

Planning Committee

09 August 2011

Reference:
APP/11/00724

Area Team:
North Team

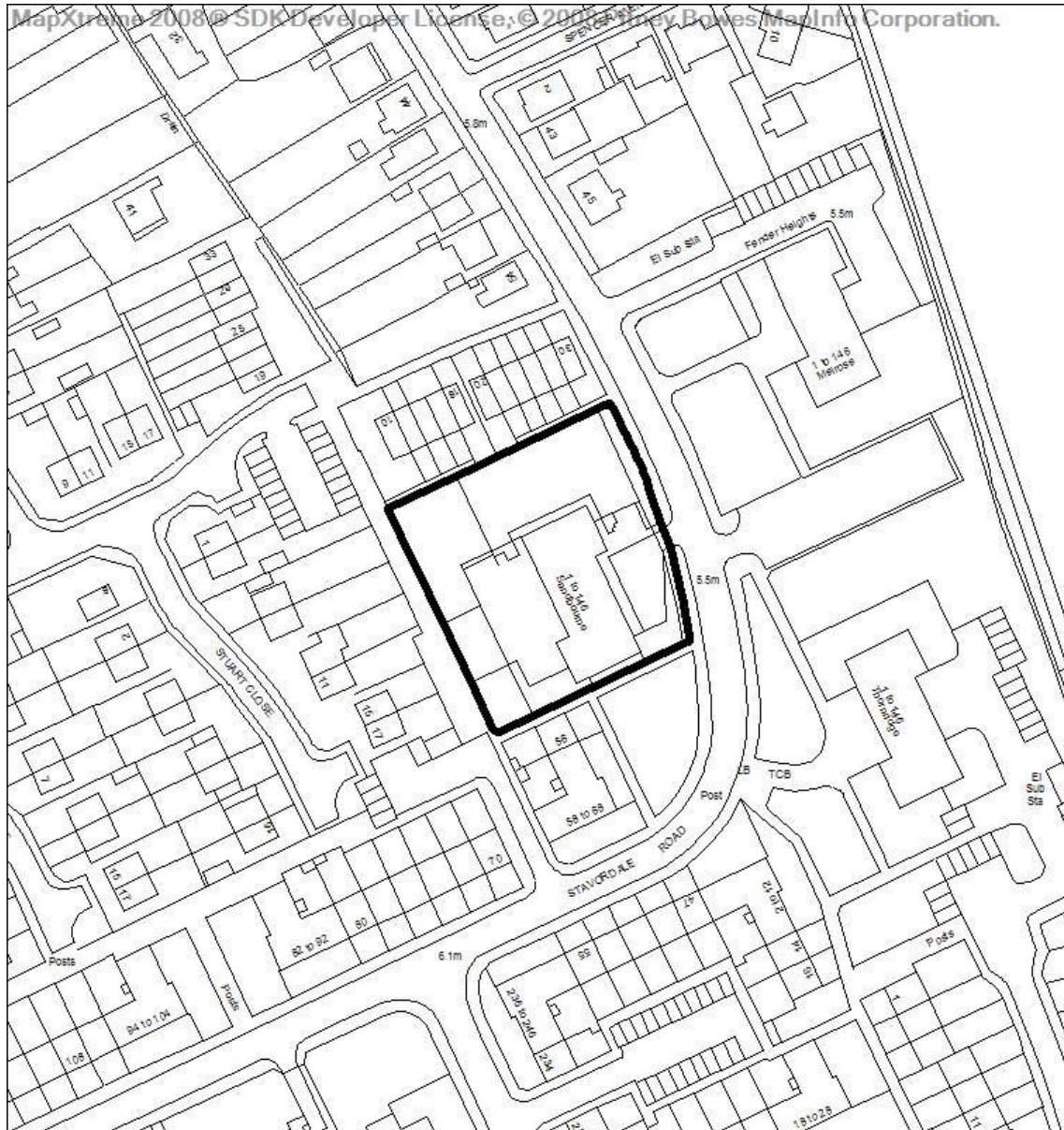
Case Officer:
Mrs S Day

Ward:
**Leasowe and
Moreton East**

Location: 1-146 Sandbourne, STAVORDALE ROAD, MORETON, CH46 9PU
Proposal: New build development of 7 no. two storey houses and 4 no. bungalows.

Applicant: Wirral Partnership Homes
Agent : Ainsley Gommon Architects

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

10/00612 - Demolition of flats - Approved

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

In accordance with the Council's Guidance on Publicity for Applications, 19 letters of notification were sent to adjoining properties and a Site Notice was displayed. As these proposals constitute Major Development a Press Notice was also displayed in the Wirral Globe. At the time of writing this report, only one response has been received from Councillor Lewis suggesting more properties should be notified. However, as set out above, the publicity carried out for this application accords with the Council's publicity guidance.

