

Planning Committee

20 September 2011

Reference:
APP/11/00834

Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
Liscard

Location: Land adjacent to 47 WRIGHT STREET, EGREMONT, CH44 8BD
Proposal: Erection of a new dwelling
Applicant: Mr M Smith
Agent : SDA

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

APP/90/0691 - Erection of a new shop front - Approved 28/09/1990

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

Having regard to the Council Guidance on Publicity for Applications, 11 letters of notification were sent to neighbouring properties and a site notice was displayed. A qualifying petition of 25 signatures from separate households was received citing the following concerns:

1. Lack of parking on Wright Street, which has double yellow lines down one side and in full use 24 hours a day;
2. There is no guarantee the garage will be used for storing a car;
3. Builders will take up valuable car spaces on Wright Street with their vans and skips;
4. Disruption with delivery vehicles with building materials blocking traffic;
5. The fire brigade has been out on two occasions regarding two unsupervised fires;
6. The scale and design of the new property is not inkeeping with the surrounding properties;
7. The garage has already been demolished and the ground cleared;
8. Damage was sustained to No.47 when the garage was demolished;
9. There should be restrictions on working times and skips and builders' vehicles on the highway.

Consultations:

Director of Law, HR and Asset Management (Pollution Control) – No objection

Director of Technical Services (Traffic) – No objection subject to a condition to reinstate the obsolete section of vehicle crossing.

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

A qualifying petition of 25 signatures from separate households has been received. The application is also submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The application proposes a new dwelling on a vacant plot. Amended plans were received reducing the footprint of the building. The staircase and balcony have been removed.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle subject to the criteria of policy HS4 of the adopted UDP and SPD4.

SITE AND SURROUNDINGS

The plot comprises a fenced off site facing onto Wright Street. The site is located within land designated Primarily Residential Area under the Wirral Unitary Development Plan. The immediate area is characterised by Victorian two-storey dwellings of mixed design, some with small dormer windows. No.47 has no habitable windows in the side elevation.

POLICY CONTEXT

The application shall be assessed under policy HS4: Criteria for New Housing Development, SPD4 Parking Standards and the Interim Housing Policy.

APPEARANCE AND AMENITY ISSUES

The site is within an area designated HMRI and regeneration priority area and complies with the Interim Planning Policy - New Housing Development adopted for development control purposes on 30 October 2005.

The proposal reflects the scale of the surrounding properties and picks up on the bay window detail in the street scene, which are considered a defining features of the area. The gable roof design reflects the surrounding roof designs, and the contextual elevation indicates the ridge height and eaves will

match No.47. Its size and proportions reflect those of the surrounding properties and it represents an improvement on the current neglected brownfield site in accordance with PPS3. The proposal is to be constructed of brick to blend in with the surrounding properties, and it is deemed reasonable to condition a material sample. Therefore whilst the property is contemporary in design, it is not a pastiche replica of the surrounding properties, but blends into the streetscene.

The dwelling does not come forward of the building line and is considered acceptable in terms of sitting within the street scene as it forms an improvement and will not be visually obtrusive or over dominate the street scene. The plans were amended to provide satisfactory provision of amenity space (19 square metres).

The internal floor layout is considered acceptable with all habitable rooms achieving a reasonable outlook to the front elevation and adequate levels of daylight and sunlight. It is considered necessary to condition the rear facing windows at first and second floor with obscurely glazing to reduce overlooking. This is considered acceptable as there are two bedrooms and a lounge area with an acceptable outlook. It is not considered necessary to obscurely glaze the velux windows as these are considered not to result in overlooking or loss of privacy.

Objections regarding disruption during construction, parking on the highway, fires on the site and damage to neighbouring properties cannot form a reason for refusal under planning remit. Excessive noise and disturbance can be dealt with separately under Environmental legislation. Planning permission is not required for the demolition of the garage or the ground clearance. As discussed above the scale and design of the proposal is considered inkeeping with the surrounding properties.

SEPARATION DISTANCES

The proposed windows are not considered to result in a significant increase in overlooking or loss of privacy to neighbouring properties. There is a 12m separation distance to the opposite property on Wright Street, consistent with the building line. Whilst the 21-metre separation distance is not achieved, the proposal reflects the interface distances of the surrounding properties, and as such is deemed acceptable.

The properties along King Street are commercial at ground floor with flats and office/storage space above. The visual impact of the proposed building from the rear elevation is considered acceptable as the scale of the building reflects the surrounding buildings on Wright Street and a 7m separation distance to the rear outrigger is achieved. A condition requiring the second floor windows to the rear elevation to be fixed and obscurely glazed with frosted glass will reduce overlooking. Whilst one of these windows serves a bedroom, there are two larger bedrooms with a good outlook. The proposal is not considered to harm the outlook of the habitable rooms on King Street.

HIGHWAY/TRAFFIC IMPLICATIONS

There is provision for one off-street car parking space, which complies with the Council's adopted parking standards (SPD4) which set out maximum limits and the proposal does not exceed this limit. The proposal is within 400m of a bus route and there are local shops. As such the location is considered sustainable. Whilst objections were received regarding the extra pressure the proposal would put on the limited parking situation on Wright Street, there are no sustainable grounds for refusal on highway safety. The Planning Department cannot control who parks on a public highway.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The site is currently derelict and the proposal would pose an improvement to the vacant site. There are no environmental or sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered to be of a scale and design which relates well to surrounding properties and does not result in a detrimental change in the character of the area. It is considered that the proposal will have no adverse impact on the character of the area or neighbouring properties. The proposal complies with Policy HS4 of the adopted Wirral Unitary Development Plan and SPD4.

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 considered to be of a scale and design which relates well to surrounding properties and does not result in a detrimental change in the character of the area. It is considered that the proposal will have no adverse impact on the character of the area or neighbouring properties. The proposal complies with Policy HS4 of the adopted Wirral Unitary Development Plan and SPD4.

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. 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.

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.

3. The first and second floor windows facing south-west shall not be glazed otherwise than with obscured glass and top hung 1.7m above finished floor level or fixed shut, and thereafter be permanently retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 16 August 2011

Reason: For the avoidance of doubt.

5. No part of the development shall be brought into use until the obsolete section of vehicular crossing on Wright Street has been made up to standard footway levels. These works shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of highway safety.

Further Notes for Committee:

Last Comments By: 26/08/2011 11:34:24
Expiry Date: 21/09/2011