



Planning Committee

Date:	Thursday, 31 May 2018
Time:	6.00 p.m.
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Victoria Simpson
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1. MINUTES (Pages 1 - 6)

To approve the accuracy of the minutes of the meeting held on 19 April 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. APP/16/01088: LAND AT CONWAY STREET, BIRKENHEAD, CH61 6EN A MIXED USE COMMUNITY/ COMMERCIAL/SHOP/FINANCIAL SERVICE AND PUBLIC SPACE TO THE GROUND FLOOR, WITH 132 ONE AND TWO BED APARTMENTS TO UPPER STOREYS WITH PRIVATE GARDEN TERRACES. (Pages 7 - 16)

5. APP/17/01295: LAND AT ACRE LANE AND MEADOWSIDE ROAD, BROMBOROUGH, CH62 - DETAILED APPLICATION FOR THE ERECTION OF 217 DWELLINGS, WITH ASSOCIATED ACCESS (OFF ACRE LANE AND MEADOWSIDE ROAD) AND LANDSCAPING AND OTHER ANCILLARY WORKS. (Pages 17 - 32)

6. **APP/17/01358: 25 SLATEY ROAD, OXTON, WIRRAL, CH43 4UE - PROPOSED TWO-STOREY SIDE EXTENSION TO PROVIDE 2 NO. ONE-BEDROOM APARTMENTS AND CAR PARK AREA TO FRONT, TO AN EXISTING DWELLING PREVIOUSLY CONVERTED INTO APARTMENTS (Pages 33 - 38)**
7. **APP/18/00041: 37 CLIFTON ROAD, TRANMERE, CH41 2SF – CONSTRUCTION OF TWO SEMI-DETACHED DWELLINGS ADJACENT TO 37 CLIFTON ROAD (AMENDED DESIGN) (Pages 39 - 46)**
8. **APP/18/00103: PIER HOUSE, TOWER PROMENADE, NEW BRIGHTON, CH45 2JY - THE PROPOSED ERECTION OF 1NO. THREE BEDROOM AND 1NO. TWO BEDROOM APARTMENT AT FOURTH FLOOR LEVEL OF THE EXISTING BUILDING, AS PER APPROVAL APP/13/01110 (Pages 47 - 52)**
9. **APP/18/00202: 52 OXTON ROAD, BIRKENHEAD, WIRRAL, CH41 2TW - CHANGE OF USE TO A3 (RESTAURANT) WITH RETROSPECTIVE CONSENT SOUGHT FOR EXTERNAL FLUE TO THE REAR ELEVATION. (Pages 53 - 58)**
10. **APP/18/00265: FOX & HOUNDS, 107 BARNSTON ROAD, BARNSTON, CH61 1BW - ERECTION OF SIDE EXTENSION, REAR EXTENSION AND LINK TO OUTBUILDING, BIN STORE, ACCESS AND PARKING ALTERATIONS AND REVISED LANDSCAPING (Pages 59 - 64)**
11. **APP/18/00330: THE GATEHOUSE, WIRRAL BUSINESS CENTRE, DOCK ROAD, WALLASEY, MERSEYSIDE, WIRRAL, CH41 1JW - CHANGE OF USE OF THE GATEHOUSE AT WIRRAL BUSINESS CENTRE TO A TAKEAWAY SNACK BAR (RETROSPECTIVE APPLICATION). (Pages 65 - 68)**
12. **JUDICIAL REVIEW UPDATE**

To receive a verbal update.
13. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 09/04/2018 AND 20/05/2018 (Pages 69 - 102)**

PLANNING COMMITTEE

Thursday, 19 April 2018

Present: Councillor A Leech (Chair)

Councillors S Foulkes S Kelly
E Boulton I Lewis
P Cleary D Realey
D Elderton J Walsh
K Hodson I Williams
T Johnson

Deputies: Councillors T Jones

162 MINUTES

The Director for Governance & Assurance submitted the minutes of the meeting held on 22 March 2018.

Resolved- That the minutes be approved.

163 CHAIRS ANNOUNCEMENT

Members will be aware that, with regards to the Judicial Review application relating to Thornton Manor Hotel, the High Court made an Order on 23 March 2018 that the time for filing the claim form be extended, that permission be granted to proceed with the claim and that Planning Permission reference APP/10/00445 dated 20 December 2011 be quashed. Members have been sent a copy of the Judgement of the Court. Officers are meeting with Counsel tomorrow to consider the implication of the decision and an update report will be brought to the next meeting of this Committee.

164 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.

None were declared.

165 REQUESTS FOR SITE VISITS

No Site Visits were requested.

166 APP/16/01088: LAND AT CONWAY STREET, BIRKENHEAD, CH61 6EN - A MIXED USE COMMUNITY/ COMMERCIAL/ SHOP/ FINANCIAL SERVICE AND PUBLIC SPACE TO THE GROUND FLOOR, WITH 132 ONE AND TWO BED

**APARTMENTS TO UPPER STOREYS WITH PRIVATE GARDEN TERRACES.
(FURTHER INFORMATION PROVIDED)**

This item was withdrawn from the Agenda.

- 167 **APP/18/00139: MELVERLEY, 147 CALDY ROAD, CALDY, CH48 1LP - DEMOLITION OF EXISTING TIMBER AND BRICK GREENHOUSE TO REAR OF THE PROPERTY AND ERECTION OF TWO-STOREY SIDE AND REAR EXTENSIONS, SINGLE-STOREY EXTENSION TO REAR HOUSING A SWIMMING POOL AND 3 CAR GARAGE WITH BEDROOM OVER LINKED TO MAIN HOUSE WITH GLAZED LINK**

The Assistant Director for Environmental Services submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Agent for the applicant addressed the Committee.

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

Resolved (9:4) 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 26th January 2018 and listed as follows: 17/051-01; 17/051-02; 17/051-03 and the amended plans received on 20th March 2018 and listed as: 17/051-04; 17/051-05; 17/051-06 and 17/051-07**
- 3. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations to the front elevation (including altering or changing the windows) or demolition of the chimneys shall be carried out without the express permission of the Local Planning Authority**
- 5. Before any construction commences, details of the windows and doors (elevations at a scale 1:20 and vertical and horizontal cross sections at a scale 1:5 or 1:2) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be used in the construction of the development.**

6. Prior to first occupation of the dwelling, full details of all hard landscaping, including (but not limited to) the proposed materials for the front driveway and turning area, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and remain thereafter unless otherwise agreed in writing by the Local Planning Authority.

168 **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 Assistant Director for Environmental Services submitted the above application for consideration.

A Ward Councillor addressed the Committee.

On a motion for refusal moved by Councillor K Hodson and seconded by Councillor E Boulton it was lost (5:8)

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

Resolved (8:5) 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 26 March 2018 and listed as follows: B105 Rev B, B106 Rev B, B107 Rev B, B108 Rev B & B109 Rev B.

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.

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.

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.

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.

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.

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.

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.

10. The first floor bedroom window on the side elevation adjacent to 275 Telegraph Road shall be obscurely glazed and non-opening, up to a height of 1.7m above the bedroom floor level. This shall be installed prior to the first occupation of the flats hereby approved, and retained as such thereafter.

169 **APP/17/01555: 34 - 38 CONWAY STREET, BIRKENHEAD, CH41 6JD - CHANGE OF USE FROM CLUB INTO A LAP DANCING CLUB/BAR (RETROSPECTIVE)**

The Assistant Director for Environmental Services submitted the above application for consideration.

A Ward Councillor addressed the Committee.

On a motion for refusal moved by Councillor S Foulkes and seconded by Councillor D Realey it was:

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

The continued use as a lap dancing club on a primary commercial frontage constitutes a development which does not promote a positive image of the area and would be in conflict with the Councils proposals for the regeneration and vitality of Birkenhead Town Centre including any future residential

proposals and is thereby contrary to Unitary Development Plan Policy SH1 Criteria for Development in key Town Centres.

170 **PLANNING APPEALS DECIDED BETWEEN 01/01/2018 AND 31/03/2018**

The Assistant Director for Environmental Services submitted a report detailing planning appeals between 01/01/2018 and 31/03/2018.

Resolved – That the report be noted.

171 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 12/03/2018 AND 09/04/2018**

The Assistant Director for Environmental Services submitted a report detailing planning applications decided under delegated powers between 12/03/2018 and 09/04/2018.

Resolved – That the report be noted.

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Planning Committee

31 May 2018

Reference:
APP/16/01088

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Birkenhead and Tranmere

Location:

LAND AT CONWAY STREET, BIRKENHEAD, CH61 6EN

Proposal:

A mixed use community/ commercial/shop/financial service and public space to the ground floor, with 132 one and two bed apartments to upper storeys with private garden terraces.

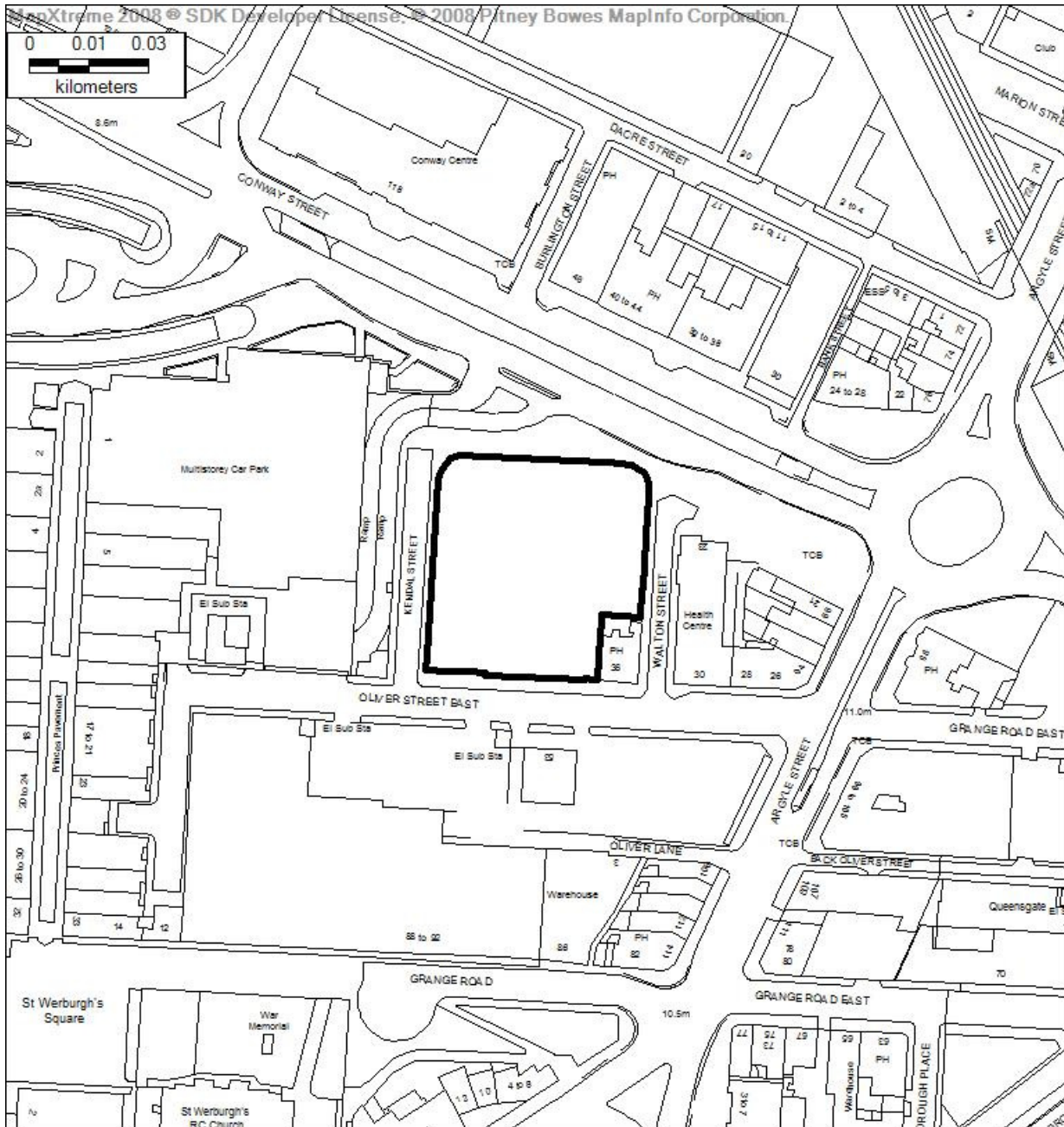
Applicant:

Marcus Machine and Tools Limited

Agent :

Knights Professional Services Limited

Site Plan:



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Development Plan designation:

Key Town Centre

Planning History:

- Location: Top Rank Club, Claughton Road, Birkenhead. L41 6EN
Application Type: Outline Planning Permission
Proposal: Redevelopment of existing site to provide new approx. 2,000 seat bingo club within class D2 of the Town and Country Planning (Use Classes) Order 1987 with ancillary car parking, (outline).
Application No: OUT/95/06540
Decision Date: 15/12/1995
Decision Type: Approve
- Location: Cleared site (Former Bingo Hall), Conway Street, Birkenhead, Wirral, CH41 6EN
Application Type: Full Planning Permission
Proposal: Formation of temporary car park, with a maximum of 65 parking spaces, for 24 months.
Application No: APP/05/06981
Decision Date: 08/12/2005
Decision Type: Approve
- Location: Cleared site (Former Bingo Hall), Conway Street, Birkenhead, Wirral, CH41 6EN
Application Type: Full Planning Permission
Proposal: Erection of 6 storey (including basement) multi-storey car park with A1 retail unit at basement and ground floor
Application No: APP/05/07849
Decision Date: 31/08/2006
Decision Type: Approve
- Location: Cleared site (Former Bingo Hall), Conway Street, Birkenhead, Wirral, CH41 6EN
Application Type: Full Planning Permission
Proposal: Erection of a two storey building for Use Classes A1 (retail), A2 (financial and professional services), A3 (food and drink) and D2 (assembly and leisure)
Application No: APP/01/05977
Decision Date: 17/08/2001
Decision Type: Approve
- Location: Birkenhead Top Rank Club, Claughton Road, Birkenhead. L41 6EN
Application Type: Full Planning Permission
Proposal: Redevelopment of existing site to provide new Bingo Club and Casino (within Class D2) with ancillary car parking.
Application No: APP/96/05801
Decision Date: 25/07/1996
Decision Type: Withdrawn due to fee
- Location: Land bounded by Walton Street, Kendal Street and , Oliver Street East, Birkenhead, Wirral, CH41
Application Type: Full Planning Permission
Proposal: Change of use to open air car park
Application No: APP/00/05742
Decision Date: 14/06/2000
Decision Type: Withdrawn
- Location: Cleared site (Former Bingo Hall), Conway Street, Birkenhead, Wirral, CH41 6EN
Application Type: Full Planning Permission
Proposal: Erection of a two storey building for Use Classes A1 (retail), A2 (financial and

professional services), A3 (food and drink) and D2 (assembly and leisure)
Application No: APP/01/05091
Decision Date: 22/05/2001
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 61 notifications were sent to adjoining properties. A site notice was also displayed.

At the time of writing this report one objection has been received from a neighbouring property who has raised concerns over the introduction of apartments within close proximity to nightclubs opposite and from the Hamilton Square Conservation Area Advisory Committee. They support the principle increase in residential provision in the area but object to the following:

1. The design is more Brutalism than Art deco due to its design, bulk and massing
2. The design does not reflect or echo the Grade II Listed Conway Centre and as such fails to give special regard to preserving the setting.
3. The bulk and massing must be reduced in light of the setting/listed building.
4. The heritage assessment provided by the applicant does not fully assess the heritage impact of the height and bulk of the building.
5. A smaller scale scheme would enable the development to be more commercially viable and as such affordable housing could be provided.
6. Refuse disposal, storage and collection arrangements are inadequate.
7. There is limited access in terms of lifts to upper floors, insufficient balconies and inadequate emergency egress.

A further letter of support has been received from a neighbouring property but with comments about the buildings impact upon the listed buildings nearby and Hamilton Square Conservation area as well as competition between the proposed Library and Birkenhead Central Library as well as the potential for short term 'party night' lets.

CONSULTATIONS:

Engineers - No Objections

Environmental Health - No Objections

Lead Local Flood Authority - No Objection

Merseyside Fire and Rescue - Non planning related comments

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

As the proposed application is for a major mixed used development incorporating 132 apartments the application must be heard at planning committee under the terms of the current scheme of delegation.

INTRODUCTION

The application is for the erection of a mixed use community/commercial/shop/financial service and public space at ground floor with 132 on and two bedroom apartments to the upper floors with private garden terraces.

SITE AND SURROUNDINGS

The site for the proposed development, which once contained the former Grand Ritz Cinema and latterly the Rank Bingo Hall, has been vacant since 2001 when the building was demolished and is currently in use as a car park.

The site lies on the eastern fringe of Birkenhead Town centre. The site has frontages onto 4 roads, Conway street to the north, Oliver street East to the south, Kendal Street to the west and Walton Street

to the east.

The site is designated within the Wirral UDP as Key Town centre and is surrounded by a number of commercial uses including nightclubs and bars to the north of the site, on the opposite side of Conway Street, the rear of the Debenhams Department store, incorporating delivery access and car parks, the Fireman's Arms public house on the corner of Watson Street and Oliver street East and a multi storey car park to the west.

The site lies within close proximity of the southern point of the Hamilton Square Conservation area and is over the road from the grade II Listed Conway Centre.

POLICY CONTEXT

The site lies within the Key Town Centre of Birkenhead and as such Wirral Unitary Development Plan (UDP) Policy SH1: Criteria for Development in Key Town Centres is applicable.

The proposed development also includes the erection of 132 self-contained residential apartments. Whilst not directly applicable UDP Policy SH3 emphasises the importance of retaining ground floor units in the key town centres for business opportunity. UDP Policy HS4: Criteria for New Housing Development and Supplementary Planning Document 2: Designing for Self-Contained Flat Development and Conversions are considered relevant for assessing the design and standard of accommodation that is proposed.

The site lies within close proximity to a grade II listed building - The Conway Centre and the Hamilton Square Conservation area as such UDP Policy CH1: Development Affecting Listed Buildings and Structures, UDP Policy CH2: Development Affecting Conservation Areas and UDP CH5: Hamilton Square Conservation Area of the Wirral UDP are applicable.

One of the core principles in the National Planning Policy Framework (NPPF) is that planning decisions should always seek to secure high quality design and a good standard of amenity for all existing and future occupants. Good design is identified as a key aspect of sustainable development and permission should be refused for development of poor design that fails to take opportunities for improving the character of the area and the way it functions (NPPF paragraphs 56 & 64 refer). Policies are also expected to recognise that residential development can be important to the vitality of the centre on appropriate sites (NPPF paragraph 23). This is taken into account in Policy CS26 in the emerging Core Strategy Local Plan, which would normally permit residential development at upper floor level.

There is a requirement for a minimum of 10% affordable housing for this development in accordance with UDP Policy HSG2: Affordable Housing, HS6: Principles for Affordable Housing and Policy CS22: Affordable Housing Requirement in the Proposed Submission Core Strategy (2012). The applicant has provided a viability assessment that has been independently assessed and in this instance it has been accepted that it would not be viable to provide affordable housing.

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

APPEARANCE AND AMENITY ISSUES

The existing site is vacant (used as a car park) and semi-derelict surrounded by heras fencing and is in a fairly poor condition therefore detracting from the overall character of the area. Given that the site is within the Key Town Centre of Birkenhead in a prominent location on the A553, a busy thoroughfare providing links into the borough via the Birkenhead Tunnel to Liverpool and beyond, a large scale mixed use development comprising commercial use at ground floor with residential above is considered acceptable in principle.

The proposed building has been designed to be prominent within the street scene and picks up on the original design of the Grand Ritz Cinema with its large glazed tower above the entrance. The proposed apartment entrance will be located at ground floor with a glazed tower above providing living space for a number of the apartments. The size and scale of the structure will create a substantial and commanding presence on this prominent site at the end of Conway Street. The urban context of the site lends its self

well to a large scale mixed use scheme that reflects the intentions and vision of Birkenhead moving into the future in line with the Wirral growth plan which aims to rejuvenate Birkenhead town centre with employment and business growth.

The upper floors of the proposal will provide 132 apartments over 7 storeys with an internal communal terrace for residents as well as roof top gardens for residents over the smaller apartment blocks looking over Kendal and Oliver Street.

The proposed massing a scale of the development will stand up with the other large scale civic buildings, offices and multi storey car parks within the immediate area. Due to its siting the new building will follow the established building line on that part of Conway Street and will turn the corner creating a sense of presence when viewing the proposal from the east. The proposed building is predominantly set back from the pavement by an acceptable distance, allowing for an area of public realm creating an attractive entrance at ground floor into the building from the main frontage on Conway street.

Due to the proximity of the development to the grade II listed Conway Centre and the nearby Hamilton square Conservation area. The building must complement and in no way detract from the setting of the listed building or the neighbouring conservation area. The overall design, scale and setting of the building is not seen to detract from the surrounding area and should members be minded to recommend approval of the scheme a condition to secure appropriate materials will be imposed to ensure they are of the highest quality to ensure the building establishes its self appropriately within the street scene. The applicant has indicated on the plans that the building will include copper elements to highlight and reflect the existing neighbouring materials having particular regard to the Conway centres brick and terracotta detailing.

The design of the proposed building is roughly in a horse shoe shape with access into the upper floor apartments gained via external walkways within the central core of the building. There is an internal terrace over the proposed car park that will provide attractive views from inward facing windows and thereby maintaining a sleek external facade comprising copper shuttering, aluminium windows, concealed rainwater goods and large elements of glazing on Conway, Kendal, Oliver Street East and Walton Street.

In addition, this has allowed the car parking to be located in a courtyard to the rear, screening cars from view to both the benefit of residents and neighbours.

The development provides 27 car parking spaces accessed off Oliver Street East. The site is extremely sustainable with the main bus terminal of Birkenhead directly adjacent to the site as well as Conway Park Train station a 5-10 minute walk away. As the site is within the key Town Centre of Birkenhead there are a vast number of amenities within walking distance of the proposal.

It was originally intended that the ground floor of the scheme would be operated as a community library, however this has now been amended to an open ended permission for a mixed use community/commercial/shop/financial service. The library use of the ground floor was a matter investigated at the time of submitting the planning application in 2016, but no agreement for such use has been reached. The applicant therefore has confirmed in writing that this ground floor space is no longer anticipated to come forward in the form of a library. Although the planning application as described would allow for library use, this is not being pursued by the applicant. One or more of the other uses as set out in the application description is now anticipated to occupy this space (these include for example class A1 shop use or class A2 financial and professional services use which are all deemed acceptable within the Key Town Centre location).

At the time of writing this report one objection has been received from a neighbouring property who has raised concerns over the introduction of apartments within close proximity to nightclubs opposite and from the Hamilton Square Conservation Area Advisory Committee. They support the principle increase in residential provision in the area but object to the following:

1. The design is more Brutalism than Art deco due to its design, bulk and massing
2. The design does not reflect or echo the Grade II Listed Conway Centre and as such fails to give special regard to preserving the setting.
3. The bulk and massing must be reduced in light of the setting/listed building.

4. The heritage assessment provided by the applicant does not fully assess the heritage impact of the height and bulk of the building.
5. A smaller scale scheme would enable the development to be more commercially viable and as such affordable housing could be provided.
6. Refuse disposal, storage and collection arrangements are inadequate.
7. There is limited access in terms of lifts to upper floors, insufficient balconies and inadequate emergency egress.