Consultations

Director of Corporate Services - Housing Strategy - the proposals would meet an identified housing need.

Police Crime Reduction Unit has been involved in pre-application discussions and have raised no objections to the proposals.

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

The proposal is a major residential development.

INTRODUCTION

The proposal seeks permission for the erection of eleven dwellings following the completion of the demolition of the tower block with 84 self contained flats, which currently occupies the site. The mix of dwellings includes seven 2-storey dwellings in two blocks of two and one block of three. These houses will face directly onto and take access from Stavordale Road. Backing onto these houses will be four bungalows in two blocks. These properties will take their access from an existing access road which serves the existing garage courts.

PRINCIPLE OF DEVELOPMENT

RSS Policy LCR4 requires plans for the area where the site is located to ensure provision for housing development addresses barriers to affordability and to meet identified local need. This is supported by the Interim Planning Policy 'New Housing Development' which enables planning permission to be granted for one for one replacement dwellings (or less) and sets out criteria for considering residential schemes outside the regeneration priority areas. The proposal is acceptable in principle subject to UDP Policies HS4 'Criteria for New Housing Development' and HSG2 'Affordable Housing'.

SITE AND SURROUNDINGS

The application site consists of a high rise block of flats which is currently being demolished. The surrounding properties are predominantly two storey dwellings. The site is generally level with an existing (landscaped) open space to the south east. This area does not form part of the area to be developed. To the south west of the application site is an access road which provides vehicular access to garage courts and a pedestrian link to Wimbrick Hey.

POLICY CONTEXT

The Regional Spatial Strategy under Policy LCR 4 seeks to ensure that housing provision in rural parts of the city region such as Moreton meets identified local need and addresses barriers to affordability. As the scheme for 11 dwelling is to replace a tower block that accommodated 84 self contained, the application complies with criterion (a) of Interim Planning Policy 'New Housing Development', which permits one for one replacement dwellings (or less).

The application has been made by a RSL and is to provide 100% affordable accommodation. The Housing Strategy Team have confirmed that the proposal would meet an identified need in the area in

terms of the provision of affordable housing and the nature of accommodation proposed. In addition the development will produce a type & form of accommodation which relates well to existing adjacent houses when compared to a high rise block of flats, which is not considered consistent with the general housing layout in the area. The proposal therefore assists the regeneration of the site as well as providing affordable accommodation to meet an identified local need.

The layout and design of the development must satisfy the criteria of HS4 in that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area. The surrounding uses are primarily two storey dwellings with gardens and some off street parking. The proposed development is of a comparable density and scale and will not have a detrimental impact on the surrounding area. The proposed development includes gardens and off street parking which would address the criteria of HS4

The proposal has been designed with the principles of Secure by Design and the Police Architectural Liaison Officer has raised no objections to the proposal.

APPEARANCE AND AMENITY ISSUES

The design of the dwellings is simple and reflects the style of surrounding properties. the use of brick and render will link the new properties with the surrounding area. All properties have space for front and rear gardens and off street parking.

SEPARATION DISTANCES

The proposed dwellings are adjacent to existing houses on three boundaries and the proposed interface distances of 21m and 14m between the existing and proposed dwellings are achieved.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal involves the extension of an existing access road to provide access to the four bungalows. As the road currently serves parking courts, no problems are anticipated. The seven houses will take individual access from Stavordale Road. there is no objection to this.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The development is in a sustainable location with access to public transport and local facilities. The dwellings will be built to a code for sustainable homes and will use energy efficient materials and building techniques.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal replaces obsolete accommodation with lower density social housing which will improve the appearance of the site and the locality.

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 provides single and two storey dwellings which will meet an identified housing need. In accordance with Wirral's SHMA. It is not considered that the proposed layout will result in a loss of amenity to adjacent properties or be detrimental to the general character of the area. The proposals meet the requirements of UDP Policy HS4.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

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

2. The hard and soft landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

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

3. The development shall be carried out in accordance with the details contained in drawing ref @@@@ received by the Local Planning Authority on @@@@

Reason: For the avoidance of doubt and in accordance with policy HS4 of the Wirral Unitary Development plan.

4. Prior to the occupation of the development, hereby approved, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the LPA. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupier of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the LPA.

Reason: For the avoidance of doubt and to comply with the Interim Planning Policy for New Housing Development.

Further Notes for Committee:

Last Comments By: 04/08/2011 16:00:03

Expiry Date: 30/09/2011