

Planning Committee

10 August 2010

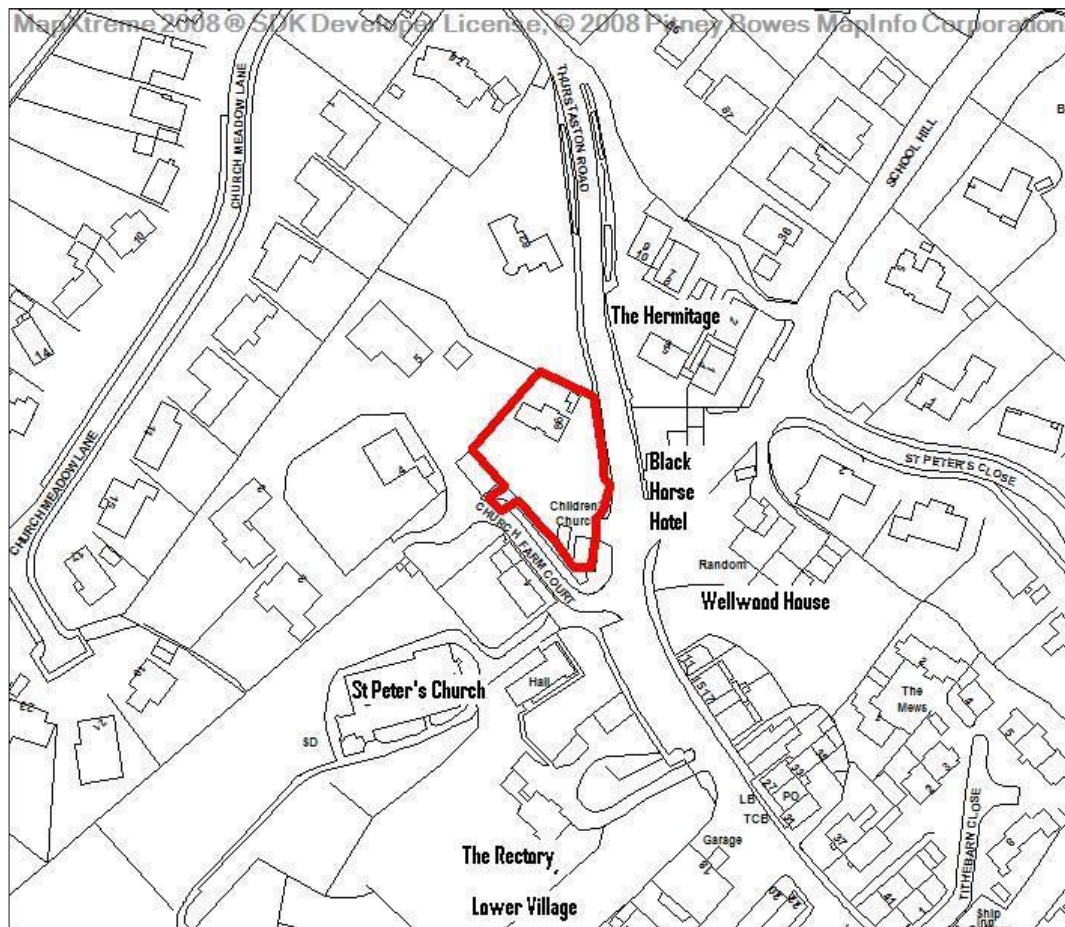
Reference: APP/10/00505 **Area Team:** South Team **Case Officer:** Miss A McDougall **Ward:** Heswall

Location: Apple Tree Cottage, 86 THURSTASTON ROAD, HESWALL, CH60 4SA

Proposal: Change of use of land. Driveway entrance/exit to be relocated from Thurstaston Road to adjacent Church Farm Court.

Applicant: Mr M Lambe
Agent :

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
Conservation Area (for illustrative purposes)
CH14

Planning History:

07/5905 - Erection of a two-storey rear extension with side dormers - Approved

Summary Of Representations and Consultations Received:

Representations:

Letters of notification have been sent to properties in the area. At the time of writing this report 10 letters objecting to the proposal have been received stating concern over:

- land ownership
- adverse impact onto how the courtyard operates
- loss of a street light and vegetation
- no requirement for the relocated driveway, questions raised with regards to the applicants need to locate the access here
- proof of ownership requested in relation to Church Farm Court and whether it is adopted

Consultations:

Director of Technical Services – Traffic Management: No objection subject to reinstatement of foot way.