A further letter of support has been received from a neighbouring property but with comments about the buildings impact upon the listed buildings nearby and Hamilton Square Conservation area as well as competition between the proposed Library and Birkenhead Central Library as well as the potential for short term 'party night' lets.

The design, height, bulk and massing of the building has been assessed by the Conservation officer in light of CH1, CH2, CH5 of the Wirral UDP and the NPPF. The design of the development is not seen as out of character or harmful to the setting of the listed buildings in the area or to the nearby conservation area. The scale and massing of the building is deemed wholly appropriate to the key town centre location and due to the large elements of glazing and appropriate detailing proposed the bulk and massing of the proposal will not detract from the special architectural and historical features of the neighbouring listed buildings. The Hamilton Square Conservation area with its distinctive characteristics are separated from the site by way of the busy Conway street. The site itself is set within the urban context of Birkenhead Key Town Centre and whilst the building will be visible from the neighbouring conservation area it will be viewed in context of the town centre. The proposed scale and massing are deemed appropriate to the site and the introduction of appropriate materials will ensure the setting of distinctive characteristics of the area are preserved.

As the Conservation officer has raised no objections to the scheme the development is deemed acceptable in terms of the policy CH1, CH2 and CH5 of the Wirral UDP and the NPPF.

As stated above the applicant has provided a viability assessment that has been independently assessed having regards to affordable housing provision and in this instance it has been accepted that it would not be viable to provide any affordable housing. Details of refuse storage and disposal will be conditioned should members be minded to approve the scheme.

Access and egress to the scheme are deemed acceptable in planning policy terms. There is adequate private amenity provision in terms of an external terrace at first floor for residential use as well as a number of private balconies. Emergency access and egress will be assessed separately by Building Control and Merseyside Fire and Rescue Service.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart, and main habitable room windows should be at least 14 metres from any blank gable. These distances are complied with as there are no residential properties directly facing the scheme. The nearest residential accommodation is the flat above the Fireman's Arms public House. There are no windows in the end gable of this neighbouring building that face the site and as such no overlooking will occur.

HIGHWAY/TRAFFIC IMPLICATIONS

The scheme provides 27 off-street parking spaces accessed off Oliver Street East, which is considered to be acceptable and there are no highway implications which would warrant refusal of the application.

Having regards to cycle storage, there is a dedicated space at ground floor for 120 bicycles. The specification of the storage is a Ryedale Major (two level rack system) that will be accessible to all properties.

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 introduction of a high quality mixed use community/commercial/shop/financial service and public space at ground floor with 132 on and two bedroom apartments to the upper floors with private garden terraces is considered to be acceptable. The proposed building will not harm the character of the area, neighbouring Listed Buildings, Conservation area or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policies including HS4, SH1, CH1, CH2 and CH5 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 introduction of a high quality mixed use community/commercial/shop/financial service and public space at ground floor with 132 on and two bedroom apartments to the upper floors with private garden terraces is considered to be acceptable. The proposed building will not harm the character of the area, neighbouring Listed Buildings, Conservation area or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policies including HS4, SH1, CH1, CH2 and CH5 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 approved plans received by the local planning authority on 25th April 2018 listed as follows: 472 A002 A (20/07/16), 472 A101 C (Dated 24/01/18), 472 A110 B (Dated 24/01/18), 472 102 B (Dated 24/01/18), 472 A103 B (Dated 24/01/18) 472 A104 B (Dated 24/01/18), 472 A105 B (Dated 24/01/18), 472 A106 B (Dated 24/01/18), 472 A107 B (Dated 24/01/18), 472 A108 B (Dated 24/01/18) and 472 A109 B (Dated 24/01/18)

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

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

The detailed landscaping plans shall include:

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting

(iv) a schedule of implementation

Reason: In the interests of visual amenity and to ensure that the development complies with Policy HS 4 of the Wirral Unitary Development Plan.

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

- Conway Street, Birkenhead –Drainage Strategy (28th July 2017/ First issue/ Waterco Ltd).

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.

6. No development shall commence until the confirmed **full and final design** for a surface water sustainable drainage system¹ to serve the entire site and method of implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the surface water sustainable drainage system shall be managed and maintained in accordance with the approved maintenance and inspection schedule.

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.

7. Prior to first occupation details of mechanical ventilation for all the dwellings together with suitable façade treatments such as the installation of acoustic high performance double-glazed window units and a background ventilation system will need to provide adequate ventilation with closed windows shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be implemented in full prior to first occupation and retained as such thereafter.

Reason: In order to provide sufficient sound insulation having regards to policy HS4 of Wirral UDP.

8. Prior to first occupation openable windows should be limited within the sensitive habitable rooms, particularly for facades on the inner courtyard which are screened to a degree from road traffic noise (the perceived noise level from the Fireman's Arms may be greater in these areas) to minimise impact from commercial noise and patron noise. Internal noise levels from mechanical ventilation must be balanced so as not to adversely affect the internal noise climate. Details of which shall be submitted to and agreed in writing with the LPA prior to first occupation and retained as such thereafter.

Reason: In order to provide sufficient sound insulation having regards to policy HS4 of Wirral UDP.

9. Prior to first occupation a noise assessment should be carried out to ascertain if the World Health Organisation guideline values for community noise in outside amenity areas can be achieved. In order to cause no more than 'moderate annoyance, daytime and evening' the outside amenity areas such as balconies and garden areas should be designed to achieve a sound level of 50dB LAeq,16 hour, details of which shall be submitted to and agreed in writing with the LPA prior to first occupation.

Reason: To protect residential amenity having regards to policy HS4 of Wirral UDP.

10. Prior to commencement of development a scheme for monitoring ground-level air quality including Nox2 levels shall be undertaken to obtain further information on the local air quality and to determine the necessity for the incorporation of measures within the building design for air quality mitigation. The details of which shall be submitted to and agreed in writing with the Local Planning Authority prior to commencement including detailed design proposals regarding location of mechanical ventilation air intake proposals. The agreed details shall be implemented in full prior to first occupation and retained as such thereafter.

Reason: To protect residential amenity having regards to Policy HS4 of Wirral UDP.

11. No development shall take place until an assessment is carried out in accordance with authoritative technical guidance (CLR11). 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 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. If during the course of development any contamination posing unacceptable risk 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 mitigate against potential contamination having regards to policy PO5 of Wirral's UDP

12. Construction of the development authorised by this permission shall not begin until the LPA has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and amendments to the existing highway made necessary by this development, including new vehicle crossing accesses in accordance with LPA commercial crossing specifications. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

Reason: In the interest of highway safety and to comply with UDP Policy HS4

13. Prior to commencement of development details of pedestrian dropped kerbs at the junction of Oliver Street East and Walton Street shall be submitted to and agreed in writing with the Local Planning Department. The agreed details shall be implemented in full prior to first occupation and shall be retained as such thereafter.

Reason: In the interest of highway safety having regards to policy HS4 of Wirral's UDP.

14. Prior to commencement of development details of all external ground floor doors, including secure access arrangements, shall be submitted to and agreed in writing with the Local Planning Authority. The agreed details shall be implemented in full prior to first occupation and retained as such thereafter.

Reason: In the interest of highway safety and public safety having regards to policy HS4 of Wirral's UDP.

15. 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.

16. 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 of the Waste Local Plan.

17. 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.

18. The ground floor use hereby permitted shall be brought into use before the first 40 apartments have been occupied.

Reason: In the interest of ensuring the vitality and viability of the Key Town Centre having regards to policy SH1 of Wirral's Unitary Development Plan.

Last Comments By: 02/11/2017

Expiry Date: 27/02/2017

Planning Committee

31 May 2018

Reference:
APP/17/01295

Area Team:
South Team

Case Officer:
Mrs C Parker

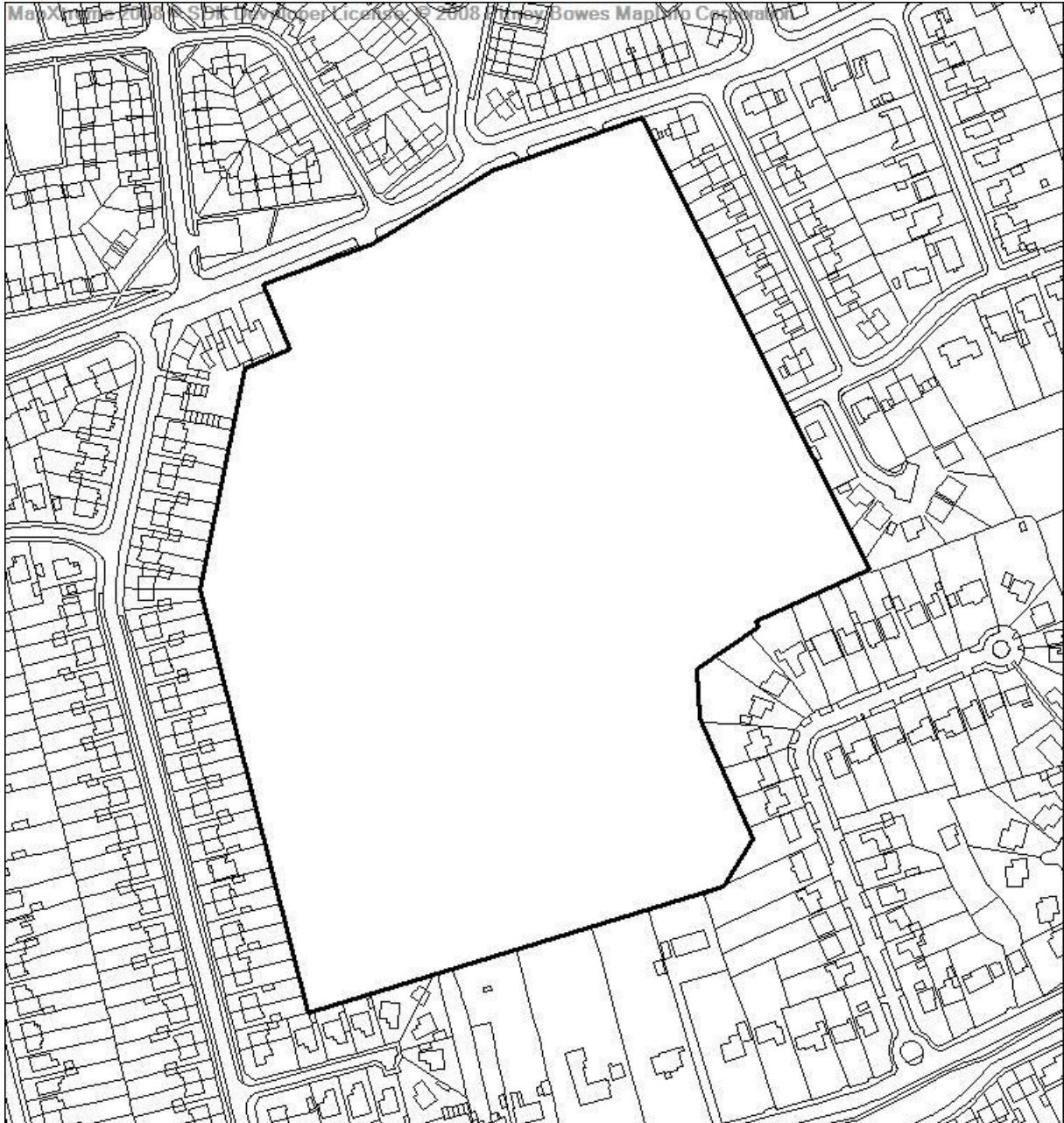
Ward:
Eastham

Location: Land at ACRE LANE AND MEADOWSIDE ROAD, BROMBOROUGH, CH62 7BX

Proposal: Detailed application for the erection of 217 dwellings, with associated access (off Acre Lane and Meadowside Road) and landscaping and other ancillary works.

Applicant: Morris Homes Ltd
Agent : WYG Group

Site Plan:



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Development Plan designation:

Primarily Residential Area
Urban Greenspace

Planning History:

Location: Former Playing Fields south of Bromborough Secondary School, west of
Meadowside
Application Type: Work for Council by outside body
Proposal: Erection of residential dwellings with parking provision
Application No: OUT/89/07379
Decision Date: 08/01/1990
Decision Type: Approve

Location: Metropolitan Borough Of Wirral Professional Excellence Centre, ACRE
LANE, BROMBOROUGH, CH62 7BZ
Application Type: Full Planning Permission
Proposal: Existing Office Buildings to be demolished
Application No: APP/14/00562
Decision Date: 12/12/2014
Decision Type: Approve

Location: Wirral Education Centre, Acre Lane, Bromborough, Wirral, CH62 7BZ
Application Type: Work for Council by Council
Proposal: Removal of existing fence and erection of a 2.4m high mesh security fence
Application No: APP/02/07169
Decision Date: 15/11/2002
Decision Type: Approve

Location: Metropolitan Borough Of Wirral Professional Excellence Centre, ACRE
LANE, BROMBOROUGH, CH62 7BZ
Application Type: Prior Notification of Demolition
Proposal: Demolition of training centre buildings. Deconstruction will be as follows -
Roof areas internal and external wall areas, ground floor, foundations and
basements.
Application No: DEM/14/00189
Decision Date: 14/03/2014
Decision Type: Prior approval is required

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

In line with the Councils policy for publicity of planning applications, letters were sent to 409 neighbouring properties and site notices posted at the site on Acre Lane and Meadowside Road. At the time of writing this report, 73 objections have been received 10 representations of support. The objections relate to:

1. Loss of green/open space
2. Overdevelopment
3. Increase in traffic
4. Overlooking
5. Location of proposed terraces
6. Drainage issues leading to flooding
7. Access from Meadowside Road should be avoided
8. Meadowside is unsuitable for additional traffic
9. The area is already congested
10. The developer should compensate for long and significant inconvenience
11. Parking issues near to the school
12. Development this size should bring benefits to residents
13. Loss of trees

14. Infrastructure in Bromborough is already under pressure
15. Existing parking problems around the schools
16. Burden on local services, NHS and school places
17. Disturbance during construction
18. Congestion
19. WBC has failed to facilitate, inform, engage or involve existing residents.
20. Time it will take to complete the development

Councillor Gilchrist states concern over:

1. The Statement of Community Involvement - has the proposal been modified in light of the consultation exercise
2. Density
3. Transport and traffic issues
4. Wirral does not operate a Community Infrastructure Levy (CIL) and financial contributions towards schools, GP surgeries and playing pitches should be made.

A qualifying petition with 1000 signatures has been received objecting to the proposal due to:

1. Lack of consultation to involve residents
2. Concerns not addressed
3. Highway issues relating to congestion, access, pedestrian safety
4. Detriment and danger during construction
5. Disruption, noise and pollution
6. No alternative sites
7. Failure to publish Section 106 monies
8. No evidence of affordable housing partner
9. Size and density is disproportionate
10. Pressure on local services

CONSULTATIONS:

Engineers - No objection subject to conditions

LLFA - No objection subject to conditions

Environmental Protection - No objection

Merseyside Environmental Advisory Service (MEAS) - No objection subject to conditions

Housing and Investment - Proposal triggers the requirement for affordable housing.

Directors Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is defined as Major Development and as such, under the provisions of the Council's adopted Scheme of Delegation for Determining Planning Applications, is required to be considered by the Planning Committee.

INTRODUCTION

The proposal is for a residential development with associated access (off Acre Lane and Meadowside Road), landscaping and ancillary works on the site at Acre Lane, Bromborough. The proposal includes a mix of dwelling types and sizes with a range of 1,2, 3, 4 and 5 bedroom properties totalling 217. The development includes 1.5 hectares of public open space with a new Local Equipped Area for Play (LEAP) within this area.

PRINCIPLE OF DEVELOPMENT

The site is located in a Primarily Residential Area, where the principle of residential development is acceptable provided it accords with the national and local planning policies set out in the 'Policy Context' below.

SITE AND SURROUNDINGS

The site was previously a secondary school, which was converted to a training and resource centre and this was the last use (Acre Lane Professional Excellence Centre). The buildings have now been demolished. The site extends to approximately 8.5 hectares and is located within the urban area of Bromborough. The immediate area is predominantly residential, characterised by two-storey terraced and semi-detached housing. The site has been cleared with all the former buildings demolished. Previously, the site comprised two main areas: the existing built up frontage facing Acre Lane and a large flat grassed area of former playing fields to the rear. Prior to the demolition of the buildings, the main built up frontage comprised mostly single, with some two storey buildings. To the rear of the former buildings, the open land adjoins the rear gardens of residential properties in Meadowside Road, Brancote Gardens, Allport Road, Caldicott Avenue and Dawpool Drive.

POLICY CONTEXT

Wirral Unitary Development Plan

Policy URN1 – Development and Urban Regeneration outlines that in considering development proposals, the local planning authority will be concerned to ensure that full and effective use is made of land within the urban areas; whilst sites currently required for recreational purposes should be protected from inappropriate development.

Policy URN2 – Planning Agreements for Urban Regeneration, allows the Council to negotiate planning obligations, to secure the best use of land, desirable community benefits and a planned, sustainable environment.

Policy HSG2 - Affordable Housing makes provision to negotiate with developers and housing associations to encourage affordable housing units within proposal.

Policy HS4 - Criteria for New Dousing Development states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area and should provide appropriate landscaping and boundary treatment that contributes to a secure environment.

Policy GRE1 – The Protection of Urban Greenspace, sets out the intention to will regulate the supply and distribution of accessible public open space by protecting a network of open spaces which are close to where people live, within a comfortable walking distance from their homes.

The supporting text to Policy GRE1 sets out a minimum standard for the supply of accessible public open space of 2.4 hectares for every thousand people, with no part of the Primarily Residential Area further than a comfortable walking distance (400 metres) away from a local park or open space of 1.5 hectares or above (UDP paragraphs 8.8 and 8.9 refer).

Policy GR1 - The Protection of Urban Greenspace. Subject to certain criteria, the policy is supportive of development of Urban Greenspaces where it provides facilitates for visitors, sport or play. Development for other purposes, such as new housing, will not be permitted unless alternative provision of equivalent community benefit is made available.

Proposal GR2 – Land Designated as Urban Greenspace lists the areas of open space within the Borough that are designated as Urban Greenspaces. This includes part of the application site, which makes up the former playing fields associated with the former high school at the site. The site is designated as Urban Greenspace under reference 'GR2/93 – Acre Lane Playing Fields'. Proposed development within Urban Greenspaces will only be permitted subject to Policy GR1.

Policy GR6 - Greenspace within New Family Housing Development requires new housing development to require new housing development to provide greenspace at a rate of 60sqm for every new dwelling constructed, along with children's play provision. New greenspace should be accessible public open space, and should:

- Relate well to the existing network of accessible public open space within the locality;
- Provide for the retention or creation of linear links throughout the area;
- Make provision for the planting of trees, and for the retention and enhancement of existing landscape features, such as trees and ponds;
- Incorporate a larger area of open space suitable for active recreational use; and
- Be designed and located in order to minimise the potential disturbance to neighbouring property.

Policy GR7 - Trees and New Development states that in assessing the protection to be given to trees on development sites the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surface areas are sited in order to substantially preserve the wooded character of the site or of the surrounding area and provide for the protection of trees of greatest visual or wildlife value.

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

Policy NC7 - Species Protection states that development that may have an adverse effect on wildlife species protected by law will not be permitted unless means of their protection can be secured through the use of planning conditions.

National Planning Policy Framework (NPPF)

The Local Planning Authority is expected to contribute to achieving sustainable development having regard to NPPF paragraphs 18 to 219 as whole. Paragraph 74 states that existing open space, including playing fields, should not be built on unless an assessment has been undertaken which has clearly shown the open space or land to be surplus to requirements or the loss resulting from proposed development would be replaced by equivalent or better provision in terms of quantity and quality in a suitable location.

Good design is a key aspect of sustainable development, which is expected to make a positive contribution to an area and use opportunities to improve the character and quality of an area.

Waste Local Plan

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

The most recent Environment Agency Flood Map (February 2014) shows that the site is wholly located within Flood Zone 1 - Low Probability of Flooding. As the site exceeds 1 hectare in size, a site specific flood risk assessment will be required in line with national policy (NPPF, paragraph 103).

APPEARANCE AND AMENITY ISSUES

The proposed residential development of 217 dwellings will be on the site of the former Acre Lane Training Centre/School in Bromborough. The site has been cleared with all former buildings demolished. Prior to the demolition the site, when in operation as a school and training centre, comprised two main areas: the buildings occupied the northern part of the site (brownfield land) and the area to the rear of the buildings and car parking area comprised playing fields, designated as urban greenspace.

Urban Greenspace

The former playing field is designated as Urban Greenspace subject to protection from inappropriate development under Policy GR1, unless the site is surplus to requirements or alternative provision of equivalent community benefit is made available.

The playing fields on the site were last let for football in 1999/2000 (two senior football pitches) but the license to a junior football club was abandoned due to poor drainage and fixtures not being fulfilled. The site had no changing rooms or independent parking.

The Council resolved to sell the site for development in 2013 and marketed the site during 2014 subject to a sales brief that set out an overview of the main planning considerations, including the provision of sports pitches and public open space. At that time, there was no need to retain any part of the site for sports pitches, subject to improvements to other sites within the area secured through a legal agreement.

The latest Playing Pitch Strategy, adopted as a material consideration in the determination of planning applications by Council on 11 December 2017 (Minute 97 refers), indicates, for the Bebington, Bromborough, Clatterbridge and Eastham Area, that there is:

- no current shortfall for football but a potential shortfall 8 youth and 7.5 mini match sessions by 2025, which could be addressed by improvements and revised provision at other sites;
- a current shortfall of 8 rugby match sessions, potentially increasing to 10.5 by 2025, which could be addressed on existing rugby sites;
- demand for increased access to artificial pitches for hockey, at the Oval; and
- a current shortfall of 4 artificial 3G playing pitches, which is currently being addressed on other sites in negotiation with the Football Foundation;

With regard to Acre Lane, the Strategy noted that provision had been made to secure contributions to improvements at other existing sites and states that any disposal must meet the requirements of the second criterion of paragraph 74 of NPPF (page 42 refers), which could be secured through a legal agreement.

The sales brief noted that existing provision of accessible public open space within Bromborough and Eastham (excluding the application site) was 2.8ha/1000, which increased to 5.3ha/1000 if sites within 400 metres of the urban area, such as Eastham Country Park were included.

The proposal in the current application would provide 1.5 ha of public open space in accordance with the Council's standards for regulating the supply of publicly accessible open space and would address an existing shortfall within the residential area to the north of the site, where residents do not currently have access to any public open space of 1.5 hectares or above within 400 metres walking distance from their homes.

The proposed access via Meadowside Road would also bring part of the application site within 400 metres walking distance of Allport Common and a wider number of properties within 400 metres walking distance of the new public open space.

Development Proposal - Design and Layout

The residential development comprises 217 properties with a mix of terraced (40), semi-detached (18) and detached houses (159). Affordable housing at a rate of 20% will be provided within the site and secured as part of a Section 106 Agreement.

The proposal will provide two vehicular access points, the main access from Acre Lane and a limited access from Meadowside Road that serves 20 properties. There will be no vehicular thoroughfare to the rest of the site from the access on Meadowside Road. Each dwelling will benefit from at least 2 parking spaces, with the exception to 1 bedroom units which will be provided with 1 parking space. Some of the larger properties include garage spaces.

