensions and raised patio area to rear.		
Application No.:	APP/17/01605	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	15/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Williams	Agent:	ArchitectFolk
Location:	2 DARMONDS GREEN, WEST KIRBY, CH48 5DU		
Proposal:	Proposed single storey side and rear extension with raised decking at the rear to provide level access.		
Application No.:	APP/18/00001	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	15/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs Smith	Agent:	Mr Mathews
Location:	34 CAVENDISH DRIVE, ROCK FERRY, CH42 6RQ		
Proposal:	Loft Extension with front pitched dormer and rear flat roof dormer.		
Application No.:	APP/18/00002	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	22/02/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	WIRRAL METHODIST HOUSING ASSOCIATION	Agent:	Paddock Johnson Partnership
Location:	Cleared Site (Grassed), WALMSLEY STREET, EGREMONT, CH44 1DY		
Proposal:	CONSTRUCTION OF 2no. SEMI DETACHED WHEELCHAIR ACCESSIBLE (CAT 3) BUNGALOWS. (AMENDED).		

Application No.:	APP/18/00006	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	27/02/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Dubois	Agent:	ArchitectFolk
Location:	28 CALDY ROAD, WEST KIRBY, CH48 2HG		
Proposal:	Erection of rear dormer extensions		
Application No.:	APP/18/00007	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	21/02/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Cunningham	Agent:	s n amery architectural services
Location:	34 CUNNINGHAM DRIVE, BROMBOROUGH, CH63 0JY		
Proposal:	Single storey rear extension, two storey side and front extension, internal alterations.		
Application No.:	APP/18/00009	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	28/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Shelbourne	Agent:	Huisdesign Ltd
Location:	9 OLDFIELD GARDENS, HESWALL, CH60 6TG		
Proposal:	New single storey rear extension to replace existing conservatory.		
Application No.:	RESX/18/00010	Application Type:	Prior Approval Householder PD
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	06/02/2018	Decision:	Prior approval is not required
Case Officer:	Mrs S Williams		
Applicant:	Mr Neil Boyd	Agent:	KJP Architecture
Location:	23 ANTONS ROAD, IRBY, CH61 9PT		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.900m for which the maximum height would be 2.755m and for which the height of the eaves would be 2.755m		
Application No.:	RESX/18/00011	Application Type:	Prior Approval Householder PD
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	15/02/2018	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs Tammy Tuthill	Agent:	
Location:	143 HEATH ROAD, BEBINGTON, CH63 2HA		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.500m for which the maximum height would be 3.400m and for which the height of the eaves would be 3.000m		

Application No.:	APP/18/00012	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	28/02/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Roberts	Agent:	GBS Design Services
Location:	295 CLAUGHTON ROAD, BIRKENHEAD, CH41 4DU		
Proposal:	An extension to the front of the existing garage.		
Application No.:	RESX/18/00015	Application Type:	Prior Approval Householder PD
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	13/02/2018	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Ian Smith	Agent:	Bryson Architecture
Location:	35 WOODBURN BOULEVARD, HIGHER BEBINGTON, CH63 8NQ		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.7m for which the maximum height would be 3.73m and for which the height of the eaves would be 2.54m		
Application No.:	APP/18/00016	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	28/02/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Allen	Agent:	KJP Architecture
Location:	8 CHURTON AVENUE, OXTON, CH43 2NG		
Proposal:	Erection of a single storey front extension, two-storey side/rear extension and single storey rear extension		
Application No.:	APP/18/00017	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	28/02/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Fox	Agent:	KJP Architecture
Location:	Tanit, 20 BARNSTON ROAD, BARNSTON, CH60 2ST		
Proposal:	First Floor Side Extension.		
Application No.:	ADV/18/00019	Application Type:	Advertisement Consent
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	The Courtyard	Agent:	Condy & Lofthouse Architects Ltd
Location:	5-9 Rose Mount, OXTON, CH43 5SG		
Proposal:	Various advertisements to the front elevation facing onto Rose Mount 1no. Projecting hanging sign - illuminated - fixed to timber shop front 1no. projecting restaurant/bar menu box sign - illuminated - fixed to timber shop front 2no. window advertisements - frosted low level window vinyl - internally fixed to glazing		

