

Planning Committee

06 March 2012

Reference:
APP/11/01497

Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
Bidston and St James

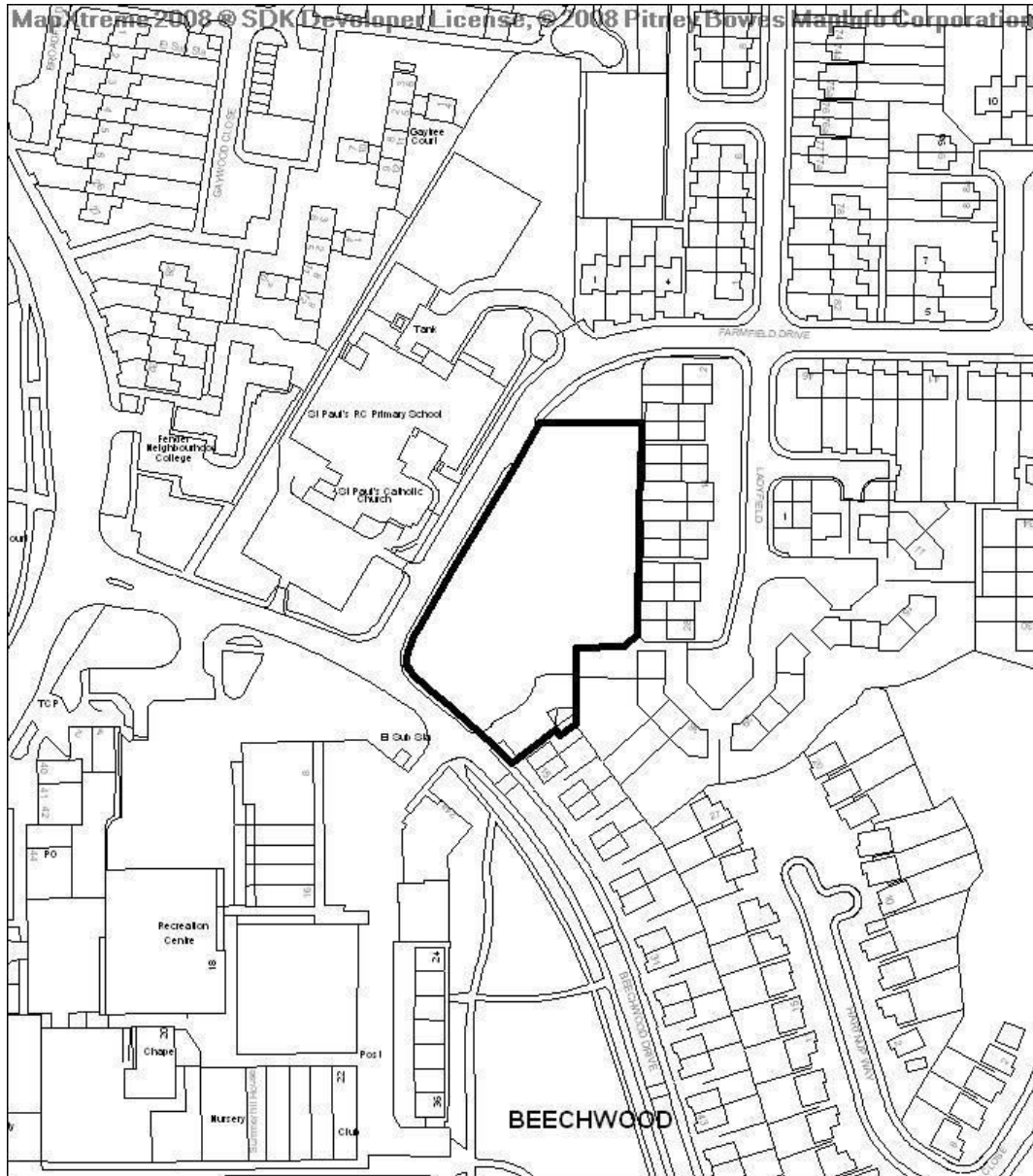
Location: Corner of Beechwood Drive and Farmfield Drive, Beechwood, Wirral, CH43 7QU

Proposal: Construction of 18no. new family houses and new access road on former Feltree Nursing Home site.

Applicant: Liverpool Housing Trust

Agent : Paddock Johnson Partnership

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

DEM/10/00797 - Demolition of Feltree House - Prior notification not required 23/07/2010

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

Having regard for the Council's Guidance on Publicity for Applications, 27 letters of notification were sent to neighbouring properties. A site notice was displayed on the highway. At the time of writing this report no objections have been received.