The design of the dwellings incorporate features such as decorative brick coursing, swept brick heads and buff artstone cills. There will be some detailing around the windows to include artstone cills and

headers and doorways emphasised through pillars or porches, and contrasting brick courses at the eaves. Materials will comprise mainly red brick in keeping with the immediate area. There will be two different characters of dwellings proposed within the site. 'Country style' dwellings will be located around the central area of public open space and around the site accesses on Acre Lane and Meadowside Road. These will be constructed with red bricks and include a mix of grey slate effect and russet roof tiles. Edwardian style houses will be mainly located towards the west and south of the site constructed with mainly red brick with yellow brick detailing.

The layout of the dwellings follow the key design principle to locate the buildings within a legible layout of streets and public spaces and that connect well into adjacent areas. The houses will be predominantly two storey with some limited 2.5 storey buildings. Some of the larger detached properties are located at the end of internal roads and designed to turn corners to form a focal point.

The layout is designed around the central public open space with the layout of the internal roads balanced to meet the needs of pedestrians, cyclists and vehicles. Pedestrian access will be provided into the site from Meadowside Road and this serves to make the public open space accessible to the wider community. The access from Acre Lane retains open views into the site and the public open space. The dwellings fronting Acre Lane will have front gardens and driveways that results in an active street frontage. The existing trees along the boundary with Acre Lane are substantial and contribute to the character of the area and will therefore be retained. Within the site, the building frontages will have a varied set back, some will be close to the pavement and others set back with front gardens and driveways. This varied design reflects the pattern of development in the surrounding area and helps to form an interesting street scene. The dwellings are orientated to face the public open space where possible to provide a key frontage and act as natural surveillance. The dwellings located around the perimeter of the site back onto existing dwellings at an acceptable distance and create defensible boundaries to promote a safe environment.

A landscaping plan has been submitted with the application that provides details of extensive landscaping proposed at the site. Boundary treatments in the form of fencing and vegetation are incorporated into the development with existing mature hedges and trees retained along the boundaries with existing development. The majority of the dwellings benefits from individual garden space to the front and rear. The rear gardens back onto each other with gated access in order to reduce and help to prevent crime.

The layout and design of the proposed development reflects the pattern of development in the immediate area and will not result in any harm to the character of the area. .

Objections have been received stating concern over the increase in traffic adding to the already congested roads in the area, especially close to junctions and schools and parking issues. There is no objection on highway grounds and this is set out below under the Highway Implications.

Objections state that the proposal is overdevelopment and that the development will result in overlooking and a loss of open space. As set out above, the layout and design of the dwellings do not detract from the character of the area and maintain an adequate distance away from properties that bound the site to result in any overlooking. Open space is provided within the development that will be accessible to the local area, whereas the site is currently closed to the public.

Section 106 Legal Agreement

Objections have been received that the development will put strain and burden on local services; infrastructure is already under pressure and financial contributions should be made. Ward Members have raised concerns that the development will result in additional pressure for local school places and the impact on local GP services. UDP Policy URN2 make provision for planning obligations to be negotiated to secure community benefits and a planned sustainable environment although there is no planning mechanism in place to calculate a financial contribution for local schools and GP services. A Section 106 Legal Agreement for this proposal will cover:

- Provision and maintenance of the public open space, including the children's play equipment;

- Provision and maintenance of the drainage system;
- A contribution for playing pitch provision in the area;
- Any necessary highway and transport works; and
- Affordable housing provision

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

This is a proposal for the construction of 217 dwellings including vehicle access taken from Acre Lane for the majority of dwellings and vehicle access to twenty dwellings taken from Meadowside Road.

The applicant has submitted a Transport Assessment in support of the application which calculates the likely vehicle movements associated with a development of this scale based on TRICS, which is a national recognised database. The assessment does not take account of (and therefore does not discount) the potential traffic that would have been generated by the previous use on the site and which could recommence should that use start again. The Council's Highway Engineer has considered the Assessment and concludes that the submitted figures for traffic generation to be a robust assessment.

Traffic generated by the proposed development is then assigned to the surrounding network based on travel to work data obtained from the 2011 National Census and this is added to the background traffic levels to allow assessment of the impact on the various junctions in the area using the appropriate junction modelling software for each junction (PICARDY or LINSIG). The results of that modelling indicates that each of the junctions would operate within capacity.

Concerns have been raised regarding the cumulative impact of this development on traffic movements along Neville Road and Cambridge Road, which link Allport Lane to New Chester Road (A41) and are subject to 20mph speed limits. In response, a Section 106 agreement is recommended to include for the provision of a commuted sum to enable the construction of traffic calming features (such as road humps) in these roads. The estimated cost of this work would be £50,000.

It is considered that this location is sustainable in terms of access to local amenities and services, providing good opportunities for those residents who may wish to live in a more sustainable manner.

In conclusion, it is considered that there are no sustainable reasons to refuse this application on the grounds of highway safety or congestion subject to the S106 requirement mentioned above and the recommended planning conditions.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

A landscaping plan has been submitted with the application that aims to complement the existing landscape features and add to the green infrastructure by providing habitats and green spaces whilst meeting sustainability objectives. A tree survey has been produced and the findings used to inform the layout of the dwellings with a view to retain the good quality trees. The survey shows 6 tree groups and 2 individual trees will need to be removed. New tree planting is proposed to compensate for this loss. The site retains many existing landscape features, including well established hedgerows and trees. In addition to this, new hedgerows, and ornamental trees and planting are proposed throughout the development to soften the visual appearance of the scheme. The new tree planting along with the landscaping scheme is considered to be acceptable.

Ecology

An Ecological Appraisal has been submitted that provides an assessment of the trees, birds and bat roost potential. The Ecology reports and additional supporting information, have been assessed by the Council's ecology advisor, Merseyside Environmental Advisory Service (MEAS) as acceptable and

recommend planning conditions. The submitted landscaping plan includes elements of native tree, shrub and hedgerow planting that is acceptable from an ecological perspective.

The proposal falls under Schedule 2 10 (b) of the (Environmental Impact Assessment) EIA Regulations 2017 as an urban development project on a site that exceeds 5ha and relates to more than 150 dwellings. As such, the development requires screening and the applicant has provided an assessment of the development against the criteria in Schedule 3 of the EIA Regulations. This has been accepted and MEAS conclude that the proposal is not likely to result in significant effects for EIA purposes and an Environmental Statement is not required.

Part of the site is previously developed and the proposal would make best and efficient use of the vacant land. The proposal provides an area of open space to offset the loss of the fields at the rear of the site. The appropriate surveys have been carried out in order to safeguard protected species. The landscaping plan shows that planting is integral to the proposal both for visual amenity and ecology. The proposal therefore represents sustainable development.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered acceptable and supports urban regeneration by making full and effective use of land within an urban area and the environmental impacts of the development have been fully considered. The design, scale and layout of the houses represents a development that fits in with the surrounding pattern of development and character of the area. The development allows adequate separation distances and this along with the appropriate scale and layout of the development as proposed, ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and open space to a standard that satisfies the relevant UDP policies and the provisions of the NPPF. It is considered that the proposal represents sustainable development and is recommended for approval, subject to the imposition of a Section 106 Legal Agreement and suitably worded planning conditions.

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 considered acceptable and supports urban regeneration by making full and effective use of land within urban areas and the environmental impacts of the development have been fully considered. The design, scale and layout of the houses represents a development that fits in with the surrounding pattern of development and character of the area. The development allows adequate separation distances and this along with the appropriate scale and layout of the development as proposed, ensures that there will be no loss of amenity for existing properties. The development includes parking, landscaping and open space to a standard that satisfies the relevant UDP policies and the provisions of the NPPF.

Recommended Decision: **Approve subject to a Section 106 Legal Agreement**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans as received by the local planning authority on the 24 October 2017, 28 February

2018 and listed as follows:

N1016/P/PL01 dated 04/10/16, N1016/P/SS01 dated 04/10/17, N1016/P/MD01 dated 14/09/17, N1106/P/LP01 House Type Country Style drawings N1016/HTALD/02, N1016/P/HTAPP/02, N1016/P/HTBEX/02, N1016/P/HTBRA/02, N1061/P/HTBRE/02, N1016/P/HTDUN/05, N1016/P/HTOU/02, N1016/P/HTMAL/02, N1016/P/HTRUF/02, N1016/P/HTSTAU/02, N1016/P/HTSTR/02, N1016/P/HTSUT/02, N1016/P/HTWHA/02, N1016/P/HTWIL/02 AND N1016/HTWILSA/04 DTAED 14/09/17, Landscape Structure Plan M2925.01 dated 10.2017 and House Type Edwardian Style N1016/HTALD/02, N106/P/HTAPP/02, N1016/P/HTBEX/02, N1016/P/HTBRA/02, N1016/P/HTBRE/02, N1016/P/HTDUN/05, N1016/P/HTHOU/02, N1016/P/HTMAL/02, N1016/P/HTRUF/02, N1016/P/HTSTAU/02, N1016/P/HTSTR/02, N1016/P/HTSUT/02, N1016/P/HTWA/02, N1016/P/HTWIL/02, N1016/HTWILSA/04 dated 14/09/17

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

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

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

4. PRIOR TO FIRST OCCUPATION OF THE DEVELOPMENT details of a scheme for all boundary treatment shall be submitted to and agreed in writing with the Local Planning Authority. The agreed scheme shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of amenity

5. 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 of the Wirral Unitary Development Plan.

6. 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 and CH2 of the Wirral Unitary Development Plan.

7. NO DEVELOPMENT SHALL TAKE PLACE until a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plans. The development shall be carried out in accordance with the approved details.

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

8. Foul and surface water shall be drained on separate systems

Reason: In the interests of providing satisfactory drainage of the site and to accord with Policy HS4 of the Wirral Unitary Development Plan.

9. 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.

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

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

11. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Construction Environment Management Plan (CEMP) and a Method Statement for the construction of the development hereby approved has been submitted to, and approved in writing by the Local Planning Authority. The CEMP should address and propose measures to minimise the main construction effects of the development and shall include details of ecological mitigation, construction and demolition waste management, pollution prevention and soil resource management. The Plan shall include the agreed method statements to mitigate or avoid adverse environmental impacts:

- Invasive species remediation scheme;
- Ecological mitigation plan/measures;
- Waste Audit or similar mechanism;
- Measures to Prevent Pollution of Control Waters.

The CEMP should be compiled in a coherent and integrated document and should be accessible to site managers, all contractors and sub-contractors working on site as a simple point of reference for site environmental management systems and procedures. Details submitted in respect of the method statement shall provide for routes for construction traffic, the provision of parking facilities for contractors and visitors during all stages of the development, hours of operation, the provision of a means of storage and/or delivery for all plant, site huts, site facilities and materials and shall provide for wheel cleaning facilities during the demolition, excavation, site preparation and construction stages of the development and/or method(s) of prevention of mud being carried onto the highway.

Reason: In order to manage and mitigate the environmental impacts during the construction phase and in the interests of the safe operation of the local highway network, having regards to visual and residential amenities of the area.

12. NO DEVELOPMENT SHALL TAKE PLACE until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, traffic calming, tactile paved pedestrian crossings, street furniture, access onto the adjacent highway, road safety audit and monitoring has been submitted to and agreed in writing by the Local Planning Authority, The approved works shall be completed in accordance with the Local Planning Authority's written approval prior to the occupation of the development.

Reason: In the interest of highway safety and to comply with UDP Policy HS4

13. WITHIN 3 MONTHS OF THE FIRST OCCUPATION OF THE RESIDENTIAL DEVELOPMENT a Travel Plan shall be submitted to and approved in writing by the Local

Planning Authority. The provisions of the Travel Plan shall be implemented and operated in accordance with the timetable contained therein unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety, sustainable travel choices and to accord with Policy TRT3 in the Wirral Unitary Development Plan.

14. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT full details of permanent replacement bat roosting provision and bird nesting boxes shall be submitted to and approved by the Local Planning Authority. The details shall include bat boxes to be erected on the retained trees and integrated into the brickwork of new dwellings with a plan to show the position, number, type and location and timetable for implementation of both the bat and bird boxes. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: In the interest of species protection having regard to Policy NC7 of Wirral Unitary Development Plan

15. No tree felling or building works shall take place during the period 1 March to 31 August inclusive. If it is necessary to undertake works during the bird breeding season, then all buildings and trees shall be checked first by an appropriately experienced ecologist to ensure that no breeding birds are present. If present, details of how they will be protected will be required.

Reason: To protect the interests of any protected species which may be present on the site and to accord with Policies NC5, NC6 and NC7 of the Wirral Unitary Development Plan.

16. PRIOR TO COMMENCEMENT OF DEVELOPMENT, full details of a scheme for the eradication of Montbretia (*Crocsmia x crocosmifolia*) an invasive species, shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include a timetable for implementation and clearly identify the extent of the invasive species on a scaled plan. It shall include measures that will be used to prevent the spread of Montbretia during any operations e.g. mowing, strimming or soil movement. It shall also contain measures to ensure that any soils brought to the site are free of the seeds / root / stem of any invasive plant listed under the Wildlife and Countryside Act 1981, as amended. Development shall proceed in accordance with the approved method statement.

Reason: To eradicate Montbretia from the development site, to prevent the spread of the plant through development works and to accord with the aims of Policy NC7 in the Wirral Unitary Development Plan.

17. PRIOR TO THE FIRST OCCUPATION OF THE DEVELOPMENT, the site shall be landscaped in accordance with the details shown on the submitted landscaping plan (Landscape Structure Plan, Barnes Walker, October 2017, M2925.01) unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the site is suitably landscaped and having regard to nature conservation in accordance with Policies HS4 and NC7 of the Wirral Unitary Development Plan.

18. No development shall take place until an assessment of the nature and extent of contamination has been submitted to and approved in writing by the Local Planning Authority. This assessment must be undertaken by a competent person, and shall assess any contamination on the site, whether or not it originates on the site. Moreover, it must include:

1. a survey of the extent, scale and nature of contamination;
2. an assessment of the potential risks to: human health, property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes, adjoining land, ground waters and surface waters, ecological systems, archaeological sites and ancient monuments.

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

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors

19. Where land affected by contamination is found which poses unacceptable risks, no development shall take place until a detailed remediation scheme has been submitted to and approved in writing by the Local Planning Authority. The scheme must include an appraisal of remediation options, identification of the preferred option(s), the proposed remediation objectives and remediation criteria, and a description and programme of the works to be undertaken including the verification plan. As a minimum, the scheme must ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to its intended use. The approved remediation scheme shall be implemented and a verification report submitted to and approved in writing by the Local Planning Authority, prior to the development (or relevant phase of development) being brought into use.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors

20. In the event that contamination is found at any time when carrying out the approved development that was not previously identified it must be reported immediately to the Local Planning Authority. Development on the part of the site affected must be halted and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These shall be implemented prior to the development (or relevant phase of development) being brought into use.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors

21. Where required by the Local Planning Authority, a monitoring and maintenance scheme of the effectiveness of the proposed remediation must be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented, and any reports produced as a result, shall be submitted and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised, together with those to controlled waters, property and ecological systems, and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors

22. No development shall commence until detailed plans and particulars of the sustainable drainage system, in the form of a 'Confirmed/ Final' Sustainable Drainage Strategy¹, for the management and disposal of surface water from the site has been submitted to and approved in writing by the Local Planning Authority, in consultation with the Lead Local Flood Authority. The surface water discharge rate must be limited to 43 l/s and details of the 'Confirmed / Final' Sustainable Drainage Strategy¹ must be based on the principles and details identified in the Proposed Development & Drainage Layout <Mar16 / 30179/AppH / Revision C/ Ironside Farrar>, be accompanied by a completed Operation and Maintenance Plan and meet all requirements specified in the **Terms of Condition**.

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

1 Terms of condition

'Confirmed/ Final' Sustainable Drainage Strategy to include:

- Justification of final design
- Designer risk assessment
- Drawings to include:
 - Final layout of roads and properties including plot numbers, finished floor levels and boundaries
 - Final layout of sewers; outfalls; SuDS; flow controls and overland flow paths (designed for exceedance)
 - Longitudinal sections showing existing and proposed ground levels, invert levels (to OS datum), manhole and pipe sizes; pipe gradients; SuDS; emergency overflows and annotation that correlates to the hydraulic calculations
- Hydraulic modelling for final drainage strategy to include:
 - Pipe network design
 - Explicit attenuation/SuDS (to demonstrate robustness)
 - Holistic modelling, combining pipe network and SuDS into one model
 - System performance for following return periods; 1, 30, 100, 100 plus appropriate climate change allowance, pre and post development
 - Runoff volume from the development in the 1 in 100 year, 6 hour rainfall event pre and post development
 - Design criteria summary, Full network details table, Contributing area summary, Control/storage structure details, Results summary print outs
 - Volumetric runoff co-efficient (Cv) should be set to '1'
 - Rainfall model should be FEH
 - Sensitivity checking for climate change at 40% if lower allowance used
 - Urban creep allowance of 10% must be included
- Maintenance statement explaining who will own the SuDS and how maintenance and replacement will be funded over the lifetime of the development
- Construction phase surface water management plan for each construction phase

- 23 Prior to the occupation of any properties the applicant must submit 'as built' drainage design/layout drawings and an updated Operation and Maintenance Plan as necessary.

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.

Further Notes for Committee:

1. In order to comply with Condition 12, it will be necessary to enter into a legal agreement with

the Council to secure works under the Highway Act and New Roads and Streetworks Act. The agreements would include details of the works to be carried out including all necessary carriageways, footways, street lighting, surface water drainage, traffic signs road markings, traffic calming, tactile pedestrian paved crossings, street furniture, Road Safety Audit and Road Safety Audit Monitoring.

2. Please note, the applicant must enter into a Section 106 agreement before the grant of planning permission, requiring that any communal elements of the sustainable drainage system, not adopted by the Water and Sewerage Company, are maintained in perpetuity in accordance with a specified maintenance and inspection schedule which must cover all components and be submitted for approval by the LLFA. Consideration should be given to the fact that maintenance and operation requirements should be economically proportionate.
3. The grant of planning permission does not confer consent under the Land Drainage Act 1991. Any land drainage that may be subsequently discovered within the site must not be altered without the prior consent of the Lead Local Flood Authority.

Last Comments By: 20/02/2018
Expiry Date: 23/01/2018

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Planning Committee

31 May 2018

Reference:
APP/17/01358

Area Team:
North Team

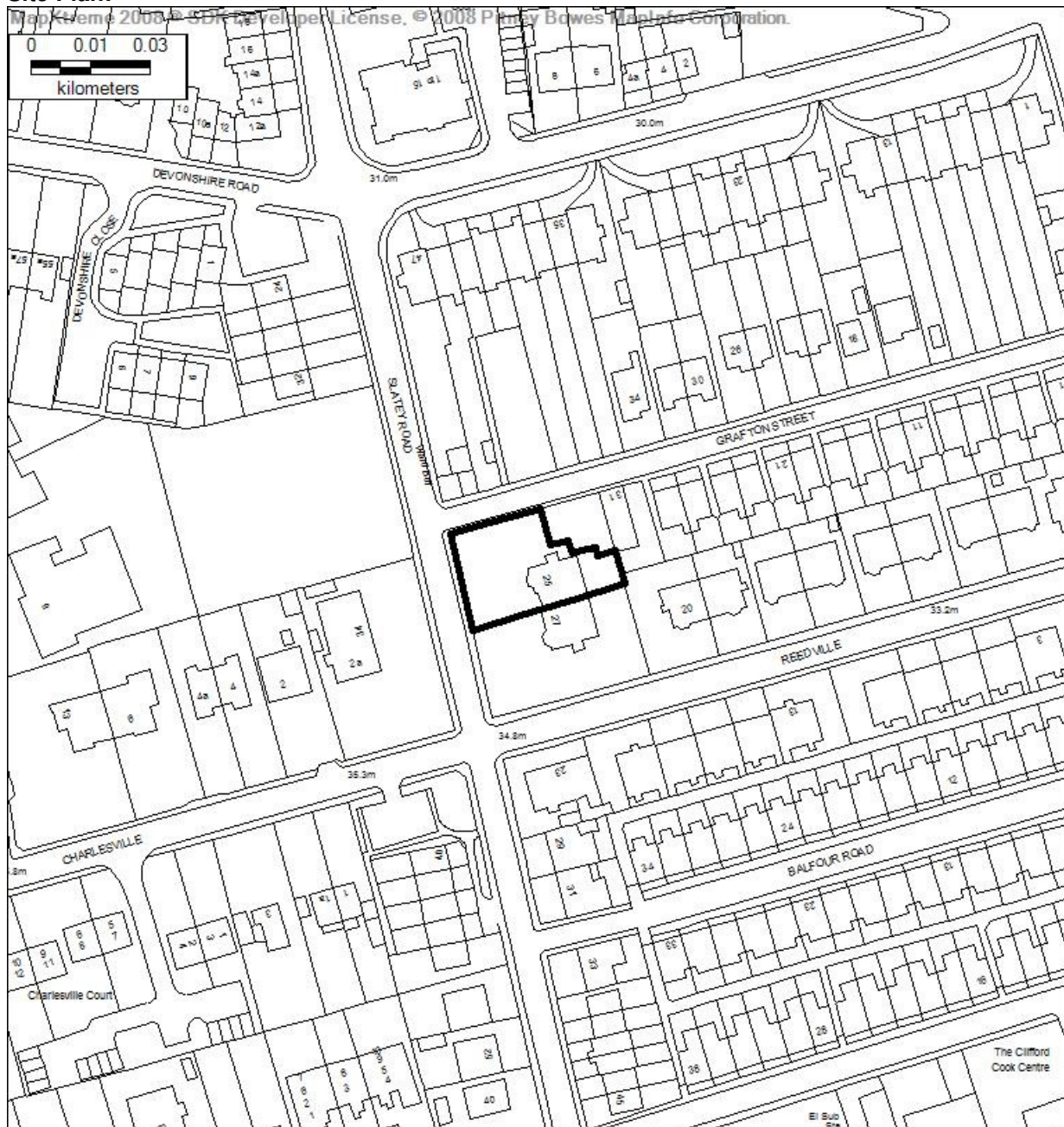
Case Officer:
Mr N Williams

Ward:
Oxton

Location: 25 SLATEY ROAD, OXTON, WIRRAL, CH43 4UE
Proposal: Proposed two-storey side extension to provide 2 No. one-bedroom apartments and car park area to front, to an existing dwelling previously converted into apartments

Applicant: Mr Frost
Agent : The Bunting Partnership Limited

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: 25 SLATEY ROAD, OXTON, CH43 4UE
Application Type: Outline Planning Permission
Proposal: Erection of 2no 2 bedroom flats on existing car park and a new car park created on existing front garden
Application No: OUT/13/01418
Decision Date: 14/01/2014
Decision Type: Refuse

Location: 25 SLATEY ROAD, OXTON, CH43 4UE
Application Type: Full Planning Permission
Proposal: Proposed two-storey side extension to provide 2 No. one-bedroom apartments and car park area to front, to an existing dwelling previously converted into apartments
Application No: APP/17/00856
Decision Date: 16/10/2017
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 40 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been a petition of objection containing 27 signatures and 23 individual objections received, objecting on the grounds of:

1. Road safety
2. Insufficient parking
3. Out of character
4. Loss of privacy
5. Loss of light
6. Overdevelopment
7. Loss of trees
8. Increase in noise and nuisance
9. Impact on air quality

CONSULTATIONS

Highways - No objection

Environmental Health - No objection

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

A qualifying petition of objection has been received.