Application No.:	APP/18/00021	Application Type:	Full Planning Permission
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	05/03/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs S Welch	Agent:	
Location:	15 BRIARSWOOD CLOSE, ROCK FERRY, CH42 4LZ		
Proposal:	Erection of conservatory to rear of house.		
Application No.:	APP/18/00022	Application Type:	Full Planning Permission
Ward:	Liscard	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Mark Calland	Agent:	D.J. Cooke & Co Ltd
Location:	66 SEAVIEW ROAD, LISCARD, CH45 4LB		
Proposal:	Erection of a detached bungalow at the rear of the premises.		
Application No.:	APP/18/00029	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	28/02/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Davies	Agent:	KJP Architecture
Location:	4 ST EDMUNDS ROAD, BEBINGTON, CH63 2QU		
Proposal:	Single storey side / rear extension to replace existing conservatory		
Application No.:	RESX/18/00030	Application Type:	Prior Approval Householder PD
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	06/02/2018	Decision:	Prior approval is not required
Case Officer:	Mrs S Day		
Applicant:	Keystone Property Management Ltd	Agent:	Jones & Wathen Ltd.
Location:	62 SAUGHALL ROAD, SAUGHALL MASSIE, CH46 5NG		
Proposal:	Erection of a single storey rear extension that would extend 5.650 metres beyond the original rear wall and for which the maximum height would be 3 metres and the height of the eaves would be 3 metres high.		
Application No.:	APP/18/00035	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	05/03/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Shannon	Agent:	pdv design ltd
Location:	44 ENNISDALE DRIVE, NEWTON, CH48 9UQ		
Proposal:	Proposed single storey side and rear extension		

Application No.:	APP/18/00036	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	28/02/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Ms McKrill	Agent:	Mr O'Rourke
Location:	25 BELMONT DRIVE, PENSBY, CH61 9NA		
Proposal:	single storey extension to side and rear		
Application No.:	APP/18/00037	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	28/02/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr P Salisbury	Agent:	Jones & Wathen Ltd.
Location:	59 WOODYEAR ROAD, BROMBOROUGH, CH62 6AY		
Proposal:	Single storey rear and side extension.		
Application No.:	LDP/18/00039	Application Type:	Lawful Development Certificate Proposed
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	26/02/2018	Decision:	Lawful Use
Case Officer:	Mrs J McMahon		
Applicant:	Mr D South	Agent:	
Location:	25 NEALE DRIVE, GREASBY, CH49 1SL		
Proposal:	Full width single storey extension.		
Application No.:	COMX/18/00040	Application Type:	Prior Approval Commercial PD
Ward:	Claughton	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Prior Approval Given
Case Officer:	Mr K Spilsbury		
Applicant:	Mr P Osborne	Agent:	Park Lane Estates
Location:	GROUND FLOOR, UNIT 1 TOWNFIELD LANE SHOPPING CENTRE, NOCTORUM, WIRRAL, CH43 9JW		
Proposal:	Notification for prior approval for a change of use from shops (Class A1), financial and professional services (Class A2), betting offices, pay day loan shops and casinos (Sui Generis Uses) to restaurants and cafes (Class A3)		
Application No.:	APP/18/00042	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	05/03/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Rutter	Agent:	
Location:	124 MANOR DRIVE, UPTON, CH49 4LN		
Proposal:	block built, dual pitched roof, Garage, to the rear of the property, once complete remove the existing garage		

Application No.:	APP/18/00044	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	08/03/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Notemachine UK Ltd	Agent:	
Location:	10-12 GRANGE ROAD WEST, BIRKENHEAD, CH41 4DA		
Proposal:	The retrospective application for the installation of an ATM installed through a white composite security panel to the far left hand side of the shop front.		
Application No.:	ADV/18/00045	Application Type:	Advertisement Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	08/03/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Notemachine UK Ltd	Agent:	
Location:	10-12 GRANGE ROAD WEST, BIRKENHEAD		
Proposal:	The retrospective application for the installation of an ATM installed through a white composite security panel to the far left hand side of the shop front. Integral illumination and screen to the ATM fascia Internally illuminated Free Cash Withdrawals sign above the ATM Blue LED halo illumination to the ATM surround.		
Application No.:	APP/18/00046	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	27/02/2018	Decision:	Permitted development
Case Officer:	Mrs J McMahon		
Applicant:	Ball	Agent:	SDA Architecture
Location:	11 ARNSIDE ROAD, OXTON, CH43 2JU		
Proposal:	Single storey rear extension		
Application No.:	APP/18/00048	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Miles	Agent:	EDW Architecture Ltd
Location:	6 BIRCHFIELD CLOSE, SAUGHALL MASSIE, CH46 5NT		
Proposal:	Demolition of conservatory and garage. Erection of single and two storey rear extension, erection of single storey side extension, and erection of open porch.		
Application No.:	APP/18/00055	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	08/03/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr Cheyne	Agent:	Bryson Architecture
Location:	17 ELTON DRIVE, SPITAL, CH63 9HD		
Proposal:	Two storey side extension and single storey rear extension		

