

**Planning Committee**

30 May 2013

**Reference:**  
**APP/13/00522**

**Area Team:**  
**South Team**

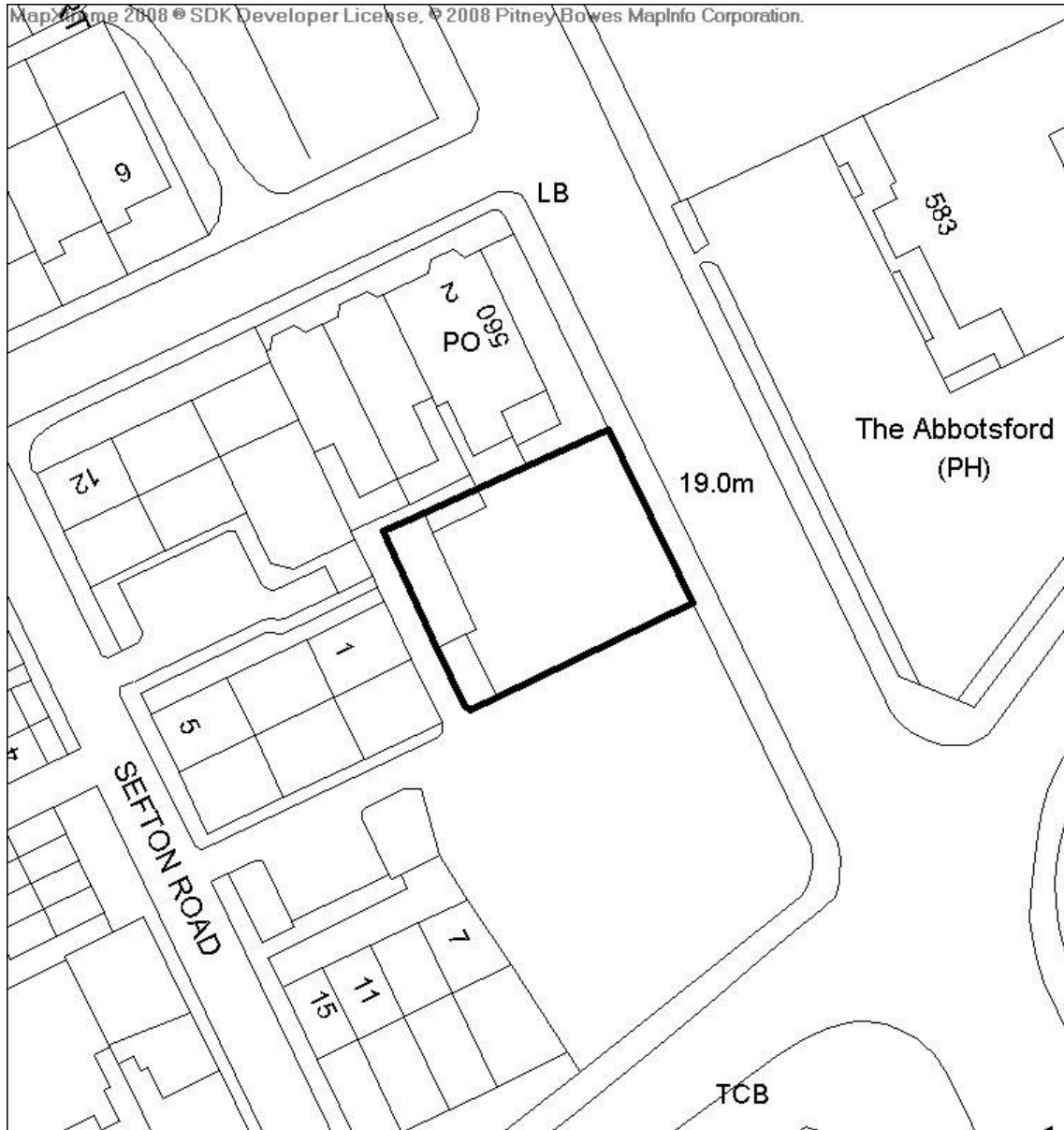
**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Rock Ferry**

**Location:** 560 New Chester Road, Rock Ferry, Birkenhead, Wirral, CH42 2AF  
**Proposal:** Erection of two dwellings with gardens and parking at rear  
(resubmission of APP/13/00296)

**Applicant:** Mr Jay Singh  
**Agent :** SDA

**Site Plan:**



**Development Plan allocation and policies:**  
Primarily Residential Area

## **Planning History:**

Location: 560 New Chester Road, Rock Ferry, Wirral CH42 2AF  
Application Type: Full Planning Permission  
Proposal: Erection of 3 dwellings with associated gardens and parking  
Application No: APP/13/00296  
Decision Date: 15/04/2013  
Decision Type: Withdrawn

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

### **REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, 18 letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report no representations have been received.