INTRODUCTION

The application is for a two-storey side extension to an existing property containing three apartments, to provide an additional two apartments, and a car park area to the front.

The application follows a recently withdrawn application for a similar scheme, albeit of a different design. This scheme has also been amended from the original proposal, resulting in the width of the extension being reduced and the design being altered further to reflect the character and design of the existing property.

SITE AND SURROUNDINGS

The application site contains a large 2/3-storey, semi-detached Victorian dwelling fronting onto Slatey Road, between Grafton Street and Reedville. The building, and the adjoining property, has substantial character but is neither listed or in a conservation area. It has previously been converted into 3 apartments.

The site is designated in the Wirral Unitary Development Plan as a Primarily Residential Area and the immediate area is predominantly residential, with various other residential units of differing scale, design and character.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy HS13: Self Contained Flat Conversions, Supplementary Planning Document 2: Self Contained Flat Development and Conversions and the National Planning Policy Framework.

APPEARANCE AND AMENITY ISSUES

As noted, the application property is one of a pair of semi-detached properties located between Grafton Street and Reedville. The properties make a positive contribution to the street scene. The width of these two plots are between 22-24 metres each, which is considerably larger than most other plots in the immediate area. For comparison, the properties on Grafton Street are approximately 7 metres in width, and those on Reedville approximately 12 metres in width. The area to either side of each building is approximately 13 metres in width. This is a substantial width and given the much smaller width of many other properties within the immediate area, it is considered that some form of development of the area to the side of 25 Slatey Road is acceptable in principle in order to make best use of the site. In this instance, it is considered that an extension to the property would be more suitable than a standalone dwelling.

Although the two semi-detached properties are clearly similar in design and scale, there are differences between the two - notably that the adjacent property has been rendered whilst the application property remains brick. The application property has a front dormer whilst the adjacent property has a small single-storey element projecting slightly further forward than the main elevations of the properties. Overall, it is considered that there are sufficient differences between the two properties to ensure that a sensitive extension to No. 25 will not unduly unbalance the pair.

The design of the proposed extension has been amended from the original submission, which was a flat-roof, contemporary version of the original dwelling. The amended design now reflects the design of the original property, with a stone plinth, stone window detailing, a bay feature and a pitched roof. A new entrance feature will also be created utilising stone. Overall the extension will appear as a smaller version of the original building.

The previously proposed extension, under reference APP/17/00856, would have projected forward of the original building and was therefore considered to be unacceptable. This current proposal has been set back so that it will be in line with the main elevation of the existing property, with the bay feature of the existing property projecting further forward of both. Given the presence of a property to the rear, it would not be possible to set the extension back any further without compromising separation distances, but the proposed siting is considered sufficient to ensure that the proposed extension does not appear insubordinate to the original building.

The proposed extension will extend closer to Grafton Street than the original building, but this has been reduced from the original submission. The extension was originally proposed to be set back from Grafton Street by approximately 2 metres, but a reduction in the width of the extension (from approximately 11 metres to a maximum of 8 metres) results in the extension being set back from Grafton Street by approximately 5 metres. Most of the properties on this side of Grafton Street are set back from the pavement by around 3 metres, whilst the coach house dwelling (to the rear) actually adjoins the back of the pavement and this will ensure that the proposed extension does not appear unduly prominent or obtrusive on the street scene, nor will it break an established building line. The proposed extension has been designed so that it addresses Grafton Street, with the side elevation containing similar design and detail as the main front elevation, and this will result in the proposal contributing positively to the street scene of Grafton Street.

The proposal will also include a new car park to the front of the site, together with a new access onto Slatey Road. This will require the removal of a lime tree which does contribute to the character of the area and has been covered by a precautionary Tree Preservation Order. However, the applicant has provided evidence to show that this lime tree is causing structural damage to the boundary wall and has to be removed. Another tree close to Grafton Street was to be taken down but will now be retained following the reduction in the width of the proposed extension. The site will therefore retain a good degree of tree cover.

Residential Amenity

There is a dwelling to the rear of the site which is similar to a coach house (31 Grafton Street). The proposed extension has been sited so that its rear elevation is almost 14 metres from windows in the coach house building. The rear elevation of the proposed extension will only have one obscurely glazed window serving the entrance lobby, and this will therefore ensure that it does not have an unacceptable adverse impact upon the occupiers of the coach house. The rear of the proposed extension will be approximately 1 metre from what appears to be the garden area of the coach house, but as there are to be no habitable windows on this elevation, no overlooking or loss of privacy will occur.

There will be a distance of approximately 12 metres from the windows in the side elevation of the proposed extension to the rear boundary of 33-47 Devonshire Road, which are located on the opposite side of Grafton Street. This distance, together with the extremely long gardens of these properties, will ensure that there is no unacceptable levels of overlooking created by the development.

SEPARATION DISTANCES

The blank rear elevation of proposed extension will be almost 14 metres from windows in the coach house to the rear, which is a distance similar to that of habitable windows facing each other to the rear of the site (between properties on Grafton Street and Reedville). Proposed habitable windows in the front and side elevation of the extension will be more than 30 metres from the neighbouring dwellings they face and will therefore have no impact upon the amenities of occupiers of those properties. All separation distances are therefore considered to be acceptable.

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

In conclusion, the proposed development is considered to make best use of this site and will not have an unacceptable adverse impact upon the appearance and setting of the original building, the character of the street scene or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS13: Self Contained Flat Conversions, Supplementary Planning Document 2: Self Contained Flat Development and Conversions 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 considered to make best use of this site and will not have an unacceptable adverse impact upon the appearance and setting of the original building, the character of the street scene or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS13: Self Contained Flat Conversions, Supplementary Planning Document 2: Self Contained Flat Development and Conversions 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 approved plans received by the local planning authority on 3rd April 2018 and listed as follows: 2050-015; 2050-023;2050-024; 2050-025; 2050-026

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

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

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS13 of the Wirral Unitary Development Plan.

4. 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.

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

Reason: For the avoidance of doubt

6. All windows on the rear (east) elevation of the proposed extension hereby permitted shall be obscurely glazed and non-opening up to a minimum height of 1.7 metres above finished floor level

Reason: For the avoidance of doubt and to protect the amenities of the neighbouring property

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 shall be undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. The submission of a Section 50 Highway Opening Notice is required prior to the commencement of any works on the adopted highway. You should contact the Council's Highway Management Team via www.wirral.gov.uk prior to the commencement of development for further information.

Last Comments By: 06/12/2017
Expiry Date: 20/12/2017

Planning Committee

31 May 2018

Reference:
APP/18/00041

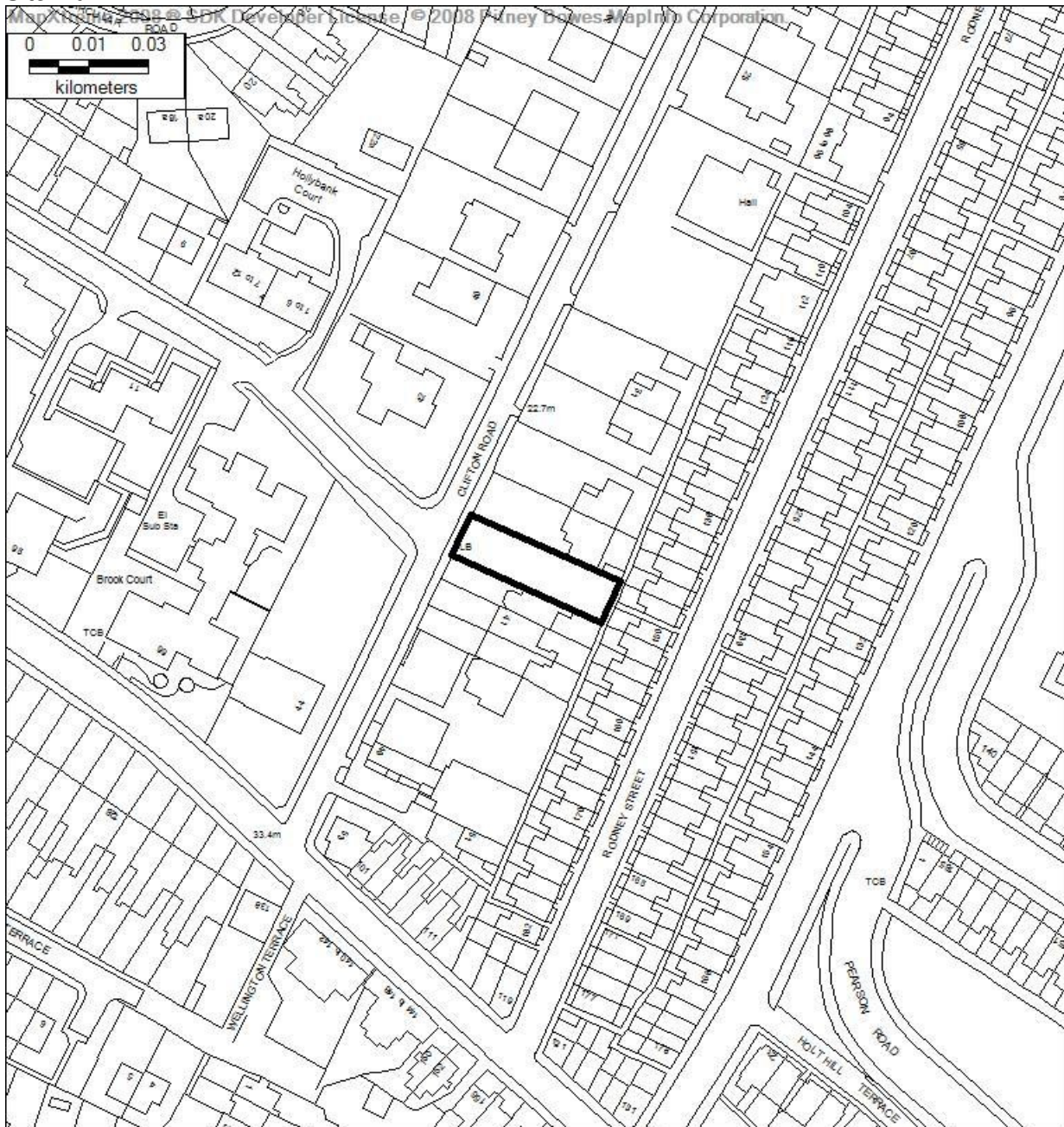
Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
**Birkenhead and
Tranmere**

Location: 37 CLIFTON ROAD, TRANMERE, CH41 2SF
Proposal: Construction of two semi-detached dwellings adjacent to 37 Clifton Road (Amended design)
Applicant: Mr P Waltho
Agent : Light Blue Solutions Ltd.

Site Plan:



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Development Plan designation:
Primarily Residential Area

Planning History:

Location: 37 Clifton Road, Birkenhead, Wirral
Application Type: Full Planning Permission
Proposal: Change of use to office accommodation.
Application No: APP/74/00043
Decision Date: 25/04/1974
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance on Publicity for Applications, 33 notifications were sent to neighbouring properties. A Site Notice was also displayed. At the time of writing this report 7 representations have been received with objections on the following grounds:

1. sewage
2. density
3. traffic problems
4. impact upon the character of the area.

Concern has been raised by Conservation Areas Wirral with regards to infilling of a spacious plot to the detriment of the conservation area and the applicant's failure to grasp the significance of the CA Appraisal.

Birkenhead and Tranmere Neighbourhood Planning Forum also object to the proposal due to the design and proposed materials as well as the siting of the development in relation to 42 Clifton Road (Grade 2 listed).

A qualifying petition of objection with 26 signatures has also been received from Clifton Park and Conservation Association.

CONSULTATIONS:

Highways - No Objections

Environmental Health - No Objections

United Utilities - No Objection

Merseyside Fire and Rescue - No Objection

Highways England - No Objection

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection has been received.

INTRODUCTION

The proposed development is for the erection of two semi-detached dwellings at the side of 37 Clifton Road.

PRINCIPLE OF DEVELOPMENT

The site is located within the Clifton Park Conservation Area. The area is primarily residential in character and as such the principle of the development is acceptable subject to the criteria set out in Policy CH2 and HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework (NPPF).

SITE AND SURROUNDINGS

The proposal is for the erection of a detached dwelling to be sited between no.37 and 39, where there is quite a large area of undeveloped land between the two properties.

The character of the area is residential and the plot is flanked by residential properties. No.39 is an end terrace - three-storey dwelling which is situated on a much higher land level than no.37. No.39 is set further forward than no.37.

To the rear of the plot are mature trees that are covered by a Tree Preservation Order. There are terraced houses to the rear of the site which are much small in scale than the dwellings on Clifton Road.

POLICY CONTEXT

Policies CH2, HS4 and GR7 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework (NPPF) are directly relevant in this instance.

Policy HS4 states that 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 being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development, the proposal not resulting in a detrimental change in the character of the area, 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 and the provision of adequate individual private or communal garden space to each dwelling. In addition 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.

Policy CH2- Development Affecting Conservation Areas states development located within, adjacent to, or otherwise affecting the setting or special character of a Conservation Area, will be permitted where the visual and operational impact of the proposals can be demonstrated to preserve or enhance: (i) the distinctive characteristics of the Area, including important views into and out of the designated Area; (ii) the general design and layout of the Area, including the relationship between its buildings, structures, trees and characteristic open spaces; and (iii) the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Area.

When granting consent, special regard will be given to matters of detailed design, especially within main frontages and prominent elevations, and to the nature, quality and type of materials proposed to be used.

As the site is covered by a blanket Tree Preservation Area Policy GR7 -Trees and New Development is relevant. As such development should be sited to substantially preserve the wooded character of the site or of the surrounding area; provide for the protection of trees of greatest visual or wildlife value and other vigorous healthy trees; ensure that trees to be retained have adequate space in order to prevent damage to their canopy or root structures during construction and to allow for the future growth of canopy and roots to normal mature sizes; prevent the removal of trees by occupiers of the development to obtain reasonable sunlight to habitable rooms, secure an open unshaded garden area, or to remove perceived dangers to life and property; and protect trees on adjacent land which may be affected by the development proposed.

The main thrust of the National Planning Policy Framework is for the delivery of sustainable development on sustainable sites. As the development is for two new dwellings within an existing residential area that is well served by public transport the scheme is considered to be in sustainable location.

APPEARANCE AND AMENITY ISSUES

The proposal is for two semi-detached dwellings that have been designed to appear as one large dwelling when viewed from the road in order to mimic the size and scale of the surrounding dwellings.

Having regard to the Council's Guidance on Publicity for Applications, notifications were sent to

adjoining properties. A Site Notice was also displayed. At the time of writing this report 7 representations have been received.

The main thrust of the objection relates to sewage, density, traffic problems, impact upon the character of the area.

Concern has been raised by Conservation Areas Wirral with regards to infilling of a spacious plot to the detriment of the conservation area and the applicant's failure to grasp the significance of the CA Appraisal.

Birkenhead and Tranmere Neighbourhood Planning Forum also object to the proposal due to the design and proposed materials as well as the siting of the development in relation to 42 Clifton Road (Grade 2 listed).

A qualifying petition of objection has also been received.

Following on from consultation with the Conservation officer, the design of the proposal has been completely changed in order to ensure the development ties into the character of the surrounding conservation area, without detriment to surrounding Listed Buildings. The design is now more traditional in appearance, the scale and the siting reflects that of the existing housing stock.

Concerns raised over increased sewage in the system are not a planning matter and as such a refusal on such matters could not be sustained.

Having regards to the Conservation Area appraisal it is considered that erection of two dwellings in this particular format will not compromise the setting of the conservation area or the surrounding Listed Buildings. The building has been designed to appear as one large dwelling of similar size and scale to surrounding buildings. The density of the dwellings increases towards this part of the Conservation area and as such the overall plot sizes are comparable to the surrounding plots. As such, in terms of density, the site can easily accommodate six large dwellings without detriment to surrounding residential properties.

The closest Listed Building is some 38m from the site and is screened from the site by the adjoining properties. It is therefore considered that the introduction of two properties in this location will not compromise the setting of the neighbouring listed buildings.

The overall design of the proposal has been amended at the request of the Local Planning Authority. The design is now a lot more traditional with bay windows and a traditional roof. The appearance is that of a Victorian Villa and as such will tie into the existing fabric of the surrounding conservation area. The original design was deemed out of character and in no way tried to replicate or tie into the character of the area. The materials used on the external facing of the building will be conditioned to ensure that they are acceptable in the setting should members be minded to approve the development.

Having regards to the proposed layout of the development the LPA standards are outlined within SPG11. This 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 development has been set back in line with the adjoining properties to preserve the building line of development along this section of Clifton Road. The separation distances will therefore not be met at the rear of the site with the adjoining terraces Rodney Street however they will follow the existing built form of the street scene as none of the dwellings running along Clifton Road meet these requirements. In this instance it is therefore considered that a reduction in separation distances can be acceptable.

Having considered the proposal the design of the area and the accommodation proposed it is considered that the proposed layout is acceptable given the context of the site in relation to the surrounding dwellings. The design and siting of the houses will not appear out of context or character in this area and as such comply with policies CH2 and HS4 of the Wirral UDP.

With regards to UDP Policy GR7 - trees and new development, the applicant has submitted an arboricultural method statement which has outlined a number of trees running along the rear of the site

to be removed i.e. T4, T5 and T6. The Arboricultural officer has accepted the findings of the report as he considers they offer limited amenity value to the conservation area.

All traffic and transportation considerations, including car parking and highway safety are dealt with below.

In summary, the proposal is considered suitable for the site and is not considered detrimental to the character of the area. The proposed new dwellings have adequate levels of amenity space and off-street parking. The proposal complies with Policy CH2, HS4, GR7 of the Wirral UDP and the provisions of the NPPF and is recommended for approval.

SEPARATION DISTANCES

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. As stated above the proposed dwellings will not achieve the required separation distances between habitable windows on the proposed dwellings and those to the rear on Rodney Street. However the proposal will be no closer than the surrounding properties and in some instances achieve a greater separation distance. The development has been set back in line with the adjoining properties to preserve the building line of development along this section of Clifton Road and thus the setting of the Conservation area. The separation distances will therefore not be met at the rear of the site with the adjoining terraces Rodney Street however they will follow the existing built form of the street scene as none of the dwellings running along Clifton Road meet these requirements. In this instance it is considered that a reduction in separation distances can be acceptable.

TRAFFIC AND TRANSPORTATION ISSUES

There are no Highway implications relating to this proposal. The Engineers Department has raised no objection to the proposed scheme. In response to the objections raised in relation to traffic and parking difficulties arising as a result of the development, the proposal has made provision for ample off-street parking for more than one car within each plot. The siting of the proposal is not considered to impact on visibility or traffic safety in the vicinity and therefore complies with Policy HS4.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental or sustainability issues.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal has been considered with regards to Conservation, design, amenity, highway safety and trees and is considered suitable for the site and is not considered detrimental to the character of the Clifton Park Conservation Area or to surrounding Listed Buildings. The proposed dwellings have adequate levels of amenity space and off-street parking. The proposal complies with Policy CH2, HS4 and GR7 of the Wirral UDP and the provisions of the NPPF and is recommended for approval.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal has been considered with regards to Conservation, design, amenity, highway safety and trees and is considered suitable for the site and is not considered detrimental to the character of the Clifton Park Conservation Area or to surrounding Listed Buildings. The proposed dwellings have adequate levels of amenity space and off-street parking. The proposal complies with Policy CH2, HS4 and GR7 of the Wirral UDP and the provisions of the NPPF and is recommended for approval.

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 13th April 2018 and listed as follows: 01 A (Dated 13/04/18), 02 A (Dated 13/04/18), 03 A (Dated 13/04/18), 04 (Dated 28/03/18) and 10 B (Dated 13/04/18)

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

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

The detailed landscaping plans shall include:

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting
- (iv) a schedule of implementation

Reason: In the interests of visual amenity and the protection of wildlife having regards to Policy HS4 and NC7 of the Wirral Unitary Development Plan.

5. Before the development hereby permitted is first commenced, a datum for measuring land levels shall be agreed in writing. Full details of existing and proposed ground levels and proposed finished floor levels shall be taken from that datum and submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall be carried out in accordance with the approved details and retained as such thereafter.

Reason: To ensure a satisfactory appearance and avoid overlooking having regard to Policy HS4 of the Wirral Unitary Development Plan.

6. 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.

7. The development shall be carried out strictly in accordance with the approved Arboricultural Method Statement. Which details shall include the retention of an Arboricultural Consultant to monitor and periodically report to the LPA, the status of all tree works and tree protection measures throughout the course of development.

Reason: To protect all trees worthy of retention having regards to UDP Policy GR7

Last Comments By: 17/05/2018
Expiry Date: 05/03/2018

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Planning Committee

31 May 2018

Reference:
APP/18/00103

Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
New Brighton

Location:

Pier House, TOWER PROMENADE, NEW BRIGHTON, CH45 2JY

Proposal:

The proposed erection of 1no. three bedroom and 1no. two bedroom apartment at fourth floor level of the existing building, as per approval APP/13/01110

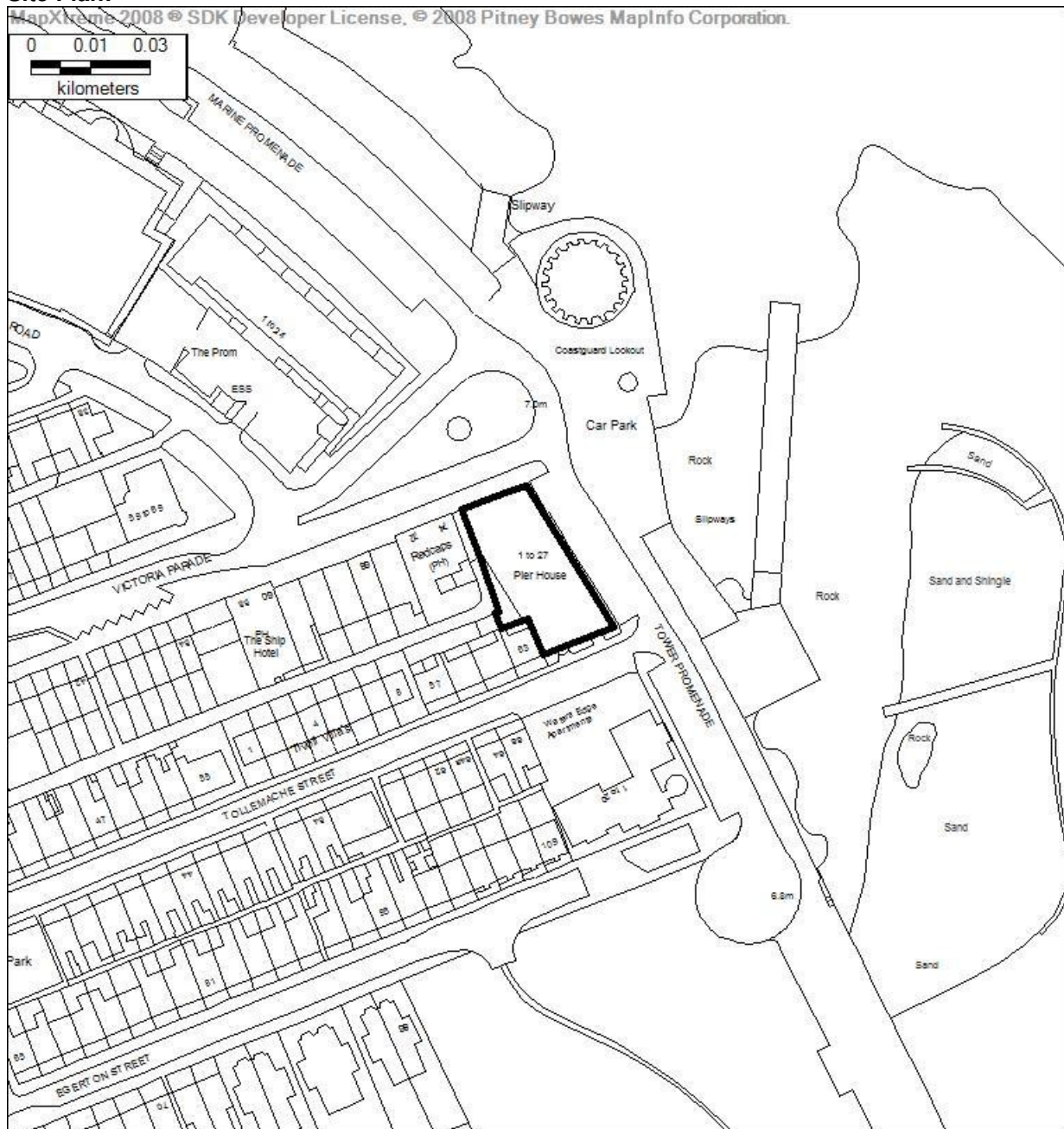
Applicant:

Mr Dermody

Agent :

ATELIER 2 ARCHITECTURE LTD.

