

Planning Committee

25 October 2011

Reference:
APP/11/00887

Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
Liscard

Location:
Proposal:

21 WEBSTER AVENUE, EGREMONT
Demolition of 21, 21a, 23, 23a, 25, 25a, 27, 27a, 29, 29a, 31 & 31a Webster Avenue and 1 Richard Chubb Drive. Construction of a four storey building with 500m² of community facilities serving all of the Mariners Park residents on the lower ground floor and 18, one and two bedroom flats over the other three storeys.

Applicant:
Agent :

Nautlius International
Pozzoni LLP

Site Plan:



Development Plan Allocation and Policies:

Primarily Residential Area

Planning History:

APP/79/12792 - Erection of a gardeners depot- Approved

APP/84/25106 - Conversion of two villas to four flats - Approved

APP/85/05004 - Erection of five pairs of semi-detached bungalows - Approved

APP/92/05545 - Conversion to two self contained flats- Approved

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 31 notifications were sent to adjoining properties. A site notice was also displayed. As a result of notifications, three letters of objection and a non-qualifying petition (19 addresses) have been received from Merseyside Campaign for Cycling, 17 Cunard Avenue and 21B Webster Avenue. The reasons for objection relate to:-

1. Lack of cycle parking
2. Overlooking leading to loss of privacy
3. Preferable sites nearby
4. Petitioners object to the scheme until re-housing takes place from dwellings to be demolished to accommodate the development.

CONSULTATIONS

Director of Technical Services - Traffic Management - No objection

Director of Law, HR and Asset Management - Environmental Health - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application constitutes major development.

INTRODUCTION

The proposed development consists of the demolition of 7 dwellings which are currently subdivided into 14 flats and the erection of a three and four storey building containing a variety of communal facilities and 18 flats.

PRINCIPLE OF DEVELOPMENT

The application site is located within an area allocated for primarily residential purposes and within a regeneration priority area. Residential development is acceptable in principle subject to the criteria of UDP Policy HS4.

SITE AND SURROUNDINGS

Mariners Park is a welfare complex which consists of a collection of houses, flats, bungalows and a care home which are located within an enclosed residential park adjacent to the Mersey. The is specifically for retired seafarers and is run by the charity, Nautilus Welfare fund. The park is well landscaped and slopes from west to east towards the river. The dwellings generally have communal gardens and open spaces as opposed to individual amenity space.

The properties to be demolished consist of three blocks of two storey semi-detached properties and one two storey detached property. To the rear of the application site, the properties are a mix of single storey to the north west and two storey to the west. The application site is several meters lower than

the land and dwellings to the west.

POLICY CONTEXT

The site is allocated for primarily residential purposes and as such must be considered primarily against Policy HS4 of the UDP. In general terms HS4 permits new development which is of a scale and design which will not harm the character of the area or the amenity of adjacent properties. The proposed development is for a three and four storey building which contains communal facilities at ground floor and residential units above. The development will sit within the existing landscaped area and will include some new landscaping and parking to supplement existing. The Council is also in receipt of an additional application for six temporary dwellings to accommodate the residents displaced by the demolition of the existing flats.

Affordable Housing.

The proposal comprises 18 residential units which would usually trigger the need to require an element of affordable housing provision or contribution to off-site works. However, in this instance, the applicant is a registered charity which provides at affordable rents for a very specific section of the community. In this way, the applicants are considered to be equivalent to a RSL and the entire development is effectively affordable.

The proposals are accompanied by a Designing Out Crime Assessment (DOCA) which gives consideration to the measures which will be employed to produce a secure building.

APPEARANCE AND AMENITY ISSUES

The scale of built form has been reduced by utilising the existing site topography which slopes down towards the promenade. The building has been cut into the land/slope by almost a storey. Additionally the upper floor being setback from the main frontage reduces the overall bulk and gives the appearance of a three storey building. This ensures the proportional relationship between the building and the remaining houses on Webster Avenue is acceptable. It is set some distance from the properties to either boundary and therefore maintains a good degree of visual separation.

The proposed building is a curved arch which follows the shape of the adjacent road and the existing building line. The design of the building incorporates prominent features of art deco architecture combining curved feature walling with sharp angular lines, large expanses of clean glazing and curved feature balconies. A simple palette of materials is proposed with a smooth render contrasting with the clean sharp lines of the glazing. The fourth floor balconies are set back from the main elevation of the building with generous balconies to the front.

The ground floor of the building is for communal facilities including, meeting rooms, laundry, dining room, and health and beauty suite. The upper floors are residential divided into 18 units.

There have been three objections to the proposal including a non-qualifying petition from 19 addresses. Merseyside Campaign for Cycling are concerned that the development does not indicate cycle parking, this however can be secured through a condition. Residents have expressed concern over the loss of existing units and the height of the building resulting in loss of privacy. The 14 units to be demolished will be replaced by 18 units within the development and six temporary units during construction. The building is significantly higher and larger than the dwellings it replaces but it is in part set within the slope of the site to reduce its impact on dwellings to the rear and the position of the building has been designed to minimise impact on existing properties.

SEPARATION DISTANCES

The proposed building generally meets the required interface distances with the exception of the bungalow at 20 King George Drive to the rear. This dwelling is set at a higher level than the new building so the impact on the bungalow is that of a two storey building. As the proposed building is curved, there is no direct overlooking into no. 20 but the windows in the rear of the new flats look obliquely across the rear elevation of the bungalow at a distance of 19m. Due to the angle of the windows and the existence of a hedge to the rear of no. 20, the impact of the new development is not considered to have a detrimental impact on this property.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposal is located within an existing residential development where access to public transport exists. The building will be constructed using modern building methods and positioned to maximise solar gain.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The siting of the building has been carefully considered. It occupies a central location within the estate serving all residents, utilising estuary views and orientation. The proposed building will provide improved communal facilities and accommodation in a contemporary building which will be a landmark both within and outside the site.

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 building will provide improved community facilities and will make a positive visual contribution to Mariners Park. The proposals are considered to be appropriate in terms of their scale and design, relating well to the surrounding area and are not considered to represent any detrimental impact on neighbouring properties or the 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. Details of materials for all external work including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced. The materials shall subsequently be used in the development constructed, and retained as such thereafter.

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

3. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 in the in the Wirral Unitary Development Plan 2006

4. The proposed landscaping shall be completed before the accommodation hereby approved is occupied and thereafter shall be maintained to the satisfaction of the Local

Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

Last Comments By: 03/09/2011 09:15:19
Expiry Date: 26/10/2011