### **CONSULTATIONS**

Head of Environment & Regulation (Traffic and Transportation Division) - no objections

Head of Environment & Regulation (Pollution Control Division) - no objections.

## **DIRECTOR'S COMMENTS:**

### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

### **INTRODUCTION**

The proposal is for the erection of a two semi detached 2.5 storey dwellings.

### **PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable subject to Policy HS4 of Wirral's Unitary Development Plan (UDP) and the National Planning Policy Framework.

### **SITE AND SURROUNDINGS**

The site comprises a part of a garden site at the rear of 560 New Chester Road.

The site is located within an established Primarily Residential Area and is a convince store with living accommodation above.

The site is screened from the Road by a 2m high wall and fence and lies adjacent to a derelict piece of land.

The garden is currently very large, extending over 24m from the rear elevation of 560 New Chester Road and could easily be split to create an additional plot whilst still leaving sufficient private amenity space for a residential garden.

### **POLICY CONTEXT**

Policy HS4 (Criteria for New Housing Development) of Wirral's Unitary Development Plan (UDP) and of the National Planning Policy Framework (NPPF) are directly relevant in this instance.

Policy HS4 states proposals for new housing development on allocated sites and within the Primarily Residential Areas will be permitted subject to the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development and the proposal not resulting in a detrimental change in the character of the area. In addition the policy states that for all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved. The Reasoned justification for this is the fact that the environment around the home has a major impact on resident's quality of life. When new residential development is proposed, both on allocated

sites where a new environment is being created and where new housing is proposed within the existing residential areas, it is important that new housing blends in well with that already built and creates a safe external environment.

The National Planning Policy Framework states (Para 49) that housing applications should be considered in the context of the presumption in favour of sustainable development. It goes on to say that (Para 56) the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

#### **APPEARANCE AND AMENITY ISSUES**

The proposed development is a revision of a previously withdrawn application for the erection of three dwellings on the site (APP/13/00296). The application was withdrawn following advice from the LPA as 3 dwellings were deemed excessive on a site of this size resulting in a cramped and over developed site that did not meet the required separation distances.

The current proposal seeks permission for two dwellings. The scheme provides 4 bedroom accommodation set over 2.5 storeys. The properties have been sited to ensure there is sufficient private amenity space as well as off street parking for one car per dwelling.

The design of the dwellings is relatively modest combining brick and render with a pitched roof. The scale is considered to relate well to surrounding property, in particular with regard to existing densities and form of development and does not result in a detrimental change in the character of the area.

In summary, the proposal is considered suitable for the site and is not considered detrimental to the character of the area. The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The dwelling has adequate levels of amenity space and off-street parking. The proposal complies with Policy HS4, the provisions of the NPPF and is recommended for approval.

#### **SEPARATION DISTANCES**

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. The proposed dwellings have been sited to ensure that there is 14m between the proposed blank gable of the new dwelling and the rear facing window of 560 New Chester Road. The distance between the rear elevation of the new dwellings and the blank side gable of 1 Sefton Road is also 14m. The new dwellings on the site opposite are in excess of 21m away from the site and as such the proposal is not considered to result in direct overlooking to neighbouring properties.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal. The siting of the proposal is not considered to impact on visibility or traffic safety in the vicinity, complies with Policy HS4 and no objection has been raised on this basis.

#### **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 proposed development is not considered to have an adverse impact on the amenities that the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal is not considered to harm the character of the area, complies with Policy HS4 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

#### **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 not considered to have an adverse impact on the amenities that the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal is not considered to harm the character of the area, complies with Policy HS4 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

**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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30th April 2013 and listed as follows:  
29\_2013\_01 Rev B (dated 30.04.2013)

**Reason:** For the avoidance of doubt and to define the permission.

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples of the facing, roofing and window 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.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), there shall be no enlargement or extension of the dwellings hereby permitted including any additions or alterations to the roof without the prior written approval of the Local Planning Authority.

**Reason:** In order to protect the residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

**Reason:** In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 22/05/2013 15:15:04  
**Expiry Date:** 12/06/2013