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: Pier House, TOWER PROMENADE, NEW BRIGHTON, CH45 2JY
Application Type: Full Planning Permission
Proposal: The proposed erection of 1no. three bedroom and 1no. 2 bedroom apartment at fourth floor level of the existing building
Application No: APP/13/01110
Decision Date: 21/03/2014
Decision Type: Approve

Location: Club Ozone (Chelsea Reach), 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Change of use of land at front of building to outdoor café bar and erection of 1.1 metre high railings and gates.
Application No: APP/00/06976
Decision Date: 20/07/2009
Decision Type: Withdrawn

Location: 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Change of use of basement to car parking with new external ramp at the rear with vehicular access off Victoria Parade
Application No: APP/06/05743
Decision Date: 31/01/2007
Decision Type: Approve

Location: Vacant Building, 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Third floor extension and conversion to create 30 self-contained apartments. (amended description).
Application No: APP/05/07339
Decision Date: 31/03/2006
Decision Type: Approve

Location: The Chelsea, 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Alterations and extension and conversion into 27 No. apartments
Application No: APP/03/05981
Decision Date: 14/01/2005
Decision Type: Approve

Location: Club Ozone and Flat, 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Full Planning Permission
Proposal: Change of use to 20 self-contained flats, external alterations including erection of third floor roof and rear extensions. (amended description and amended plans)
Application No: APP/02/05430
Decision Date: 26/04/2003
Decision Type: Approve

Location: The Chelsea , 76 Victoria Parade, New Brighton, Wirral, CH45 2PH
Application Type: Advertisement Consent
Proposal: Retention of illuminated signage.
Application No: ADV/01/05525
Decision Date: 06/06/2001
Decision Type: Refuse

Location: Chelsea Reach ,Tower Promenade ,New Brighton,L45 2JY
Application Type: Advertisement Consent
Proposal: Two illuminated signs.
Application No: ADV/82/20620
Decision Date: 22/07/1982
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

In line with the Councils Guidance on Publicity for Planning Applications, 41 letters were sent to neighbouring properties and a Site Notice posted on site. 20 objections have been received and can be summarised as follows:

1. Noise, dust and disturbance through building work.
2. Loss of value to existing penthouse flat which will no longer be a penthouse.
3. Already inadequate parking which will be under more pressure from extra flats.
4. Loss of the lift whilst building works are being carried out
5. Insufficient space for existing bins
6. Visually the extension to the roof will be obtrusive and out of character.
7. Building works will cause damage to the existing building and foundations.

CONSULTATIONS:

Highways - No objections

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has attracted 20 objections which mean that it must be determined at Planning Committee.

INTRODUCTION

The proposals are for the erection of an extension to the roof of the existing building to accommodate two additional apartments.

PRINCIPLE OF DEVELOPMENT

As the application site is within a primarily residential area, new residential units are acceptable in principle subject to Unitary Development Plan Policy HS4 - Criteria for New Housing, Supplementary Planning Guidance note 2 - Designing for Self Contained Flat Development and Conversions and Advice given in the National Planning Policy Guidance (NPPG), specifically sections 6 and 7.

SITE AND SURROUNDINGS

The application site consists of a prominent four storey building located fronting Tower Promenade at the end of Tollemache Street and Victoria Parade. The existing building is divided into 30 apartments as a result of a planning permission in 2006 with the upper floor former by a largely glazed extension. The building has previously been used as a nightclub and although not listed is an important local landmark. Private parking spaces for 16 flats within the building are located immediately in front of the building on Tower Promenade.

POLICY CONTEXT

Policy HS4 states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area.

Supplementary Planning Document 2 (SPD2) - Designing for Self Contained Flat Development and Conversions states that new buildings must be sited having regard to the layout, pattern and use of spaces between other buildings; not be visually overbearing or dominant.

The National Planning Policy Framework (NPPF) also supports sustainable housing development which encompasses good design and widens the choice of high quality homes. 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 additional 2 apartments are to be created by an extension to the roof of the building. An identical proposal was approved through APP/13/ but was not implemented. The current application seeks to gain approval for the same scheme. This would consist of a lightweight steel and glass structure erected on top of the existing roof structure. The extension does not occupy the whole roof area and is set back 6m from the front elevation of the building, 5.5m from the side elevation with Tollemache Street and 13.5m from the side elevation with Victoria Parade.

Given this set back from the elevations, the visual impact will be minimal. Views of the building from the immediate vicinity are limited by the proximity of the river so that close up the extension will have little impact. The additional height will be more apparent from a distance but at such a distance will not appear over dominant. There is already a small extension on top of the existing roof which is not obvious except from the rear views of the building.

Objectors have expressed concern over the structural integrity of the building and its ability to support an additional roof extension. The applicant has confirmed that the existing building is a predominantly pre-cast and concrete and steel frame building which would enable the proposed extension to connect to without the need for structural alteration. The construction process will involve the lightweight prefabricated components of the extension to be craned into place and assembled on the roof. This will negate the need for scaffolding and will minimise the disturbance to existing residents.

Concerns have been expressed regarding the disturbance from building works including factors such as the loss of lifts for periods of time. The applicant has responded with a number of measures which will minimise disruption. A condition requiring a construction management plan would help resolve some of the more practical issues around construction.

The existing flats were approved subject to the provision of 16 dedicated parking spaces to the front of the building which are currently in use. This is a provision of just over 50%. Supplementary Planning Document 4 - Parking Standards requires a maximum of one parking space per flat and in areas where on street parking is available a lower provision can be acceptable. The addition of two units would require a maximum of two further parking spaces. No additional spaces are proposed but it considered that the additional demand for parking could be met by existing on street parking in the vicinity .

SEPARATION DISTANCES

The proposed flats will result in three additional bedroom windows to the rear elevation. The existing development has numerous windows on this elevation and as such it is not considered that the additional three bedroom windows will result in an a significant further loss of amenity.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Detail the relevant implications and measures here – include assessment of Ecology; Trees and Landscaping; Flood Risk; Renewable Energy/Energy Efficiency, and; Biodiversity issues. If there are none, simply state: There are no Environmental/Sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposals will result in an extension which will replicate the appearance of the existing building and will have a minimal visual impact. The proposals do not conflict with UDP Policy HS4 and SPG 2 and will result in a sustainable well-designed development which accords with the NPPF.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposals will result in an extension which will replicate the appearance of the existing building and will have a minimal visual impact. The proposals do not conflict with UDP Policy HS4 and SPG 2 and will result in a sustainable well-designed development which accords with the NPPF.

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 9/3/18 and listed as follows: A2A.17.809_101, 102, 103, 104 and 105

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

3. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

4. 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.

5. 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.

Reason: In the interests of the amenities of adjoining residents and having regard to Policy

HS4 of the Wirral Unitary Development Plan.

Last Comments By: 11/04/2018
Expiry Date: 04/05/2018

Planning Committee

31 May 2018

Reference:
APP/18/00202

Area Team:
South Team

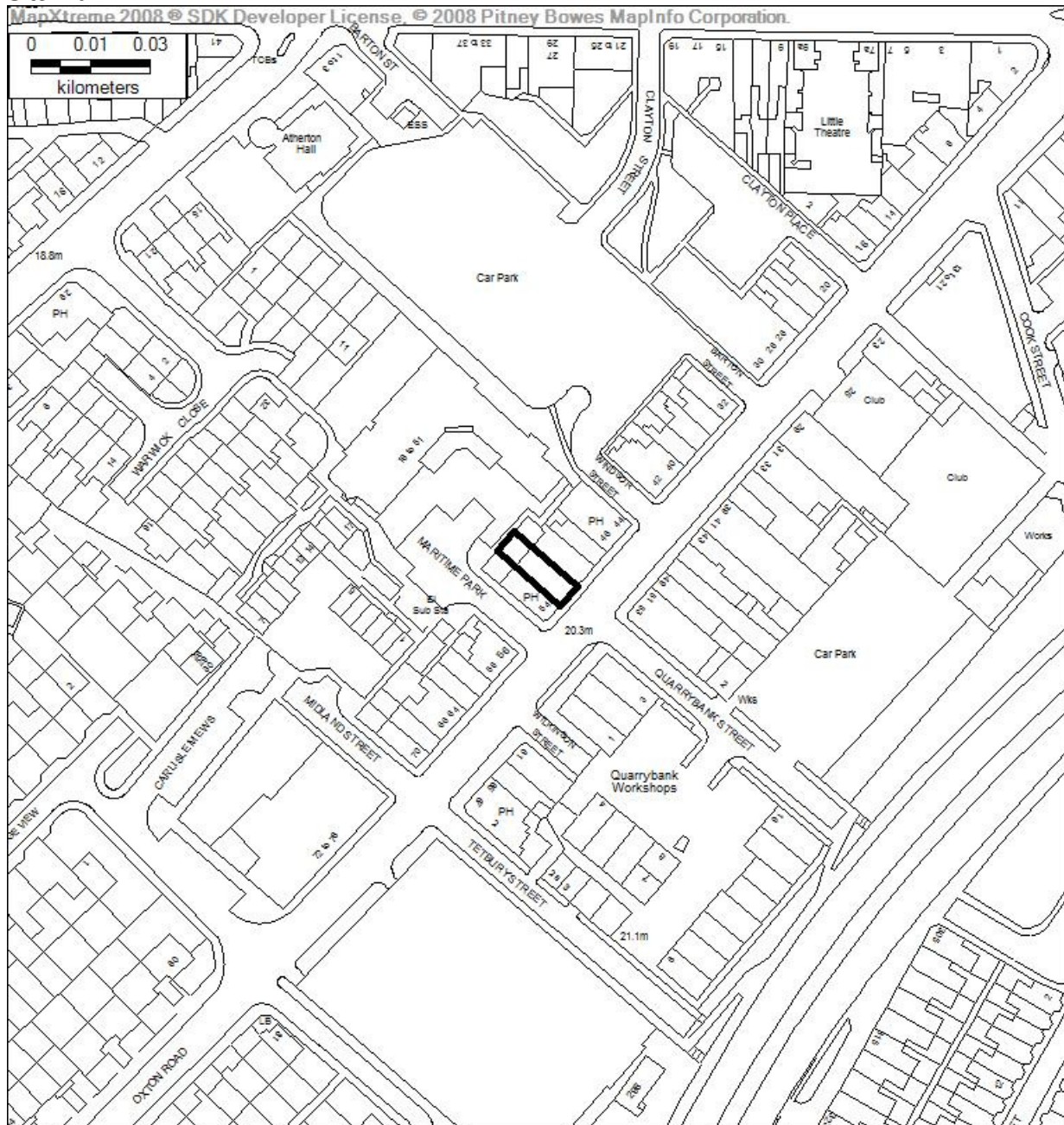
Case Officer:
Mr B Pratley

Ward:
**Birkenhead and
Tranmere**

Location: 52 OXTON ROAD, BIRKENHEAD, WIRRAL, CH41 2TW
Proposal: Change of use to A3 (Restaurant) with retrospective consent sought for external flue to the rear elevation.

Applicant: Mr Constantine Badea
Agent : N/A

Site Plan:



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Development Plan designation:
Traditional Suburban Centre

Planning History:
No planning history.

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications 44 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a petition of objection has been received. A covering letter, written by the Regional Service Manager for Regenda Homes, has been submitted with the petition. Regenda Homes own the building to the rear of the application site, which is used as Independent Living accommodation for people over the age of 60. The issues raised in this letter are as follows:

1. The proposed external flue will be less than 5 metres away from their site.
2. The flue will be an unsightly addition to the streetscape.
3. The residents feel that the businesses opening hours will create increased noise levels and impact on their health and well-being.
4. The proposal will result in increased levels of traffic and parking problems.

CONSULTATIONS:

Highways - No objection

Environmental Health – No objection subject to conditions.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection with 57 signatures has been received.

INTRODUCTION

The application seeks planning permission for the use of the premises as an A3 (restaurant). The application also seeks consent for an external flue that has been partially installed.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle subject to the provisions of Policy SH2 of the adopted Wirral Unitary Development Plan, and supplementary guidance in SPD3 and the National Planning Policy Framework.

SITE AND SURROUNDINGS

The site is located within the Birkenhead (Oxton Road) Traditional Suburban Centre. There is no planning history for this property and the applicant is unsure of its use prior to his purchase in 2011. The ground floor has been unused since at least 2009. The first floor is within residential use.

The Richmond Public House is located to the south west of the site; the neighbouring site to the north east houses an accountants. The surrounding area comprises a mixture of shops, take-aways, restaurants and public houses. Dwellings to the rear of the site are used as Independent Living accommodation for people over the age of 60.

POLICY CONTEXT

Policy SH2 – Criteria for Development in Traditional Suburban Centres

Within the Traditional Suburban Centres Listed below (n.b. includes Birkenhead (Oxton Road), proposals falling within Class A1, Class A2 and Class A3 of the Town and Country Planning (Use Classes) Order 1987, will be permitted subject to satisfying the following criteria:

- (i) The proposal, together with other recent or proposed development does not undermine the vitality or viability of any Key Town Centre or Traditional Suburban Centre as a whole or

- (ii) other town centre outside the Borough boundary;
- (ii) The proposal does not generate traffic in excess of that which can be accommodated by the existing or proposed highway network;
- (iii) The proposal meets highway access and servicing requirements and includes off street car parking in line with Policy TR9 and cycle parking in line with Policy TR12;
- (iv) The siting, scale, design, choice of materials and landscaping is not detrimental to the character of the area;
- (v) Proposals for A2 uses should incorporate the provision of a shop front and permanent window display;
- (vi) The proposal does not cause nuisance to neighbouring uses or lead to loss of amenity , as a result of noise disturbance, on-street parking or delivery vehicles – where necessary a suitable condition will be imposed on hours of opening/operation;
- (vii) Where a proposal for Class A3 use is located on a street containing similar establishments, cumulative levels of noise and disturbance, from both the existing and proposed activities, should not exceed a level likely to be detrimental to the amenity of the area;
- (viii) Proposals for Class A3 uses should include measures to mitigate smells and internally generated noise – these measures should not be visually intrusive in the street scene and should be fully installed before the business commences trading.

SPD3 – Hot Food Takeaways, Restaurants, Cafes and Drinking Establishments

SPD3 states that restaurants, drinking establishments and hot food takeaways are generally acceptable within traditional suburban centres provided they do not harm nearby residential properties. It recommends a 40-metre separation distance from the main elevation of a dwelling house or a building used solely for self-contained flats when measured along a public highway.

APPEARANCE AND AMENITY ISSUES

Paragraph 3.3 of SPD 3 states that proposed uses within Use Classes A3 should be at least 40 metres away from the main elevation of a dwelling house or a building used solely for self-contained flats, when measured along the public highway. In this instance, when measured along the highway, the customer entrance will be 32 metres to the closest residential dwelling. However, the Richmond Public House is already located between the site and this dwelling. Given this, and the fact that the site is within a traditional suburban centre, it is considered that the proposed use would not have a significantly greater impact on the occupants of nearby residential occupants than the existing commercial uses.

The residential accommodation at first floor level is understood to be within the same ownership as the ground floor. Nonetheless, in the event that ownership is in the future separated, it is recommended a condition is attached to the permission requiring the submission of a suitable noise insulation scheme.

The flue is typical of the type of structures that can be found in centres such as this and other such flues can be found within the surrounding area. Whilst it is acknowledged that it is a tall structure, this is necessary given the requirement for it to transport fumes from the kitchen to above the height of the eaves. The flue will be painted black to reduce its visual impact.

The Council's Environmental Health Division has no objection to the proposal, subject to the imposition of conditions. It is therefore considered that the flue would not have a detrimental impact on nearby residents as a result of odours. The representation from the Regional Service Manager for Regenda Homes states that the flue will be less than 5 metres from their site. It should be noted, however, that this measurement is to the site boundary. The flue will be approximately 13 metres to the nearest residential dwelling.

The application forms confirm that the restaurant will be open from 8am until 11pm Mondays to Saturdays, and not at all on Sundays and Bank Holidays. These opening hours are considered to be reasonable given the sites location within a traditional suburban centre. It is recommended that these hours are secured by condition, with opening hours on Sundays and Bank Holidays from 9am until 10.30pm.

The applicant has confirmed that bins will be stored within the rear yard and taken to the highway by

way of an existing gate.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as the proposal does not result in the creation of new residential dwellings.

HIGHWAY/TRAFFIC IMPLICATIONS

The Council's adopted parking standards (SPD4) set out maximum limits and the proposal does not exceed these. The applicant has confirmed that parking for deliveries is available to the front of the site.

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 A3 (Restaurant) use is considered to be acceptable within this Traditional Suburban Centre and will not have a significantly greater impact on the occupants of nearby residential dwellings than the existing commercial uses. The proposal therefore complies with Policy SH2, SPD3 and the provisions of the NPPF.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed A3 (Restaurant) use is considered to be acceptable within this Traditional Suburban Centre and will not have a significantly greater impact on the occupants of nearby residential dwellings than the existing commercial uses. The proposal therefore complies with Policy SH2, SPD3 and the provisions of the NPPF.

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 plans received by the local planning authority on 21 February 2018 and listed as follows: unreferenced floor plans.

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

3. The premises shall not be open for business outside the hours of 08.00 and 23.00 Monday to Saturday and 9.00 and 22.30 Sundays and Bank Holidays.

Reason: In the interests of residential amenity and to comply with Policy SH2 of the Wirral Unitary Development Plan

4. A suitable noise insulation scheme between the ground floor and the residential accommodation (adhering to 'Building Regulations Approved Document E - Resistance to

the passage of sound') shall be submitted in writing to and approved by the Local Planning Authority, prior to the commencement of any building/renovation work.

Reason: in the interests of the amenity of occupants of the upper floors of the building, and to comply with Policy SH2 of the Wirral UDP.

5. A suitable scheme of fume extraction shall be submitted in writing to and approved by the Local Planning Authority prior to the commencement of the use hereby authorised. When designing the fume extraction system reference should be made to the Defra document: 'Guidance on the Control of Odour and Noise from Commercial Kitchen Exhaust Systems'.

Reason: in the interests of residential amenity and to comply with Policy SH2 of the Wirral UDP.

6. Amplified music shall not be played at a level that will cause unreasonable disturbance to the occupants of any properties in the vicinity. The premises shall not be used for the performance of live music.

Reason: in the interests of the amenity of neighbouring residential dwellings, and to comply with Policy SH2 of the Wirral UDP.

7. The flue hereby permitted shall be painted black, and shall be maintained in that colour in perpetuity.

Reason: in the interests of the visual amenity of the site and its surroundings, and to comply with Policy SH2 of the Wirral UDP.

Last Comments By: 26/03/2018

Expiry Date: 18/04/2018

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Planning Committee

31 May 2018

Reference:
APP/18/00265

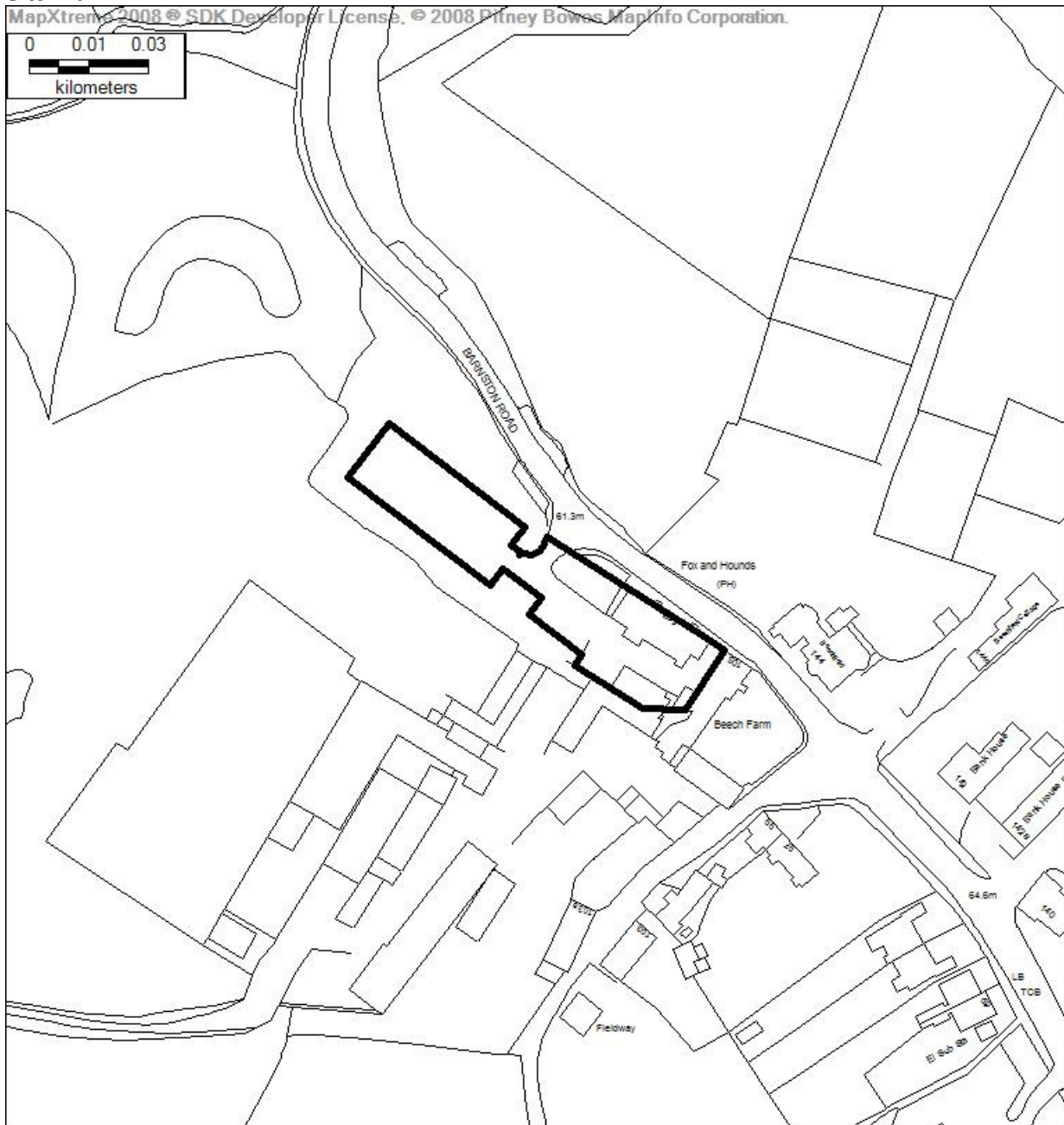
Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
Pensby and Thingwall

Location: Fox & Hounds, 107 BARNSTON ROAD, BARNSTON, CH61 1BW
Proposal: Erection of side extension, rear extension and link to outbuilding, bin store, access and parking alterations and revised landscaping
Applicant: Stange and Co
Agent : MTP Town Planning Ltd

Site Plan:



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Development Plan designation:

Green Belt
Conservation Area (for illustrative purposes)

Planning History:

Location: Fox & Hounds, Barnston Road, Barnston, Wirral, L61 1BW
Application Type: Full Planning Permission
Proposal: Erection of two storey extensions to existing hotel, change of use of stable block to bedrooms and layout of new car parking area.
Application No: APP/82/21732
Decision Date: 27/04/1983
Decision Type: Refuse

Location: Fox & Hounds Hotel, Barnston Rd, Barnston, L61 1BW
Application Type: Full Planning Permission
Proposal: Erection of single storey extension to existing hotel and layout of new car parking area
Application No: APP/83/23002
Decision Date: 05/10/1983
Decision Type: Refuse

Location: Fox & Hounds Hotel, Barnston Rd, Barnston, L61 1BW
Application Type: Full Planning Permission
Proposal: Erection of single storey extension to existing hotel and layout of new car parking area
Application No: APP/84/24582
Decision Date: 04/10/1984
Decision Type: Refuse

Location: Fox & Hounds 107, Barnston Road, Barnston. L61 1BW
Application Type: Full Planning Permission
Proposal: Two storey extension at rear of property and layout of new car park with access to Barnston Road.
Application No: APP/85/05215
Decision Date: 21/10/1985
Decision Type: Approve

Location: Land north west of Fox and Hounds Public House, 107, Barnston Road, Barnston. L
Application Type: Full Planning Permission
Proposal: Extension to existing car park to provide 43 car parking spaces.
Application No: APP/88/05529
Decision Date: 01/06/1988
Decision Type: Approve

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 8 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 1 objection received from the Barnston Conservation Society, objecting on the grounds of the loss of landscaping and increase car park.