The Heswall Society: Concerns regarding impact onto Elder Cottage, removal of trees, height of stopped up access gates should be reduced.

Director's Comments:

REASON FOR REFERRAL

The application has been taken out of delegated powers by Councillor P Johnson on grounds of highway safety, Councillor Johnson is not at present objecting to this proposal.

INTRODUCTION

The proposal is for a new access to number 86 Thurstaston Road, there is an existing vehicle access from Thurstaston Road to the house, the proposed access is to be located on Church Farm Court and to block up the existing access facing Thurstaston Road.

PRINCIPLE OF DEVELOPMENT

The principle of development is that the access is a residential home improvement which is acceptable subject to highway safety and impact onto the Conservation Area.

SITE AND SURROUNDINGS

The plot is a large corner plot located in Heswall Lower Village, the house itself is set back from both highways in the northern corner of the site. The proposal is to open up a vehicle access from Church Farm Court which will include breaking through an existing fence and crossing a grass verge. The access will retain the fence and create two sandstone pillars either side of the opening at 1.6m height, the width of the proposed access is 3.2m.

The plot lies within the Heswall Lower Village Conservation Area, to the front of the plot along Thurstaston Road the boundary treatments are typically sandstone as are the properties and boundaries along Church Farm Court, the heights of sandstone walls and pillars differs within the surrounding street scene, the only uniformity is the materials used.

POLICY CONTEXT

The site is located within Heswall Lower Village Conservation Area and the changes will be assessed against UDP Policy CH14, the access introduces a new vehicle access which will be assessed against Highway Safety issues.

APPEARANCE AND AMENITY ISSUES

The proposed access from Church Farm Court is acceptable in appearance, the access retains the existing low level fence which will be flanked by two sandstone gate posts at 1.6m in height, these proposed gate posts reflect the height of the original gate posts on Thurstaston Road, although not used along Church Farm Court the proposal retains the character of this plot.

The stopped up access on Thurstaston Road will be blocked with reclaimed sandstone to tie in with the existing material, the space will be a continuous wall within the gate posts, the proposed use of

materials preserves the character of the area. The points raised with regards to removing the gate posts and replacing with a lower wall have been taken into account and would have a positive contribution to this street elevation however there are high level sandstone walls along the outer boundaries of neighbouring properties, therefore the proposal is not alien to the street scene.

The site lies within a Conservation Area, some trees to be removed will be subject to a tree application.

Some concerns have been raised regarding the impact onto number 1 Church Farm Court, however the proposal reflects the design details set within the Conservation Area and from this elevation would have a minimal impact onto the setting of the street scene. The gate posts have been designed to use sympathetic materials but also simple in design to not contend with the gate posts at St Peters Church.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposed access is acceptable within this location, it is advised that the existing access be reinstated to standard foot way levels to the satisfaction of the Local Planning Authority.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

CONCLUSION The overall proposal is acceptable in terms of highway safety and seeks to preserve the character of the Conservation Area. The proposal is therefore acceptable in terms of Wirral's UDP Policy CH14.

Summary of Decision:

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

The proposal is acceptable in terms of Wirral's UDP Policy CH14 and Highway Safety.

Recommended Decision: Approve

Recommended Conditions and Reasons:

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

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

2. The obsolete access on Thurstaston Road shall be reinstated to standard foot way levels following a time scale agreed with the Local Planning Authority. The time scale of works and details shall be submitted to the Local Authority within 3 months of the decision, the reinstatement of the foot way shall be retained as such thereafter.

Reason: Appearance having regard to the Conservation Area and Highway safety.

3. Before any construction commences, samples of the wall 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 CH14 of the Wirral Unitary Development Plan.

Further Notes for Commitee:

Last Comments By: 31/07/2010 10:36:54

Expiry Date: 12/08/2010