

Planning Committee

10 August 2010

Reference:
APP/10/00677

Area Team:
North Team

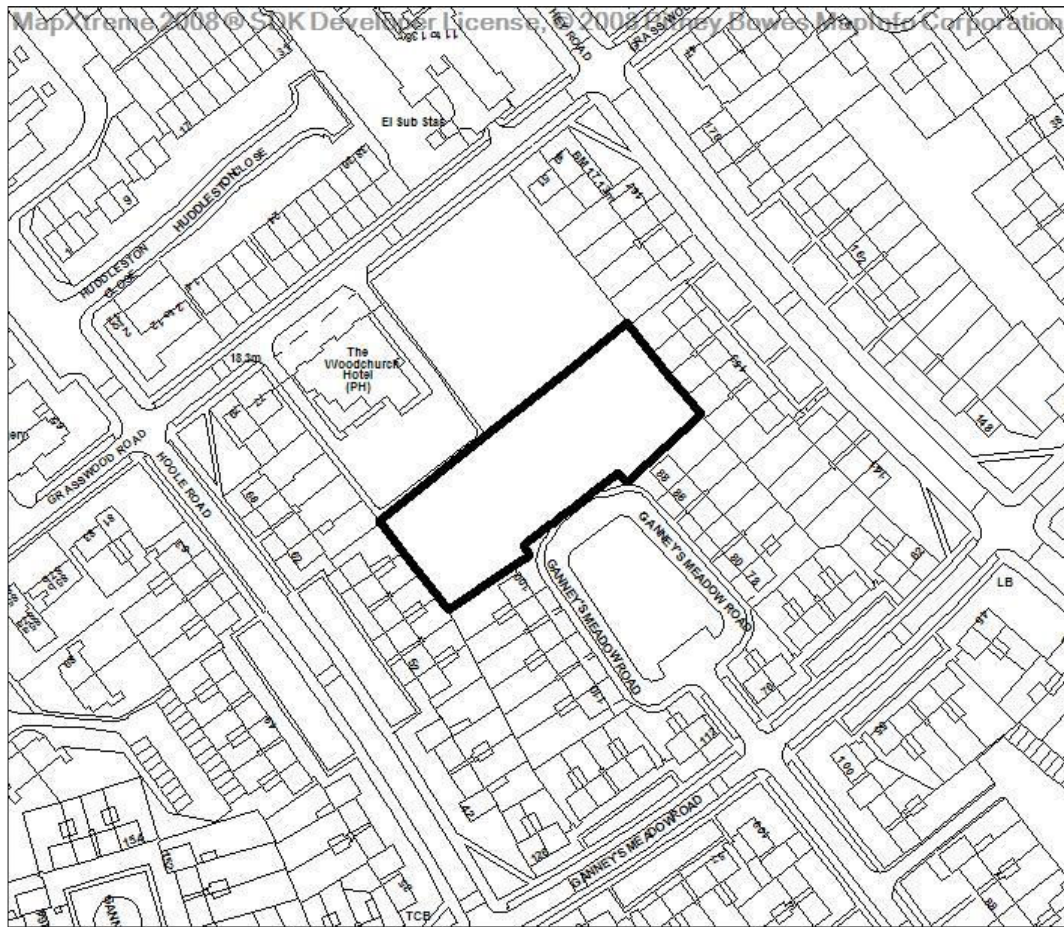
Case Officer:
Mr N Williams

Ward:
Upton

Location: Ganneys Meadow Nursery Sch, GANNEYS MEADOW ROAD,
WOODCHURCH, CH49 7NS
Proposal: Erection of 12 No. dwellings (Amendment to Planning Permission
APP/2008/5857)

Applicant: Caldys Estates Ltd
Agent : Michael Cunningham

Site Plan:



© Crown copyright. All rights reserved. Licence number 100019803. Published 2010.

Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/2008/5857 - Erection of 12 No. two-storey dwellings (Approved 01/08/2008)

Summary Of Representations and Consultations Received: Representations

Councillor Whittingham requested the application be heard by Planning Committee on the grounds of loss of privacy.

A qualifying petition of objection was received, containing 30 separate addresses and objecting on the grounds of loss of privacy.

Consultations

Director of Law, HR & Asset Management (Environmental Protection) - No objection

Director of Technical Services (Traffic Management Division) - No objection, subject to a condition being attached requesting visibility splays

Director's Comments:

The application was deferred from Planning Committee on 21st July for a Committee Site Visit to take place.

REASON FOR REFERRAL

The application is classed as a major development and therefore is required to go before Planning Committee under the Council's Scheme of Delegation. In addition, Councillor Whittingham also asked for the application to be reported to Planning Committee for the reasons outlined above, whilst there was also a qualifying petition of objection received with 30 separate addresses on.