CONSULTATIONS:

The Director of Technical Services (Traffic and Transportation Division) - no comments received at the time of writing.

The Director of Law, HR and Asset Management (Pollution Control Division) - no comments received at the time of writing.

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

The application seeks permission for the erection of 15 dwellings which is defined as Major Development and is therefore required to be considered by the Planning Committee under the Council's adopted Scheme of Delegation for Determining Planning Applications.

INTRODUCTION

The application proposes 18 no. two-storey, 2/4 bedroom, affordable residential dwellings.

PRINCIPLE OF DEVELOPMENT

The site is designated as Primarily Residential Area under the Wirral Unitary Development Plan and within the regeneration priority areas as identified by the Interim Planning Policy for New Residential Development (IPP).

SITE AND SURROUNDINGS

The site comprises a vacant piece of grassed and hard-surfaced land which is relatively flat. The bungalows to the east are set approximately 1.5 metres higher than the application site, and there is 2.5 metre high leylandi screening to the rear of these properties. The property to the south (no.11 Beechwood Drive) is a two-storey brick dwelling with a gable wall facing the proposal with no habitable windows to this elevation.

POLICY CONTEXT

The following policies are considered relevant and will be referred to: HS4 New Housing Development of the Wirral Unitary Development Plan (adopted February 2000), SPG11 House Extensions, and the Interim Planning Policy – New Housing Development (adopted for development control purposes on 30th October 2005).

Policy HS4 Criteria for New Housing Development considers scale, the character of the area, access and services, the provision of landscaping, adequate garden space and design features that contribute to a secure environment. SPG11 sets out minimum separation distances between windows.

APPEARANCE AND AMENITY ISSUES

The design of the proposal is considered in keeping with the surrounding housing design, and represents an improvement on the existing site. The porch provides a focal point and the mix of materials breaks up the bulk of the buildings. Whilst plot 11 is within 1 metre of the highway, it is considered the estate maintains an open appearance and the corner property has been designed to turn the corner, and does not present a blank elevation facing Farmfield Drive.

The internal layout is considered acceptable in terms of outlook and levels of daylight. The scale of the buildings will sit comfortably within the surrounding development and will not overdominate the adjacent properties. Each property has a 11-14 metre long garden. The proposal complies with policy HS4 of the UDP.

SEPARATION DISTANCES

SPG11 states there should be a 14m separation distance between a habitable window and a blank elevation, and a 21m separation distance when two habitable windows face.

The properties to the rear on Ladyfield have a separation distance of 21m between habitable windows. There is a 21m separation distance between the proposed habitable windows and the school opposite. The properties have been designed so that there is no direct overlooking between plot 10 and plots 11-18. The required separation distances are achieved and the proposal is considered not to result in overlooking or loss of privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

The site is served by bus routes along Fender Way. There is provision for one off-street car parking space per dwelling, which complies with SPD4 and does not exceed this limit.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The properties are to be built to Code for Sustainable Homes Level 3.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on its surroundings or the character of the residential area. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with policy HS4 New Housing Development of the Wirral Unitary Development Plan (adopted February 2000), SPG11 House Extensions, and the Interim Planning Policy – New Housing Development (adopted for development control purposes on 30th October 2005).

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 not considered to have a harmful visual impact on its surroundings or the character of the residential area. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with policy HS4 New Housing Development of the Wirral Unitary Development Plan (adopted February 2000), SPG11 House Extensions, and the Interim Planning Policy – New Housing Development (adopted for development control purposes on 30th October 2005).

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 materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. This shall include details of the proposed colour of the render. 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. No development shall commence until details of the proposed measures to be incorporated within the buildings to achieve 10% of the predicted energy requirements of the site from renewable sources have been submitted to and agreed in writing by the Local Planning Authority, unless it has previously been demonstrated by the applicant, having regard to the type of development involved and its design, that this is not feasible or viable. The development shall be implemented in accordance with the approved details and operated as such thereafter.

Reason: In the interests of minimising the demand for energy from non-renewable sources in accordance with RSS Policy EM18.

4. The development shall not be occupied until full details including scaled elevational drawings of the proposed boundary treatment are received and approved in writing by the Local Planning Authority. The approved boundary shall be installed by any part of the development is occupied and shall be retained thereafter.

Reason: In the interest of policy HS4 of the Wirral Unitary Development Plan

5. Prior to the commencement of development, a scheme for the provision of affordable housing to be provided, shall be submitted to and agreed in writing by the Local Planning Authority. 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 maintained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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

Last Comments By: 02/03/2012 12:13:54

Expiry Date: 11/04/2012