Application No.:	APP/18/00056	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr Seamans	Agent:	Naldo CAD
Location:	48 VENABLES DRIVE, SPITAL, CH63 9LT		
Proposal:	Removal of flat roof over Dining Room at rear of property and replacing with new asymmetrical pitched roof (extension of existing South-facing roof slope).		
Application No.:	APP/18/00057	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Nugent Properties Ltd	Agent:	Azzurri Architects
Location:	21 SOUTH DRIVE, GAYTON, CH60 0BG		
Proposal:	Ground Floor Utility Room extension to the front of the property and the removal of the existing porch		
Application No.:	APP/18/00060	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	08/03/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Shaw	Agent:	
Location:	7 NEW TOWER COURT, NEW BRIGHTON, CH45 1NT		
Proposal:	Single storey side extension		
Application No.:	RESX/18/00067	Application Type:	Prior Approval Householder PD
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	22/02/2018	Decision:	Prior Approval Given
Case Officer:	Mr C Smith		
Applicant:	Mrs Emma Dean	Agent:	
Location:	52 AUDLEM AVENUE, OXTON, WIRRAL, CH43 2NN		
Proposal:	Erection of a single storey rear extension that would extend 4 metres beyond the original rear wall and for which the maximum height would be 4 metres and the height of the eaves would be 3 metres high.		
Application No.:	APP/18/00070	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	08/03/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr K Caddy	Agent:	
Location:	18 ALISTAIR DRIVE, BROMBOROUGH, CH63 0LH		
Proposal:	Proposed two storey side extension and single storey rear extension to existing two storey semi-detached dwelling with internal alterations.		

Application No.:	RESX/18/00073	Application Type:	Prior Approval Householder PD
Ward:	Leasowe and Moreton East	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mrs Jan Noble	Agent:	
Location:	37 WAKEFIELD DRIVE, LEASOWE, CH46 3RN		
Proposal:	Erection of a single storey rear extension that would extend 4.380 metres beyond the original rear wall and for which the maximum height would be 3.780 metres and the height of the eaves would be 2.600 metres high.		
Application No.:	APP/18/00083	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	08/03/2018	Decision:	Approve
Case Officer:	Mr C Smith		
Applicant:	Mr & Mrs Horrocks	Agent:	Architects-Direct.com
Location:	Juniper, 2 HOLMWOOD GARDENS, NEWTON, CH48 8DB		
Proposal:	Proposed 2 storey extension and general internal alterations. New external works. Resubmission of APP/17/01147.		
Application No.:	DEM/18/00086	Application Type:	Prior Notification of Demolition
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	21/02/2018	Decision:	Prior approval is not required
Case Officer:	Mr N Williams		
Applicant:	Wirral Council	Agent:	Wirral Council
Location:	Seacombe Community Centre, FERRY VIEW ROAD, SEACOMBE, CH44 6QR		
Proposal:	Demolition of building		
Application No.:	RESX/18/00090	Application Type:	Prior Approval Householder PD
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	16/02/2018	Decision:	Prior Approval Given
Case Officer:	Mrs MA Jackson		
Applicant:	Mr P Rutherford	Agent:	
Location:	15 MACDONALD ROAD, MORETON, CH46 6BE		
Proposal:	Erection of a single storey rear extension that would extend 6 metres beyond the original rear wall and for which the maximum height would be 2 metres and the height of the eaves would be 2 metres high.		
Application No.:	RESX/18/00091	Application Type:	Prior Approval Householder PD
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	21/02/2018	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mr I Collins	Agent:	PDV Design Ltd
Location:	12 HEYVILLE ROAD, HIGHER BEBINGTON, CH63 2JA		
Proposal:	Erection of a single storey rear extension that would extend 5 metres beyond the original rear wall and for which the maximum height would be 3.47metres and the height of the eaves would be 2.57 metres high.		