CONSULTATIONS

Environmental Health - No objection

Highways - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is a departure from the Unitary Development Plan.

INTRODUCTION

The application is for the erection of single-storey side and rear extensions, together with a link to the existing outbuilding and alterations to the parking layout and landscaping.

The proposed extensions will result in the restaurant area being enlarged, with the link building allowing for the existing outbuilding to be utilised as a kitchen.

SITE AND SURROUNDINGS

The Fox and Hounds is a public house within the Barnston Village Conservation Area. It is a two-storey, white-rendered building which fronts directly onto Barnston Road, and has a large parking area directly to the north of the building. The site is located within the Green Belt.

POLICY CONTEXT

As the site is within the Green Belt, the proposal is subject to Wirral Unitary Development Plan (UDP) Policy GB2: Guidelines for Development in the Green Belt. Policy GB2 states that there is a general presumption against inappropriate development in the Green Belt. There is no provision allowed within this policy for extensions to non-domestic buildings, and this proposal is therefore contrary to this policy.

The guidance in the National Planning Policy Framework (NPPF) is also directly relevant in this case. Paragraph 89 of the NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate, other than for certain exceptions. One of these exceptions includes "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building". In this instance, the proposed extensions are only single-storey and are considered to be proportionate to the footprint of the existing building, which is much larger than the proposed additions. The extensions will read as extensions to the existing building, with the proposed extensions to the rear will be within a courtyard area and not particularly visible from outside the site, which is screened from the open countryside by a large farm complex to the rear. It is therefore considered that the proposed extensions are in keeping with this aspect of the National Planning Policy Framework and can be supported. Additionally, the NPPF also states that local plans should support "the sustainable growth and expansion of all types of businesses and enterprise in rural areas" and this proposal is considered to broadly comply with the principle of this.

The site is also within the Barnston Village Conservation Area, and the proposal is therefore subject to Wirral UDP Policy CH2: Development Affecting Conservation Areas and Policy CH21: Barnston Village Conservation Area.

APPEARANCE AND AMENITY ISSUES

Only the single-storey side extension will be visible from the public highway and this has been designed with an oak frame with elements of render to match the existing building. It has also been set back from the front elevation of the building by approximately 2 metres, ensuring that it will appear subordinate and proportionate to the main building, which is two-storeys tall and much larger than the proposed extension. It is not considered that the proposed additions will detract from the overall character of the building, which contributes greatly to the character of the Barnston Village Conservation Area.

Parking Layout

The layout of the car park area will be altered to provide an additional 13 parking spaces, taking the total number from 40 to 53. The applicant contends that the number of spaces in the current parking area restricts the amount of custom and has actively been looking to increase the number of spaces available. The proposal will see some existing areas of landscaping removed for new parking area, both near the entrance to the site and towards the northern end of the existing car park.

Despite the increase in parking spaces and hardstanding at the northern end of the site, including the partial loss of an existing grass bank and the relocation of two small trees, the site will still be screened from the wider area by trees and vegetation.

The new parking spaces towards the front of the site will see the removal of some landscaping areas. However, an existing hedge to the front of the site (adjacent to the building) will be retained and will continue to partly screen the parking area from Barnston Road. The larger landscaping area which runs along Barnston Road (further north from the building) will not be affected by the scheme and therefore the visual impact of the amended car park on the street scene of Barnston Road and the Conservation Area will be minimal. A condition has been attached for full details of the landscaping of the site to be secured.

Overall, it is considered that the proposed extensions form appropriate and proportionate additions to the existing building which will have limited impact upon the openness of the Green Belt and the Barnston Village Conservation Area. Additionally, the alterations to the car park area will have minimal visual impact upon the character of the site.

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 is no sufficient reason to warrant refusal of the application on highway safety grounds.

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 there no provision in UDP GB2 for the proposed development, the proposal would constitute appropriate and proportionate additions to the existing building, together with some external alterations within the site, which will not harm the openness of the Green Belt or have a detrimental impact upon the character of the Barnston Village Conservation Area. The proposal is therefore compliant with the National Planning Policy Framework and Wirral Unitary Development Plan Policy CH2 and CH21.

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 will constitute appropriate and proportionate additions to the existing building, together with some external alterations within the site, which will not harm the openness of the Green Belt or have a detrimental impact upon the character of the Barnston Village Conservation Area. The proposal is therefore considered to comply with the National Planning Policy Framework and Wirral Unitary Development Plan Policy CH2 and CH21.

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 plans received by the local planning authority on 8th March 2018 and listed as follows: B103; B105; B106; B107; B108 Rev B; B109 Rev B; and the amended plan received on 8th May

2018 and listed as: B104 Rev A

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

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

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH2 of the Wirral Unitary Development Plan

4. Notwithstanding the information submitted with the application, prior to first use of the development hereby permitted, full details of the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first use of the proposal and shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and in the interests of amenity, having regard to Wirral Unitary Development Plan Policy CH2

Last Comments By: 18/04/2018
Expiry Date: 03/05/2018

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Planning Committee

31 May 2018

Reference:
APP/18/00330

Area Team:
North Team

Case Officer:
Mr B Pratley

Ward:
Seacombe

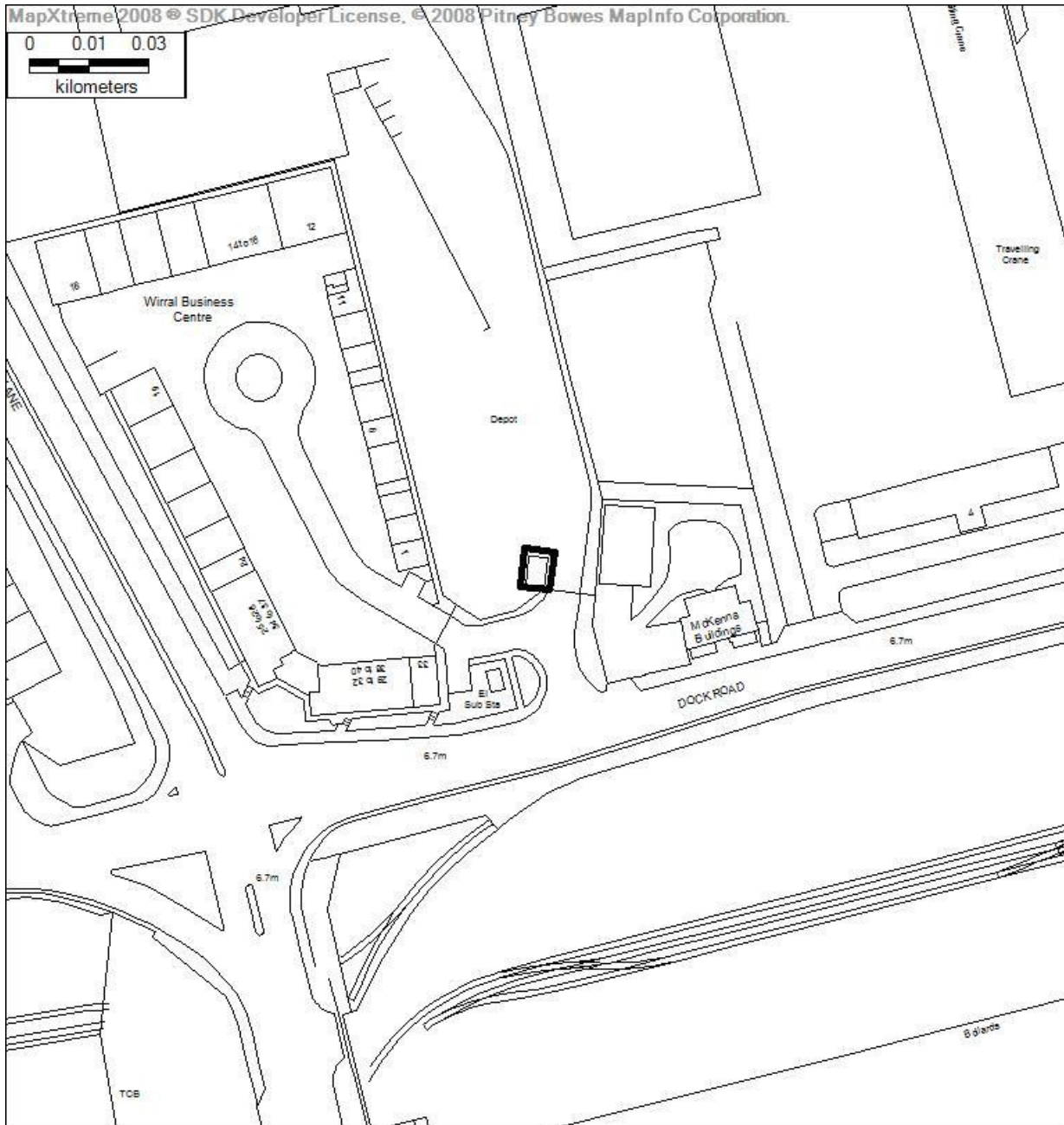
Location: The Gatehouse, Wirral Business Centre, Dock Road, Wallasey, Merseyside, Wirral, CH41 1JW

Proposal: Change of use of The Gatehouse at Wirral Business Centre to a takeaway snack bar (Retrospective application).

Applicant: Mr Nicholas Rees

Agent : N/A

Site Plan:



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Development Plan designation:

Primarily Industrial Area

Planning History:

Location: The Gate House, Wirral Business Centre, Dock Road, Poulton. L41 1JW
Application Type: Full Planning Permission
Proposal: Retention of portacabin.
Application No: APP/92/06614
Decision Date: 20/11/1992
Decision Type: Approve

Location: The Lodge, (formerly The Gate House), Wirral Business Centre, Gorse
Lane, Poulton
Application Type: Full Planning Permission
Proposal: Extension of temporary planning permission APP/92/6614 to allow the
retention of a portacabin.
Application No: APP/94/06190
Decision Date: 14/10/1994
Decision Type: Approve

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

Having regard to the Council's Guidance on Publicity for Applications 2 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS:

Highways - No objection

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

The proposal represents a departure from the Wirral Unitary Development Plan.

INTRODUCTION

The application is for the change of use of a gate house at a business centre to a take-away snack bar.

PRINCIPLE OF DEVELOPMENT

The proposed development is a departure from the Wirral Unitary development plan, as the site is identified as a Primarily Industrial Area on the UDP Proposals map and UDP Policy EM8 only makes provision for employment development within Use Classes B1, B2 and B8 and alterations to existing businesses to protect employment land from other forms of development. Material considerations must be identified to outweigh the provisions of the statutory development plan in favour of the application before planning permission could be granted.

SITE AND SURROUNDINGS

The site consists of a former gatehouse at the entrance to the Wirral Business Centre. It was previously used as a snack bar, without planning permission, by a previous operator but is currently vacant. The site is located within a Primarily Industrial Area and the surrounding uses are industrial/commercial in nature.

POLICY CONTEXT

The proposal falls to be assessed against Wirral's UDP Policies URN1 (Development and Urban Regeneration) and EM8 (Development within Primarily Industrial Areas) and the National Planning Policy Framework (NPPF).

The site is designated as part of a Primarily Industrial Area as shown on the Unitary Development Plan (UDP) Proposals Map. Strategic UDP Policy URN1 seeks to ensure full and effective use of land is

made within urban areas. This should be read in conjunction with UDP Policy EM8, which makes provision for uses within Use Classes B1, B2 and B8 and proposals for the reconstruction, extension or expansion of existing business. Thus the proposal for a snack bar/take-away is a departure from the UDP and has been advertised as such.

Loss of employment land

This proposal is for the re-use of a relatively small gatehouse (33 square metres). The overall use of the site will remain in employment use. The use is considered to be compatible with the character of the surrounding area, would not restrict operation of other employment uses, and an ongoing supply of available, suitable, employment land would be retained.

Sequential test and impact assessment

Paragraph 24 of the NPPF states that, "Local planning authorities should apply a sequential test to planning applications for main town centre uses that are not in an existing centre and are not in accordance with an up-to-date Local Plan". Guidance in NPPG paragraph 11 ID: 2b-011-20140306 indicates that the use of the sequential test should recognise that certain town centre uses have particular market and locational requirements, which means they may only be located in specific locations. Robust justification must be provided where this is the case. In this particular case, the proposal is only likely to serve a specific localised need, principally serving workers from within the surrounding employment sites. The scale of the proposed use at 33 square metres is very small and it is considered that this is unlikely to have an impact on other snack-bar/take-aways situated beyond the site in centres at Birkenhead, Liscard and Seacombe. The NPPF states that an impact assessment should be provided for proposals with a floor space of 2,500m² gross. The application proposal, at 33 square metres, is well below this limit.

APPEARANCE AND AMENITY ISSUES

No elevational drawings have been submitted with this application as it is understood that no external changes to the building will be made.

The nearest residential dwellings are over 300 metres from the application site and therefore amenity issues will not arise.

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

It is considered that the use of the gatehouse as a snack bar/take-away will not inhibit the wider employment use of the site. The scale of the proposal is very small and unlikely to have an impact on other snack-bar/take-aways situated beyond the site in centres at Birkenhead, Liscard and Seacombe. The proposal is therefore considered to be acceptable under Wirral's UDP Policies URN1 (Development and Urban Regeneration) and National Planning Guidance.

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:-

It is considered that the use of the gatehouse as a snack bar/take-away will not inhibit the wider employment use of the site. The scale of the proposal is very small and unlikely to have an impact on

other snack-bar/take-aways situated beyond the site in centres at Birkenhead, Liscard and Seacombe. The proposal is therefore considered to be in accordance with Wirral's UDP Policies URN1 (Development and Urban Regeneration) and EM8 (Development within Primarily Industrial Areas) and the National Planning Policy Framework.

Recommended Decision: **Approve**

Last Comments By: 13/04/2018
Expiry Date: 02/05/2018

**Planning Applications Decided Under
Delegated Powers Between
09/04/2018 and 20/05/2018**

Application No.: APP/15/00737 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Refuse
Case Officer: Mr N Williams
Applicant: Mr Steve Ewart **Agent:** SDA Architecture & Surveying
Location: Rear of 7 SCHOOL LANE, NEW FERRY, CH62 5BB
Proposal: Conversion of existing pool house into five new houses

Application No.: APP/16/00936 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 11/05/2018 **Decision:** Refuse
Case Officer: Mr K Spilsbury
Applicant: Lidl UK GmbH **Agent:** Plan A (North West) Limited
Location: STRATTON COURT, THURSBY ROAD, CROFT BUSINESS PARK, BROMBOROUGH, CH62 3PW
Proposal: Erection of retail unit with car parking and servicing areas, vehicular accesses and associated works following demolition of existing buildings.

Application No.: OUT/16/01554 **Application Type:** Outline Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 16/05/2018 **Decision:** Refuse
Case Officer: Mr N Williams
Applicant: Mr J Bassett **Agent:** Life Architecture Ltd
Location: 10 ANTHONYS WAY, GAYTON, CH60 0BP
Proposal: Two storey detached dwelling

Application No.: LDP/17/00641 **Application Type:** Lawful Development Certificate Proposed
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 18/04/2018 **Decision:** Lawful Use
Case Officer: Mrs S Lacey
Applicant: Mr & Mrs Hatfield **Agent:** John E Edwards Architects
Location: Raby Dell, 6 BLAKELEY DELL, RABY MERE, CH63 0NJ
Proposal: Internal Alterations and small rear extension to existing building.

Application No.: APP/17/01211 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 16/05/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr Darby **Agent:** Collins Architecture
Location: Leira, 3 MOORLAND CLOSE, GAYTON, CH60 0EL
Proposal: Replacement of existing roof to raise roofline and incorporate rear dormer windows and terrace. Single story side extension & front porch extension.

Application No.: APP/17/01342 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 02/05/2018 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr & Mrs Burns **Agent:** SHACK Architecture Ltd
Location: 78 DAWSTONE ROAD, GAYTON, CH60 8ND
Proposal: The proposal is an amendment of a previously approved planning application APP 15/01143 for two new residential properties to replace an existing bungalow. This application is to propose alterations to Plot 1 on the site. The new proposal includes a number of internal and external alterations as well as a proposed master suite for the loft space. The garage has also been moved allowing the main house to extend above it.

Application No.: OUT/17/01376 **Application Type:** Outline Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 30/04/2018 **Decision:** Refuse
Case Officer: Mr K Spilsbury
Applicant: Mr M Titley **Agent:** Jones & Wathen Ltd.
Location: LAND IN BOATHOUSE LANE, HESWALL. CH64 3TB
Proposal: Outline application for a residential development (all matters reserved).

Application No.: APP/17/01407 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 12/04/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr & Mrs Kilikita **Agent:** Condy & Lofthouse Architects Ltd
Location: Chestnut House, KINGS DRIVE, CALDY, CH48 2JF
Proposal: Proposed two-storey front, side and rear extensions, front and rear dormer windows, and alterations to the existing dwelling and associated landscaping works

Application No.: APP/17/01420 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 17/04/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mrs Murray **Agent:**
Location: 2 THE LYDIATE, HESWALL, CH60 8PR
Proposal: Two storey side extension with rear dormer, Juliet balcony to front and rear elevation.

Application No.: APP/17/01435 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Jackie Dixon **Agent:**
Location: 37 BIDSTON VILLAGE ROAD, BIDSTON, CH43 7QT
Proposal: Removal of 5 stables of 8, and replacement with single storey timber clad granny annex to the main house to provide self-contained living accommodation for a family member.

Application No.:	APP/17/01511	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	19/04/2018	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr Murphy	Agent:	Architects-Direct.com
Location:	Land Between 20 and 22 PARKLANDS DRIVE, GAYTON, CH60 3RU		
Proposal:	Creation of a new build residential single storey dwelling with dormers. New drive access.		
Application No.:	APP/17/01520	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	03/05/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Bodyline	Agent:	Wiplow Ltd
Location:	Bodyline 124 CHESTER STREET, BIRKENHEAD, CH41 5DL		
Proposal:	Change of Use to D1 Clinic (retrospective)		
Application No.:	APP/17/01546	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	27/04/2018	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr S Little	Agent:	Life Architecture Ltd
Location:	LAND NORTH OF GRANGE OLD ROAD, WEST KIRBY, CH48 4ET		
Proposal:	New Detached House - Plot 2		
Application No.:	OUT/17/01551	Application Type:	Outline Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	19/04/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mrs Urwin	Agent:	Fisher German
Location:	Land adjacent to Oak Cottage, ST DAVIDS LANE, NOCTORUM, CH43 9UD		
Proposal:	Outline planning application for the erection of a detached dwelling. All matters reserved except for access.		
Application No.:	APP/17/01558	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	10/04/2018	Decision:	Refuse
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Ron Armstrong	Agent:	Mr Peter Hinton
Location:	Six Acres, 75 COLUMN ROAD, NEWTON, CH48 1PX		
Proposal:	Amendments and extensions to approved dwelling, approved under APP/16/01508		

Application No.: APP/17/01570 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton **Decision Level:** Delegated
East
Decision Date: 12/04/2018 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Promiston Limited **Agent:** Gilmore Developments Limited
Location: Peninsula Business Park, REEDS LANE, LEASOWE
Proposal: Change of use of existing car park to reeds lane frontage to form storage facility for Caravans/Motor Homes (Use Class B8)

Application No.: APP/17/01584 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 09/05/2018 **Decision:** Refuse
Case Officer: Mrs S Williams
Applicant: Mr Humphreys **Agent:** John McCall Architects
Location: 19 BRIDLE ROAD, BROMBOROUGH, CH62 6AP
Proposal: Erection of a two-storey side extension, single storey rear extension and detached garage to the rear with access from Woodyear Road

Application No.: APP/17/01597 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 16/05/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Eckman **Agent:** SHACK Architecture Ltd
Location: Wavcrest, THE MOORINGS, HESWALL, CH60 9JU
Proposal: Replacement dwelling.

Application No.: APP/18/00005 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 17/05/2018 **Decision:** Withdrawn
Case Officer: Mr N Williams
Applicant: The Regard Ground **Agent:** Roger Hannah & Co
Location: 10 SPITAL ROAD, BEBINGTON, CH63 9JE
Proposal: Change of use of property to large House in Multiple Occupation (HMO) to provide supported living services for up to 11 individuals

Application No.: APP/18/00013 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Cardtronics UK Ltd trading as **Agent:** Des Ager Design and Planning Consultant
Cashzone
Location: Spar and Eastham Post Office, 16 MILL PARK DRIVE, EASTHAM, CH62 9DL
Proposal: Retention of an ATM installed through the window to the right of the glazed entrance door (an aperture has been cut into the security shutter to allow constant use of the ATM)

Application No.: ADV/18/00014 **Application Type:** Advertisement Consent
Ward: Eastham **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Cardtronics UK Ltd trading as **Agent:** Des Ager Design and Planning Consultant
Cashzone
Location: Spar and Eastham Post Office, 16 MILL PARK DRIVE, EASTHAM, CH62 9DL
Proposal: Advertisements relating to ATM, including:
Illuminated polycarbonate black and green top sign with illuminated white lettering "free cash
withdrawals" Halo illumination to polycarbonate sign; Illuminated signage to ATM fascia. Green
acrylic sign with white lettering "cashzone" and accepted card logos.