INTRODUCTION

The application seeks permission for amendments to planning approval APP/2008/5857 for the erection of 12 dwellings on land to the north west of Ganneys Meadow Road, which was approved on 1st August 2008. This permission has been implemented, with a significant degree of building works having already taken place. The principal amendment to the approved scheme is that the proposed dwellings will be deeper by approximately 0.5 metres, together with some extremely minor alterations to the external elevations.

The scheme consists of five dwellings on either side of the site, with two dwellings located centrally, facing the centre of the close. The dwellings are two-storey. Ten of the new dwellings are semi-detached with the remaining two being detached.

PRINCIPLE OF DEVELOPMENT

The principle of the development has already been established with the granting of the 2008 consent. Members are now being asked whether the minor amendments to the approved scheme are acceptable whilst having regard to the fact that an extant permission for the site is in place and has been significantly implemented. The application site is within a Primarily Residential Area and therefore the proposal is acceptable, subject to Policy HS4 of Wirral's Unitary Development Plan.

SITE AND SURROUNDINGS

The site was a vacant piece of land located at the head of a close off the main section of Ganneys Meadow Road. It is located within a Primarily Residential Area as defined in Wirral's Unitary Development Plan.

The existing dwellings within this section of Ganneys Meadow Road are fairly large, terraced properties. There are also residential properties backing onto both sides of the site, whilst there is a public house and open space to the rear of the site.

POLICY CONTEXT

The application site is within a Primarily Residential Area and therefore the proposal is considered acceptable subject to Policy HS4 of Wirral's Unitary Development Plan.

The site is outside the North West Metropolitan Area and any residential development would normally

be subject to the Interim Planning Policy: New Housing Development. However, the existing planning permission has already been implemented and as outlined above, this application is only seeking permission for the proposed amendments to that extant consent.

APPEARANCE AND AMENITY ISSUES

The appearance of the proposed dwellings is the same as the extant approval, and therefore this aspect benefits from planning permission. In any case, the dwellings are considered to be of a good design and will enhance the appearance of the street scene.

The width of the two access roads into the site and the pavement details have been altered slightly, providing a narrower road and pavement. This results in the front gardens of the ten dwellings to either side being slightly larger by approximately 1 metre. This is not considered to have any impact on the appearance of the proposal when compared to the extant permission and is therefore considered to be acceptable.

SEPARATION DISTANCES

All the dwellings backing onto properties on Hoole Road comply with the general guidance on separation distances. As such 21 metres between two habitable windows facing each other is comfortably achieved within this part of the site. However, the increased depth of 0.5 metres results in properties on the other side of the site backing onto properties on New Hey Road has resulted in the normal separation distances falling approximately 1 metre short of the 21 metres guidance recommended. When considered against the overall context of the site and its surroundings however, this shortfall of approximately 1 metre is not considered to be sufficient to warrant a refusal of permission. This difference in separation distances would not have a significant impact on the amenities of existing properties to the rear and any potential harm is considered to be negligible given what has already been approved. It is also considered that the regeneration benefits of developing this brownfield site also outweigh the small shortfall in the interface guidelines.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no significant highway implications relating to this proposal, although a condition has been attached for full details to be submitted relating to a scheme of works for the a vehicle access from the highway into the site itself.

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 amendments to the approved scheme are very minor and, in general, do not have an adverse impact on the appearance of the scheme or the amenities of local residents. However, the increased depth does result in some of the proposed dwellings having habitable room windows approximately 20 metres from habitable windows on existing properties to the rear. Although this is slightly under the recommended guidance though, it is considered that the benefits of developing this site will outweigh any potential impact on existing resident's amenities, which in any case will be very minor.

Summary of Decision:

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

The proposed development is considered to comply with Policy HS4 of Wirral's Unitary Development Plan and will not have an overly adverse impact on the amenities of neighbouring properties, or the appearance and character of the area.

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 materials used in the construction of the dwellings hereby approved shall be in accordance with the details submitted at Question 10 within the application form

Reason: In the interests of the visual amenity of the proposed development

3. Prior to the first occupation of the dwellings hereby permitted, a 2 metre high close-boarded fence shall be erected between the application site and The Woodchurch Hotel and retained as such thereafter

Reason: In the interests of amenity

4. Notwithstanding the submitted details, within three months of the date of this permission a full scheme of works to provide vehicle access from the highway into the development site, including all associated surfacing, kerbing, tactile paving, road markings, street lighting and surface water drainage requirements and all necessary alterations to the existing public highway, shall be submitted to and approved in writing by the Local Planning Authority. The occupation of any part of the development shall not begin until those works have been completed in accordance with the local authority's approval and have been certified in writing as complete by or on behalf of the Local Planning Authority

Reason: In the interests in highway safety

Further Notes for Committee:

1. Notwithstanding the submitted details, no development shall commence until the relevant area of adopted highway within the redline plan has been stopped up and details of the highway construction and drainage have been approved by the Local Planning Authority

Last Comments By: 14/07/2010 10:52:20

Expiry Date: 26/08/2010