Application No.:	APP/18/00105	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	08/03/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Brooker	Agent:	Neil Braithwaite Architect Ltd
Location:	37 DOWNHAM ROAD SOUTH, HESWALL, CH60 5SE		
Proposal:	Single storey extension to side and rear of property		
Application No.:	APP/18/00110	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	08/03/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Williams	Agent:	SHACK Architecture Ltd
Location:	Wilmar Lodge, 17 GAYTON LANE, GAYTON, CH60 3SH		
Proposal:	Proposed partial demolition and extension to existing single storey rear extension. Proposed new single storey side extension.		
Application No.:	RESX/18/00118	Application Type:	Prior Approval Householder PD
Ward:	Upton	Decision Level:	Delegated
Decision Date:	21/02/2018	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs McLean	Agent:	The Kenefick Jones Partnership
Location:	48 Upton Road, Wirral, CH49 0TF		
Proposal:	Erection of a single storey rear extension and internal alterations which would extend beyond the rear wall of the original house by 4.5m for which the maximum height would be 2.625m and for which the height of the eaves would be 3.105m		
Application No.:	RESX/18/00135	Application Type:	Prior Approval Householder PD
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	27/02/2018	Decision:	Prior approval is not required
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs N Wightman	Agent:	Wallace Architecture
Location:	9 OAKLANDS DRIVE, BEBINGTON, CH63 7NB		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4 metres for which the maximum height would be 4.2 metres and for which the height of the eaves would be 3.2 metres		
Application No.:	RESX/18/00144	Application Type:	Prior Approval Householder PD
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	27/02/2018	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs D Rose	Agent:	
Location:	42 STONEHILL AVENUE, BEBINGTON, CH63 7LZ		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.370m for which the maximum height would be 3.700m and for which the height of the eaves would be 2.750m		

Application No.:	RESX/18/00150	Application Type:	Prior Approval Householder PD
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Prior approval is not required
Case Officer:	Mrs S Williams		
Applicant:	Miss T Price	Agent:	RJG Architecture
Location:	23 KINGS LANE, HIGHER BEBINGTON, CH63 8NN		
Proposal:	Erection of a single storey rear extension that would extend 3.38 metres beyond the original rear wall and for which the maximum height would be 3.98 metres and the height of the eaves would be 2.87 metres high.		

Application No.:	RESX/18/00160	Application Type:	Prior Approval Householder PD
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Prior approval is not required
Case Officer:	Mr C Smith		
Applicant:	Mrs Rachel Plant	Agent:	David Crowder Architecture Ltd
Location:	25 HEATHFIELD ROAD, BEBINGTON, WIRRAL, CH63 3BR		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.8m for which the maximum height would be 3.3m and for which the height of the eaves would be 3.0m.		

Application No.:	RESX/18/00174	Application Type:	Prior Approval Householder PD
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Prior approval is not required
Case Officer:	Mr C Smith		
Applicant:	Mr Richard Courtney	Agent:	
Location:	57 Brookhurst Avenue, Bromborough, Wirral, CH63 0HS		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.2m for which the maximum height would be 3.95m and for which the height of the eaves would be 2.95m.		

Application No.:	RESX/18/00175	Application Type:	Prior Approval Householder PD
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	06/03/2018	Decision:	Withdrawn by Applicant
Case Officer:	Mr C Smith		
Applicant:	Mr Polley	Agent:	Architects-Direct.com
Location:	19 RIVERBANK ROAD, HESWALL, CH60 4SQ		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6.0m for which the maximum height would be 4.0m and for which the height of the eaves would be 3.0m.		

Summary of data

	Total Per D
Approve	77
Lawful Use	1
Permitted development	1
Prior Approval Given	3
Prior approval is not required	13
Refuse	2
Withdrawn by Applicant	1
Report Total	98

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