Application No.: APP/18/00023 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 24/04/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs O'Hallaran **Agent:** Neil Braithwaite Architect Ltd
Location: 56 TUDORVILLE ROAD, BEBINGTON, CH63 2HU
Proposal: Single storey extension to side of dwelling

Application No.: APP/18/00025 **Application Type:** Full Planning Permission
Ward: Oxtou **Decision Level:** Delegated
Decision Date: 24/04/2018 **Decision:** Approve
Case Officer: Mr C Smith
Applicant: ParkingEye Ltd **Agent:**
Location: Unit 1 Aldi, 360 WOODCHURCH ROAD, PRENTON, CH42 8PG
Proposal: Car Park Management of Aldi Prenton(Retrospective) (amended).

Application No.: ADV/18/00026 **Application Type:** Advertisement Consent
Ward: Oxtou **Decision Level:** Delegated
Decision Date: 24/04/2018 **Decision:** Approve
Case Officer: Mr C Smith
Applicant: ParkingEye Ltd **Agent:**
Location: Unit 1 Aldi, 360 WOODCHURCH ROAD, PRENTON, CH42 8PG
Proposal: Car Park Management Signage - 12 signs mounted on lighting columns, signage poles or on the
wall of the buildings signage is of 3 sizes, 600mm x 800mm, 700mm x 900mm and 600mm x
700mm facing internally into the car park to advise of the car parks stay allocation as per the
British Parking Association (BPA) (Retrospective) (amended).

Application No.: APP/18/00032 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 20/04/2018 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Dr Sanderson **Agent:**
Location: Whitfield Buildings, 188-200 PENSBY ROAD, HESWALL
Proposal: Change of use of existing building to a veterinary surgery (Use Class D1)

Application No.: OUT/18/00047 **Application Type:** Outline Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 14/05/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: P Horner Property Ltd. **Agent:** Mr Forrest
Location: Land At Former Old Tavern Club, MAGAZINE LANE, NEW BRIGHTON CH45 5AD
Proposal: Mews-style development of 12 No. 2 bed and 2 No. 1 bed apartments with drive-through access to parking for 14 No. cars and landscaped gardens on the site of a former night club and premises (Outline)

Application No.: APP/18/00049 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 24/04/2018 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Universities Superannuation Scheme (USS) Limited **Agent:** Deloitte LLP
Location: Carparking area to the north of Unit N (Boots), The Croft Retail and Leisure Park, WELTON ROAD, BROMBOROUGH
Proposal: Development of a new retail unit (Class A1 uses).

Application No.: APP/18/00059 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 17/05/2018 **Decision:** Withdrawn
Case Officer: Mrs S Williams
Applicant: Mr Beecham **Agent:** SDA Architecture LTD
Location: Higher Farm, ROMAN ROAD, PRENTON, CH43 3DB
Proposal: Extension and conversion of existing garage structure to provide new dwelling

Application No.: DPP3/18/00061 **Application Type:** Work for Council by Council
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 03/05/2018 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Wirral Council **Agent:**
Location: Birkenhead Town Hall, HAMILTON SQUARE, BIRKENHEAD, CH41 5BR
Proposal: Illumination and new surface treatment to Cenotaph along with cleaning of cenotaph and flag bases

Application No.: LBC/18/00062 **Application Type:** Listed Building Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 03/05/2018 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Wirral Council **Agent:**
Location: Birkenhead Town Hall, HAMILTON SQUARE, BIRKENHEAD, CH41 5BR
Proposal: Illumination and new surface treatment to Cenotaph along with cleaning of cenotaph and flag bases

Application No.: LDP/18/00074 **Application Type:** Lawful Development Certificate Proposed
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 18/04/2018 **Decision:** Lawful Use
Case Officer: Mr C Smith
Applicant: Ms Phillips **Agent:** EMC
Location: 5 MILES CLOSE, GREASBY, CH49 3AD
Proposal: Proposal to extend to the side and the rear of the existing house within permitted development rights. Materials and dimensions with match the guidance within the permitted documents.

Application No.: APP/18/00099 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 09/05/2018 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr Pickering **Agent:** Guy Woodcock Chartered Surveyors
Location: 53 TELEGRAPH ROAD, HESWALL, CH60 0AD
Proposal: Change of use from a shop for the sale of bikes to a micro pub

Application No.: APP/18/00112 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 12/04/2018 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: Mr Murray **Agent:** SDA Architecture LTD
Location: Storage Land Adjacent 52, CLEVELAND STREET, BIRKENHEAD
Proposal: Erection of three-storey 4 B1 Industrial units with parking & mezzanine areas

Application No.: APP/18/00115 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 12/04/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Landinvest Developments Limited **Agent:** Burton Architects
Location: 118-122 SEABANK ROAD, NEW BRIGHTON, WIRRAL, CH45 1HF
Proposal: Demolition of rear outriggers/extension and construction of new single and two-storey extension to the rear to create two new apartments in addition to the refurbishment of the three existing apartments

Application No.: APP/18/00138 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 12/04/2018 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: InstaVolt Limited **Agent:**
Location: Hoylake Road Service Station, HOYLAKES ROAD, MORETON, CH46 5NA
Proposal: Installation of two rapid electric vehicle charging stations within the grounds of service station, existing space will become two EV charging bays, along with associated equipment.

Application No.: LBC/18/00155 **Application Type:** Listed Building Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 11/04/2018 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Bodyline Ltd **Agent:** Wiplow Ltd
Location: Bodyline124 CHESTER STREET, BIRKENHEAD, CH41 5DL
Proposal: Internal alterations with the erection of studded walls (retrospective)

Application No.: APP/18/00167 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: Mr Camp **Agent:**
Location: 24 WENTWORTH DRIVE, BROMBOROUGH, WIRRAL, CH63 0JA
Proposal: Ground Floor lounge / Kitchen + Utility Room + Garage extension + 1st Floor Bedroom & Bathroom Extensions over

Application No.: APP/18/00170 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 10/04/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mrs Elwen **Agent:**
Location: 22 CASTLE DRIVE, HESWALL, WIRRAL, CH60 4RJ
Proposal: Single storey rear extension

Application No.: DPP3/18/00173 **Application Type:** Work for Council by Council
Ward: Bebington **Decision Level:** Delegated
Decision Date: 10/04/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Wirral Council **Agent:** Wirral Council
Location: Higher Bebington Jnr School, MILL ROAD, HIGHER BEBINGTON, CH63 8QE
Proposal: Proposed flat roof extension to extend existing classrooms and internal re-modeling to provide extra WC provision.

Application No.: APP/18/00179 **Application Type:** Full Planning Permission
Ward: **Decision Level:** Delegated
Decision Date: 12/04/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Wirral Met College **Agent:**
Location: Twelve Quays Campus, Shore Road, Birkenhead, Wirral, CH41 1AG
Proposal: Installation of 2 new Gas Turbine CHP power units

Application No.:	APP/18/00180	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	16/05/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mr Boardman	Agent:	
Location:	16 LONG ACRES, GREASBY, CH49 2SP		
Proposal:	Replacement single storey rear extension		
Application No.:	APP/18/00185	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	10/04/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Sanders	Agent:	Neal Roberts
Location:	30 GLENWOOD DRIVE, IRBY, CH61 4UH		
Proposal:	Erection of a two-storey side extension, single storey rear and front porch		
Application No.:	APP/18/00186	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	18/04/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mr & Mrs Collister	Agent:	Wallace Architecture
Location:	32 GORSE LANE, NEWTON, CH48 8BH		
Proposal:	Remodelling of bungalow to create a flat roof two storey dwelling with roof terrace		
Application No.:	APP/18/00187	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	16/04/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Dr Polley	Agent:	Architects-Direct.com
Location:	19 RIVERBANK ROAD, HESWALL, CH60 4SQ		
Proposal:	Erection of a two-storey side extension. Removal of roof and installation of new flat roof with parapet and glazed lantern to single storey at rear.		
Application No.:	APP/18/00188	Application Type:	Full Planning Permission
Ward:		Decision Level:	Delegated
Decision Date:	10/05/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Glass Rooms Architectural Glazing	Agent:	Glass Rooms Architectural Glazing
Location:	10A MANOR ROAD, EASTHAM, CH62 8BN		
Proposal:	Structural Glass extension with front sliding door system (Design similar to that of a conservatory). Doors of the existing building are to be left in place separating the extension from the existing building.		

Application No.: APP/18/00190 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 03/05/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr Hyde **Agent:** Kriss Cringle Associates
Location: Chequered Flag, 94 TRINITY ROAD, HOYLAKE, CH47 2BZ
Proposal: Change of use from Commercial Garage to single residential dwelling, including the removal of a small section of roof and gable to the rear to form an open upper patio area.

Application No.: APP/18/00196 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 30/04/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Silver Ice **Agent:** Andrew Smith Architects Ltd
Location: Former accessway, 76 Trafalgar Road, Wallasey, Wirral, CH44 0EB
Proposal: Proposed single-bedroom apartment within former open accessway between 74 and 76 Trafalgar Road, incorporating an existing ground floor bedroom within no. 76

Application No.: APP/18/00199 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 13/04/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Durose **Agent:** pdv design ltd
Location: 80 BROADWAY AVENUE, LISCARD, CH45 4SF
Proposal: Demolition of existing single storey garage and erection of new single storey garage

Application No.: APP/18/00200 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 17/05/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mrs Beaumont **Agent:** Bryson Architecture
Location: HSBC Bank, 200 HOYLAKE ROAD, MORETON, CH46 8TH
Proposal: Conversion of ground floor retail unit to two-self contained retail units to include two self contained apartments above and installation of first-floor front facing windows (amended description)

Application No.: APP/18/00205 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 11/04/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Gibson **Agent:** Bryson Architecture
Location: 5 ROBERT DRIVE, GREASBY, CH49 1SD
Proposal: Two storey side extension and single storey rear extension

Application No.: APP/18/00206 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 10/04/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Hebden **Agent:** Bryson Architecture
Location: 16 FIELD CLOSE, NEW FERRY, CH62 1DD
Proposal: Single storey front extension

Application No.: APP/18/00209 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 10/04/2018 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr John Morris **Agent:**
Location: Branscombe, 132 Milner Road, Barnston, Wirral, CH60 5SB
Proposal: Conversion of existing dormer bungalow (including annexe flat) to pair of 2 storey semi-detached houses on existing footprint, including construction of detached garage and alterations to existing access from Milner Road with new parking area. Work also includes creation of two levels to front garden with new planting and trees.

Application No.: APP/18/00210 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 10/05/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Ms Davis **Agent:** M F Architecture Ltd
Location: Cherry Hill, 39 GAYTON ROAD, GAYTON, CH60 8QE
Proposal: To erect single-storey rear and two-storey side extensions and raised deck at the rear (amended scheme)

Application No.: APP/18/00211 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 25/04/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr & Mrs Parnell **Agent:** John Fielding Architecture & Design Ltd
Location: 10 RICKABY CLOSE, BROMBOROUGH, CH63 0EG
Proposal: First floor extensions to the rear & side, together with alterations to existing pitched roof to single storey volume to the front of the dwelling, replacement windows & roof tiles, new rendered finish to external walls.

Application No.: APP/18/00212 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 24/04/2018 **Decision:** Approve
Case Officer: Mr C Smith
Applicant: Mr McGroarty **Agent:** Mr O'Rourke
Location: 2 Roodee Cottages, HILL BARK ROAD, FRANKBY, CH48 1NR
Proposal: Single storey side extension

Application No.:	APP/18/00215	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	19/04/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	WIRRAL COMMUNITY NHS FOUNDATION TRUST	Agent:	SMITH YOUNG ARCHITECTURE LTD
Location:	Prenton Clinic, PRENTON VILLAGE ROAD, PRENTON, CH43 3AD		
Proposal:	Extension and alterations to existing car park		
Application No.:	APP/18/00216	Application Type:	Full Planning Permission
Ward:		Decision Level:	Delegated
Decision Date:	24/04/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Hart	Agent:	Life Architecture Ltd
Location:	Kingsley, 4 Priory Road, WEST KIRBY, CH48 7EU		
Proposal:	Demolition/ removal of existing conservatory and construction of new single storey garden room extension to rear of property. Extension to existing patio and new section of raised terrace/patio		
Application No.:	APP/18/00218	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	10/04/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Kelly	Agent:	Johnson James Ltd
Location:	16 ST STEPHENS ROAD, PRENTON, CH42 8PL		
Proposal:	Modification to previous consented design (construction of single-storey rear extension with flat roof) New proposal includes bi-fold doors with canopy above, and larger glass rooflight.		
Application No.:	APP/18/00225	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	18/04/2018	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr & Mrs McEvoy	Agent:	LHGProjects
Location:	18 BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL		
Proposal:	Demolition of the existing dwelling and replacement with 2 No. new dwellings (Amendments to previous approval APP/17/00636) Plot 1 Reposition Front Door Removal of windows to left side elevation Rendered Elevations rather than brick Plot 2 Change Velux on front elevation to dormer Provision of door to right side elevation		
Application No.:	APP/18/00226	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	18/04/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Foster	Agent:	s n amery architectural services
Location:	7 WIRRAL GARDENS, BEBINGTON, CH63 3BD		
Proposal:	Removal of conservatory, construction of a single storey rear and two storey side and front porch extensions		

Application No.: APP/18/00227 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton **Decision Level:** Delegated
East
Decision Date: 25/04/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr Finley **Agent:** Mr Jones
Location: 3 TWICKENHAM DRIVE, LEASOWE, CH46 1RJ
Proposal: Two storey side extension and single storey rear extension

Application No.: APP/18/00228 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Bloor **Agent:** Bryson Architecture
Location: Stonehearth, ROMAN ROAD, PRENTON, CH43 3DB
Proposal: Carport / Balcony

Application No.: APP/18/00234 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 04/05/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Miss Graham **Agent:** Bryson Architecture
Location: 28 PINE VIEW DRIVE, PENSBY, CH61 6UH
Proposal: First floor side extension and single storey rear extension

Application No.: APP/18/00235 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 23/04/2018 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: Mr Lukkas **Agent:** pdv design ltd
Location: 8 BLAYDON WALK, OXTON, CH43 6TT
Proposal: Proposed single storey rear extension and installation of a new external door with glazed Juliet balcony to match existing.

Application No.: APP/18/00237 **Application Type:** Full Planning Permission
Ward: **Decision Level:** Delegated
Decision Date: 14/05/2018 **Decision:** Approve
Case Officer: Mr S Williamson
Applicant: Mr Eugene Hill **Agent:**
Location: APT 2, 28 Wellington Road, New Brighton, Wirral, CH45 2NG
Proposal: Wooden garden decking

Application No.: APP/18/00239 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 11/05/2018 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: School Governors Calday Grange Grammar School **Agent:** Cunliffes Ltd
Location: Calday Grange Grammar School, GRAMMAR SCHOOL LANE, NEWTON, CH48 8GG
Proposal: Formation of New 2.4m Paladin Perimeter Safeguarding Fencing to Column Road Boundary and Grammar School Lane Boundary.

Application No.: ADV/18/00240 **Application Type:** Advertisement Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 04/05/2018 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Port Sunlight Village Trust **Agent:**
Location: Sunlight Vision, 23 King Georges Drive, PORT SUNLIGHT, CH62 5DX
Proposal: Replacement of three timber noticeboards with black powder coated stainless steel noticeboards which are more in-keeping with the design character of public realm items in Port Sunlight.

Application No.: APP/18/00244 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 20/04/2018 **Decision:** Approve
Case Officer: Mr C Smith
Applicant: Mr Abdulla **Agent:** M F Architecture Ltd
Location: 118 KYLEMORE DRIVE, PENSBY, CH61 6XY
Proposal: To erect single storey side and rear extensions, following demolition of existing garage

Application No.: APP/18/00247 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Miss Jacqueline Woods **Agent:** Architects-Direct.com
Location: 11 GRAFTON WALK, WEST KIRBY, CH48 7EJ
Proposal: Extensions to the roof including enlarged dormers to the front and rear.

Application No.: APP/18/00248 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 01/05/2018 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: Mr Chesters **Agent:** ArchitectFolk
Location: 3 CARISBROOKE CLOSE, CALDY, CH48 2LQ
Proposal: Two storey front and side extensions, including single storey rear extension. Extensive refurbishment to existing building including new window and door amendments.

Application No.: APP/18/00249 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 02/05/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Sam Fields **Agent:** Neville Pickard
Location: 31 Oxford Drive, Thornton Hough, Wirral, CH63 1JG
Proposal: Resubmission for erection of a single storey rear extension to include render on existing side elevation

Application No.: APP/18/00250 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 25/04/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr & Mrs Rankin **Agent:** Neville Pickard
Location: 29 Stanley Avenue, Bebington, Wirral, CH63 5QE
Proposal: Single storey rear extension

Application No.: APP/18/00251 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 18/04/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Mounsey **Agent:** Mr Neville Pickard
Location: 1 KINGSWOOD BOULEVARD, HIGHER BEBINGTON, CH63 8NU
Proposal: Single storey rear extension

Application No.: APP/18/00252 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 17/04/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mrs Pip Clarke **Agent:** Mr John Theobald
Location: 34 APPLETON DRIVE, GREASBY, CH49 1SJ
Proposal: Demolition of garage and outbuildings, erection of two storey gable extension and enlarging rear single storey extension.

Application No.: APP/18/00253 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 24/04/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr Foster **Agent:** Collins Architecture
Location: 139-141 WALLASEY VILLAGE, WALLASEY VILLAGE. Wirral
Proposal: Conversion of upper floors of existing building to 2no. apartments

Application No.: APP/18/00254 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 30/04/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr Kader **Agent:**
Location: 45 WARWICK ROAD, UPTON, CH49 6NF
Proposal: Rear single storey kitchen extension with pitched roof as per drawings incorporating 2x velux windows and one window to the rear drainage installed as per drawings and all structural information supplied

Application No.: ADV/18/00256 **Application Type:** Advertisement Consent
Ward: Heswall **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Advance Fitness Heswall Ltd **Agent:** Condy & Lofthouse Architects Ltd
Location: First Floor, 244-246 TELEGRAPH ROAD, HESWALL, CH60 7SG
Proposal: Installation of various illuminated signs

Application No.: APP/18/00259 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 17/04/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Gary Black **Agent:**
Location: 2 RABY DRIVE, MORETON, CH46 0TH
Proposal: Construction of new first floor to detached bungalow by raising the roof 1.5m with velux windows new staircase and window to front elevation

Application No.: APP/18/00262 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 27/04/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr Lashley **Agent:** M F Architecture Ltd
Location: 44 BURLINGHAM AVENUE, NEWTON, CH48 8AR
Proposal: To erect two-storey side extension and single-storey rear extension, together with alterations to existing porch, and foreshortening of existing garage and driveway

Application No.: LDP/18/00263 **Application Type:** Lawful Development Certificate Proposed
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 18/04/2018 **Decision:** Not Lawful Use
Case Officer: Mrs S Williams
Applicant: Mr Walker **Agent:** GBS Design Services
Location: 168 WALLASEY ROAD, LISCARD, CH44 2AF
Proposal: Erection of a single storey rear extension.

Application No.:	LBC/18/00264	Application Type:	Listed Building Consent
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	03/05/2018	Decision:	Withdrawn
Case Officer:	Mrs J Malpas		
Applicant:	c/o Agent	Agent:	headoffice3
Location:	East Float Quay, Dock Road, Seacombe, Wirral		
Proposal:	Replacement of roof and repairs to parapet wall and gable end.		
Application No.:	APP/18/00266	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	24/04/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Herd	Agent:	
Location:	4 DEE PARK ROAD, GAYTON, CH60 3RQ		
Proposal:	Erection of single storey front and rear extensions, pitched roof to existing flat roofed extension at the side and use of new flat roof at rear as external deck.		
Application No.:	APP/18/00267	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	27/04/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mr Terence Anderson	Agent:	
Location:	13 WARWICK ROAD, UPTON, CH49 6NE		
Proposal:	Extension to semi-detached dwelling, to comprise dining, kitchen & store to the rear (single storey) and single storey shower, utility and study to the side.		
Application No.:	APP/18/00272	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	18/04/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mr & Mrs Keeley	Agent:	Mr Goddard
Location:	Los Faroles, 12 THE PADDOCK, BARNSTON, CH60 1XJ		
Proposal:	Resubmission of Planning Application APP/17/00579 Two Storey front Extension, Single Storey Rear Extension and Loft Conversion with Two Dormer Windows		
Application No.:	DPP3/18/00274	Application Type:	Work for Council by Council
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	27/04/2018	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Wirral Council	Agent:	Wirral Council
Location:	Ridgeway High School, NOCTORUM AVENUE, NOCTORUM, CH43 9EB		
Proposal:	To construct new infill facade to an existing building to provide a safe, secure entrance.		

Application No.: APP/18/00276 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 16/05/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Thorne **Agent:** SHACK Architecture Ltd
Location: 16 GREENFIELDS CRESCENT, BROMBOROUGH, CH62 6DH
Proposal: Proposed Detached Garage with Garden Store below.

Application No.: APP/18/00278 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 02/05/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Miss Blakeway **Agent:** Mr McHugh
Location: 163 BEBINGTON ROAD, BEBINGTON, CH63 7NT
Proposal: New Vehicular Access

Application No.: APP/18/00279 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 03/05/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Natalie Ashworth **Agent:** Alex Halford
Location: 6 WARREN DRIVE, NEW BRIGHTON, CH45 0JR
Proposal: Single storey extension to the rear of the premises after the demolition of an outbuilding.

Application No.: APP/18/00280 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 25/04/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Nicoll Taylor **Agent:**
Location: 186 Bridle Road, Eastham, Wirral, CH62 8AU
Proposal: First floor side extension and ground floor front extension

Application No.: APP/18/00281 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 27/04/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Aldi Stores UK Limited **Agent:** JLL
Location: Aldi Foodstore Ltd, 4 BRIDGE ROAD, WEST KIRBY, CH48 5EX
Proposal: Installation of new plant.

Application No.: RESX/18/00284 **Application Type:** Prior Approval Householder PD
Ward: Prenton **Decision Level:** Delegated
Decision Date: 11/04/2018 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Wilson **Agent:** The Kenefick Jones Partnership
Location: 20 PULFORD AVENUE, PRENTON, CH43 0TB
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.793m for which the maximum height would be 2.89m and for which the height of the eaves would be 2.89m

Application No.: APP/18/00285 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 03/05/2018 **Decision:** Refuse
Case Officer: Mr K Spilsbury
Applicant: Ms Waine **Agent:** Constructive Thinking Studio Ltd
Location: Berwyn, 7 GOODAKERS MEADOW, WOODCHURCH, CH49 5NA
Proposal: Detached house

Application No.: APP/18/00287 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 26/04/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr Riley **Agent:** Burton Architects
Location: 9 DODD AVENUE, GREASBY, CH49 1RR
Proposal: Extension of an existing semi-detached property at first floor over an existing garage to accommodate an additional bedroom, bathroom and to extend the existing loft bedroom. Other works include alterations to the windows and doors at the rear, adding a separate Utility Room in the garage and converting the remaining garage to a store room, and the addition of a new roof window in the loft.

Application No.: APP/18/00288 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 10/05/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Smith **Agent:** Collins Architecture
Location: 44 ACREVILLE ROAD, BEBINGTON, CH63 2HY
Proposal: Single storey rear extension to existing dwelling

Application No.: RESX/18/00293 **Application Type:** Prior Approval Householder PD
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 24/04/2018 **Decision:** Prior Approval Given
Case Officer: Mrs MA Jackson
Applicant: Mr Paul Rutherford **Agent:**
Location: 15 MACDONALD ROAD, MORETON, CH46 6BE
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3.1m and for which the height of the eaves would be 3.1m

Application No.: APP/18/00294 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 02/05/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: L Cockerton **Agent:** Fairtech Contracting Ltd
Location: 28 REGENTS WAY, HIGHER BEBINGTON, CH63 5NW
Proposal: Demolition of existing kitchen and erection of single storey rear extension.

Application No.: RESX/18/00295 **Application Type:** Prior Approval Householder PD
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 13/04/2018 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr M Woods **Agent:**
Location: Aldercroft, 309 FRANKBY ROAD, GREASBY, CH49 3PE
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 2.8m and for which the height of the eaves would be 2.75m

Application No.: APP/18/00297 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 27/04/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr Harris **Agent:**
Location: 3 JOHNSONS ESTATE, TARRAN WAY SOUTH, MORETON, CH46 4TP
Proposal: Variation of Condition 2 of planning permission APP/16/01607 (Change of use to dog training venue and day care centre) to allow number of dogs to increase to 50, with 20 allowed outside

Application No.: APP/18/00299 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 17/05/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr & Mrs Finnegan **Agent:**
Location: 7 FENDER WAY, PENSBY, CH61 9NP
Proposal: Erection of shed/workshop within rear garden. Amended description.

Application No.: APP/18/00301 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 11/05/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Matthew Hardman **Agent:** Jones & Wathen Ltd.
Location: 43 Hillside Road, West Kirby, Wirral, CH48 8BD
Proposal: Erection of a two-storey side extension, single storey rear extension, front dormers and porch to the front

Application No.:	APP/18/00302	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	26/04/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Fitzpatrick	Agent:	SHACK Architecture ltd
Location:	8 THE CRESCENT, GAYTON, CH60 3RL		
Proposal:	Proposed single storey side extension.		
Application No.:	APP/18/00304	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	26/04/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Sule	Agent:	SDA Architecture
Location:	62 BURLINGHAM AVENUE, NEWTON, CH48 8AR		
Proposal:	Demolition of existing rear conservatory, erection of new ground floor rear extension and raised deck		
Application No.:	APP/18/00305	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	25/04/2018	Decision:	Refuse
Case Officer:	Mrs J McMahon		
Applicant:	Miss Cruise	Agent:	Rachel Aaron Design Studios
Location:	2 CALDWELL DRIVE, WOODCHURCH, CH49 7PB		
Proposal:	Erection of a single storey front extension and single storey rear extension		
Application No.:	APP/18/00307	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	25/04/2018	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Platt	Agent:	GEORGE EBBRELL BUILDERS LTD
Location:	42 THE RIDGEWAY, MEOLS, CH47 9SB		
Proposal:	Erection of a single storey rear part side extension		
Application No.:	APP/18/00310	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	11/05/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Edwards	Agent:	Mr Lear
Location:	10 HARLEY AVENUE, HIGHER BEBINGTON, CH63 5PZ		
Proposal:	Erection of single and two storey rear extensions		

Application No.: RESX/18/00311 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 12/04/2018 **Decision:** Prior Approval Given
Case Officer: Mrs MA Jackson
Applicant: Mr Polley **Agent:** Architects-Direct.com
Location: 19 RIVERBANK ROAD, HESWALL, CH60 4SQ
Proposal: Single storey rear extension. Extension to be rendered to match existing.

Application No.: APP/18/00312 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 08/05/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Ms Guy **Agent:** Condy & Lofthouse Architects Ltd
Location: 39 OSMASTON ROAD, PRENTON, CH42 8LR
Proposal: New double storey extension to front elevation with feature gable, new central porch, single storey side extension, first floor rear extension, replacement of all windows, roof extension and alterations to suit new extensions and associated landscaping works.

Application No.: APP/18/00314 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 25/04/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Davison **Agent:** S Yates Design Services
Location: Ennisdown, QUAKER LANE, HESWALL, CH60 6RD
Proposal: Proposed first floor extensions to the main house and to the detached garage, external staircase to garage (amended description).

Application No.: APP/18/00315 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 25/04/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Scott Newton **Agent:**
Location: 78 CORNELIUS DRIVE, IRBY, CH61 9PS
Proposal: Single Storey rear extension & detached garage.

Application No.: APP/18/00316 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 30/04/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Ms Peach **Agent:** richards design
Location: 5 ORMESBY GROVE, RABY MERE, CH63 0QD
Proposal: SINGLE STOREY EXTENSION AT THE SIDE , RAISED DECKING AT THE SIDE & INTERNAL ALTERATIONS

Application No.:	APP/18/00317	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	02/05/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr CORRAN	Agent:	Platt White Partnership
Location:	110 MANOR DRIVE, UPTON, CH49 4LN		
Proposal:	Erection of a detached dwelling		
Application No.:	APP/18/00318	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	08/05/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Tolley	Agent:	Bryson Architecture
Location:	2 WITNEY CLOSE, GREASBY, CH49 3QR		
Proposal:	Single storey rear extension		
Application No.:	APP/18/00321	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	10/05/2018	Decision:	Approve
Case Officer:	Mrs C Parker		
Applicant:	Mr Holland	Agent:	
Location:	Heswall Community Fire Station, 117 TELEGRAPH ROAD, HESWALL, CH60 0AF		
Proposal:	Internal alterations to the main fire station, demolition of a timber storage unit to the rear yard, this also involves the reduction in height of the existing sandstone party wall which is currently supported by the timber unit. Develop a purpose built operational single storey building; replace the existing appliance bay doors to the front and rear of the building. We also propose to provide a new community entrance to the front of the building with accessible parking.		
Application No.:	APP/18/00323	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	02/05/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mr Mckechnie	Agent:	Garry Usherwood Associates Limited
Location:	Land at Holmwood Drive, Thingwall, Wirral, CH61 1AU		
Proposal:	Retrospective application to reflect as built location and design in respect of existing barn and container based on previous approved application APP/17/00901		
Application No.:	APP/18/00325	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	03/05/2018	Decision:	Refuse
Case Officer:	Mrs MA Jackson		
Applicant:	Mr & Mrs Jellicoe	Agent:	s n amery architectural services
Location:	461 PENSBY ROAD, THINGWALL, CH61 9PQ		
Proposal:	Demolition of existing detached garage and building of new detached garden room replacement, single storey rear and two storey side extension to main house and loft conversion with rear dormer		

Application No.:	RESX/18/00326	Application Type:	Prior Approval Householder PD
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	17/04/2018	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs Gail Gray	Agent:	Architects-Direct.com
Location:	37 BARN HEY CRESCENT, MEOLS, CH47 9RN		
Proposal:	Demolition of existing kitchen and proposed single storey rear extension		
Application No.:	APP/18/00327	Application Type:	Full Planning Permission
Ward:	Upton	Decision Level:	Delegated
Decision Date:	15/05/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr McCoombe	Agent:	
Location:	12 HEREFORD AVENUE, UPTON, CH49 4NH		
Proposal:	Erection of a two-storey side extension		
Application No.:	APP/18/00328	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	16/05/2018	Decision:	Approve
Case Officer:	Mrs J McMahan		
Applicant:	Mr Gladwin	Agent:	d2 architects
Location:	30 TUDORVILLE ROAD, BEBINGTON, CH63 2HU		
Proposal:	Proposed rear single storey extension.		
Application No.:	APP/18/00329	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	17/05/2018	Decision:	Approve
Case Officer:	Mrs J McMahan		
Applicant:	Ms Gavin	Agent:	KJP Architecture
Location:	707 BOROUGH ROAD, TRANMERE, CH42 6QG		
Proposal:	Proposed Side Extension & Internal Alterations		
Application No.:	APP/18/00331	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	16/05/2018	Decision:	Approve
Case Officer:	Mrs J McMahan		
Applicant:	Mr Andrew Sherwin	Agent:	D.J. Cooke & Co Ltd
Location:	9B Curzon Road, Hoylake, Wirral, CH47 1HB		
Proposal:	Proposed alteration to the second floor dormer windows at the rear of the property. Planning consent for a development within the Kings Gap conservation area.		

Application No.: APP/18/00333 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 03/05/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Ms Molby **Agent:** KJP Architecture
Location: 50 GULLS WAY, HESWALL, CH60 9JQ
Proposal: Single Storey Side Extensions

Application No.: APP/18/00335 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 02/05/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr & Mrs Crook **Agent:** KJP Architecture
Location: 15 MILTON CRESCENT, HESWALL, CH60 5SS
Proposal: Erection of a two-storey side/rear extension

Application No.: APP/18/00336 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 02/05/2018 **Decision:** Approve
Case Officer: Mr M Parry-Davies
Applicant: Ms Tomlinson **Agent:** Mr Joyce
Location: 447 FRANKBY ROAD, GREASBY, CH49 3PJ
Proposal: Erection of new porch of suitable size with level access to facilitate wheelchair access

Application No.: APP/18/00337 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 30/04/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Haselgrove **Agent:**
Location: 4 LILLIE CLOSE, BIDSTON, CH43 7YS
Proposal: Extension of lounge space to fill canopy undercroft to front of property at ground floor level.

Application No.: APP/18/00338 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 01/05/2018 **Decision:** Refuse
Case Officer: Ms J Storey
Applicant: Mr Raven **Agent:** SDA Architecture LTD
Location: White-Haven, 8 HERON ROAD, MEOLS, CH47 9RU
Proposal: New build residential bungalow development at the rear of 8 Heron Road (resubmission of APP/16/00634)

Application No.: RESX/18/00342 **Application Type:** Prior Approval Householder PD
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Prior approval is not required
Case Officer: Mrs C Parker
Applicant: Mr & Mrs George **Agent:** Chris Jones
Location: 21 ASHCROFT DRIVE, PENSBY, CH61 6UL
Proposal: Proposed extension and internal alterations

Application No.: RESX/18/00344 **Application Type:** Prior Approval Householder PD
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Hughes **Agent:** The Kenefick Jones Partnership
Location: 2 LEACH WAY, IRBY, CH61 4XJ
Proposal: Proposed single storey rear extension and internal alterations

Application No.: APP/18/00346 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 03/05/2018 **Decision:** Approve
Case Officer: Mrs C Parker
Applicant: Mr J Hardman **Agent:** Jones & Wathen Ltd.
Location: Grove Mansions, GROVE ROAD, WALLASEY VILLAGE
Proposal: Convert garages and storerooms to dwelling.

Application No.: RESX/18/00347 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Prior approval is not required
Case Officer: Mr N Williams
Applicant: Mr & Mrs Davies **Agent:** The Kenefick Jones Partnership
Location: 48 BARNSTON ROAD, BARNSTON ,HESWALL, CH60 2SU
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.857m for which the maximum height would be 3.205m and for which the height of the eaves would be 3.205m

Application No.: RESX/18/00349 **Application Type:** Prior Approval Householder PD
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 20/04/2018 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: Mrs & Mrs Merrick **Agent:** Architects-Direct.com Ltd
Location: Farm End, SANDY LANE NORTH, IRBY, CH61 4XU
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.00m for which the maximum height would be 3.31m and for which the height of the eaves would be 3.06m

Application No.:	APP/18/00352	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	02/05/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Barnes	Agent:	Johnson James Ltd
Location:	50 TRINITY ROAD, HOYLAKE, CH47 2BY		
Proposal:	Erection of a single storey rear extension and raised decking to the rear		
Application No.:	APP/18/00353	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	14/05/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mrs Bazeley	Agent:	Pegasus Planning
Location:	BRIGHT SMILES DAY NURSERY, 2 MORPETH ROAD, HOYLAKE, CH47 4AT		
Proposal:	Erection of new dwelling (Variation of Condition 2 of planning permission APP/17/01099 to vary the approved plans)		
Application No.:	APP/18/00354	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	03/05/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Ms Mullen	Agent:	Magnus Technical Engineering Ltd
Location:	107 HOLMLANDS DRIVE, OXTON, CH43 0TU		
Proposal:	Conversion of existing garage into habitable room and replacement of patio doors with bifold doors		
Application No.:	RESX/18/00355	Application Type:	Prior Approval Householder PD
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	18/04/2018	Decision:	Prior approval is not required
Case Officer:	Mrs S Day		
Applicant:	Mr Barry Smith	Agent:	
Location:	21 LUDLOW DRIVE, WEST KIRBY, CH48 3JG		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.0m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.65m- Amended description		
Application No.:	LBCO/18/00356	Application Type:	Local Listed Building Consent
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	11/04/2018	Decision:	Acceptable
Case Officer:	Mrs J Malpas		
Applicant:	Ms D Woods	Agent:	Thomasons Partnership Limited
Location:	47 BEBINGTON ROAD, NEW FERRY,WIRRAL, CH62 5BG		
Proposal:	Replacement rear door.		

Application No.: LBCO/18/00357 **Application Type:** Local Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 11/04/2018 **Decision:** Acceptable
Case Officer: Mrs J Malpas
Applicant: Miss C Elwin **Agent:** Thomasons Partnership Limited
Location: 45 BEBINGTON ROAD, NEW FERRY, CH62 5BG
Proposal: Replacement rear door.

Application No.: RESX/18/00358 **Application Type:** Prior Approval Householder PD
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 24/04/2018 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr Neil Brennan **Agent:** Bryson Architecture
Location: 71 RIGBY DRIVE, GREASBY, WIRRAL, CH49 1RD
Proposal: Erection of a single storey rear conservatory which would extend beyond the rear wall of the original house by 4.59m for which the maximum height would be 3.34m and for which the height of the eaves would be 2.21m

Application No.: APP/18/00360 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 17/05/2018 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr P Donaldson **Agent:** Neville Pickard
Location: 44 HARROW GROVE, BROMBOROUGH, CH62 7JB
Proposal: Two storey side and single storey rear extension and raised roof to rear kitchen.

Application No.: RESX/18/00363 **Application Type:** Prior Approval Householder PD
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 24/04/2018 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr Richard Capham **Agent:**
Location: 8 MOSELEY ROAD, SPITAL, CH63 9NT
Proposal: Erection of a single storey rear conservatory which would extend beyond the rear wall of the original house by 4.180m for which the maximum height would be 3.0m and for which the height of the eaves would be 2.25m

Application No.: APP/18/00366 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 16/05/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr & Mrs Pearson **Agent:** ATELIER 2 ARCHITECTURE LTD.
Location: 108A VYNER ROAD SOUTH, BIDSTON, CH43 7PT
Proposal: Erection of single storey extension to rear of existing dwelling

Application No.:	APP/18/00368	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	04/05/2018	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Pridgeon	Agent:	Bryson Architecture
Location:	17 ECCLESHALL ROAD, NEW FERRY, CH62 4SA		
Proposal:	Erection of a single storey side and rear extension		
Application No.:	APP/18/00370	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	11/05/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Miss Cath Searle	Agent:	Mr John Theobald
Location:	4 Prenton Farm Road, Prenton, Wirral, CH43 3BW		
Proposal:	Demolition of garage and erection of two storey gable extension		
Application No.:	APP/18/00371	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	08/05/2018	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Higginson	Agent:	Burton Architects
Location:	34 EXMOOR CLOSE, IRBY, CH61 9QN		
Proposal:	Proposed single storey front, side and rear extension to provide space for an additional bedroom, extended kitchen and a new conservatory. Works also involve the demolition of the existing garage at the rear and construction of a new garage/workshop in its place.		
Application No.:	APP/18/00372	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	10/05/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mr & Mrs Harding	Agent:	
Location:	94 PENSBY ROAD, HESWALL, CH60 7RF		
Proposal:	Proposed front external alterations with dropped kerb to public highway.		
Application No.:	APP/18/00374	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	15/05/2018	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr & Mrs Davies	Agent:	KJP Architecture
Location:	47 MILL HILL ROAD, IRBY, CH61 4UE		
Proposal:	Single-storey rear extension and internal alterations		

Application No.: APP/18/00375 **Application Type:** Full Planning Permission
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 11/05/2018 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: Mr Corless **Agent:** Paddock Johnson Partnership
Location: 31 WELL LANE, ROCK FERRY, CH42 4QQ
Proposal: PROPOSED CONSTRUCTION OF NEW SINGLE STOREY DETACHED OUTBUILDING

Application No.: RESX/18/00376 **Application Type:** Prior Approval Householder PD
Ward: Eastham **Decision Level:** Delegated
Decision Date: 27/04/2018 **Decision:** Prior approval is not required
Case Officer: Mr B Pratley
Applicant: Mr Stuart Aird **Agent:**
Location: 8 Gorsefield Avenue, Bromborough, Wirral, CH62 6BZ
Proposal: To build a single storey extension at the rear of the existing kitchen at the rear of the property .
The new proposed extension will come out 4.6 meters from the rear wall of the property to come out in line with an existing two storey extension.
The side elevation of the proposed extension will be all brick using bricks to match the existing house, the roof will be pitched sloping down from the side wall of the existing two storey extension. It will be slate and will have 2 velux windows in, guttering will be added to take away rain water and will run into an existing drain. The front of the new extension will be glass with aluminium bi-fold doors all double glazed. We will be contracting an architect, a structural engineer and a builder to carry out the work and will comply to all building regulations.

Application No.: APP/18/00377 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 17/05/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Parry **Agent:**
Location: 246 PENSBY ROAD, HESWALL, CH61 6UF
Proposal: 2 storey side and rear extension to existing detached house

Application No.: APP/18/00387 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 15/05/2018 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr & Mrs MacDonald **Agent:**
Location: 24 CAMBRIAN ROAD, SAUGHALL MASSIE, CH46 5NR
Proposal: Erection of a side conservatory

Application No.: APP/18/00391 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 19/04/2018 **Decision:** Withdrawn by Applicant
Case Officer: Mrs MA Jackson
Applicant: Mr West **Agent:** Wallace Architecture
Location: 22 SHERWOOD ROAD, MEOLS, CH47 9RT
Proposal: Proposed Loft Conversion Including Gable Build Up and Rear Dormer.

Application No.: RESX/18/00397 **Application Type:** Prior Approval Householder PD
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 20/04/2018 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Mr Ushpal Thind **Agent:** Bryson Architecture
Location: 196 Greasby Road, Greasby, Wirral, CH49 2PN
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.5m for which the maximum height would be 3.51m and for which the height of the eaves would be 2.36m

Application No.: APP/18/00398 **Application Type:** Full Planning Permission
Ward: Oxtan **Decision Level:** Delegated
Decision Date: 17/05/2018 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Davies **Agent:** Neville Pickard
Location: 142 Holmlands Drive, Prenton, Wirral, CH43 0UT
Proposal: First floor side extension and garage conversion.

Application No.: APP/18/00403 **Application Type:** Full Planning Permission
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 16/05/2018 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr Tempest **Agent:** Alternative Building Control Solutions
Location: 8 CHIRK WAY, MORETON, CH46 0PT
Proposal: Rear single-storey extension for living room, kitchen and utility area

Application No.: APP/18/00404 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 17/05/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mr Thomas **Agent:**
Location: 72 VENABLES DRIVE, SPITAL, CH63 9LZ
Proposal: Erection of a single-storey front, rear and side extensions, two-storey side extension

Application No.: APP/18/00408 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 17/05/2018 **Decision:** Approve
Case Officer: Mr B Pratley
Applicant: Mrs Bowden **Agent:** Neville Pickard
Location: 16 NEWDALES CLOSE, BEECHWOOD, CH43 7ZS
Proposal: SINGLE STOREY SIDE EXTENSION.

Application No.:	APP/18/00410	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	17/05/2018	Decision:	Approve
Case Officer:	Mr B Pratley		
Applicant:	Mrs L Pritchard	Agent:	Neville Pickard
Location:	30 STANTON ROAD, BEBINGTON, CH63 3HP		
Proposal:	Single storey rear extension.		
Application No.:	RESX/18/00425	Application Type:	Prior Approval Householder PD
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	27/04/2018	Decision:	Prior approval is not required
Case Officer:	Mrs MA Jackson		
Applicant:	Mr T Webb	Agent:	Neil Braithwaite Architects Ltd
Location:	30 KILBURN AVENUE, EASTHAM, CH62 8BG		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.0m for which the maximum height would be 3.5m and for which the height of the eaves would be 2.17m		
Application No.:	RESX/18/00426	Application Type:	Prior Approval Householder PD
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	09/05/2018	Decision:	Prior Approval Given
Case Officer:	Mrs MA Jackson		
Applicant:	Mr M Gunner	Agent:	Jones & Wathen Ltd.
Location:	19 ASHTON DRIVE, WEST KIRBY, CH48 0RG		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.8m		
Application No.:	RESX/18/00427	Application Type:	Prior Approval Householder PD
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	02/05/2018	Decision:	Prior approval is not required
Case Officer:	Mrs S Williams		
Applicant:	Mr B Langston	Agent:	Jones & Wathen Ltd.
Location:	13 HILLINGDON AVENUE, PENSBY, CH61 6XA		
Proposal:	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.9m and for which the height of the eaves would be 2.8m		
Application No.:	RESX/18/00478	Application Type:	Prior Approval Householder PD
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	14/05/2018	Decision:	Prior approval is not required
Case Officer:	Mrs J McMahon		
Applicant:	Mr Paul Doleman	Agent:	D.J. Cooke & Co Ltd
Location:	37 Deneshey Road, Hoylake, Wirral, CH47 3AB		
Proposal:	Erection of a single storey rear extension that would extend 3.5 metres beyond the original rear wall and for which the maximum height would be 3.9 metres and the height of the eaves would be 2.55 metres high.		

Application No.: RESX/18/00482 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 08/05/2018 **Decision:** Prior approval is not required
Case Officer: Ms J Storey
Applicant: Mr & Mrs Tansey **Agent:** Architects-Direct.com
Location: Greenheys, 16 KINGSWAY, GAYTON, CH60 3SW
Proposal: Erection of a single storey rear extension that would extend 5.15 metres beyond the original rear wall and for which the maximum height would be 3.60 metres and the height of the eaves would be 2.915 metres high.

Application No.: RESX/18/00495 **Application Type:** Prior Approval Householder PD
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 16/05/2018 **Decision:** Prior approval is not required
Case Officer: Mrs C Parker
Applicant: Mr Snelson **Agent:** Mr Gary Hardman
Location: 16 Prestbury Avenue, Prenton, Wirral, CH43 0UG
Proposal: Erection of a rear conservatory 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.: LBCO/18/00599 **Application Type:** Local Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 16/05/2018 **Decision:** Acceptable
Case Officer: Mrs J Malpas
Applicant: Port Sunlight Trust **Agent:** Thompsons Partnership Ltd
Location: 7 BOUNDARY ROAD, PORT SUNLIGHT, CH62 5ER
Proposal: Replacement of rear door.

Application No.: LBCO/18/00634 **Application Type:** Local Listed Building Consent
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 17/05/2018 **Decision:** Acceptable
Case Officer: Mrs J Malpas
Applicant: Port Sunlight Village Trust **Agent:** Mr John Graham
Location: 8 Boundary Road, Port Sunlight, Wirral, CH62 5AF
Proposal: Replacement door

Summary of data

	Total Per D
Acceptable	4
Approve	123
Lawful Use	2
Not Lawful Use	1
Prior Approval Given	3
Prior approval is not required	17
Refuse	10
Withdrawn	3
Withdrawn by Applicant	1
Report Total	164