

## Planning Committee

22 August 2013

**Reference:**  
**APP/13/00684**

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

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Claughton**

**Location:** Wethersfield House, WETHERSFIELD ROAD, NOCTORUM  
**Proposal:** Amended to previous approval APP/12/00962: Amendment to house design and amendment to access arrangement.

**Applicant:** The Dawpool Estate Ltd  
**Agent :** SHACK Architecture Ltd

### Site Plan:



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

## Planning History:

Location: Wethersfield House, WETHERSFIELD ROAD, NOCTORUM  
Application Type: Full Planning Permission  
Proposal: Removal of Condition 18 on 09/05471: Alteration to Wethersfield House to form 12no apartments, alteration and extension to wethersfield lodge to form 3no 2 storey apartments and the erection of 4no terraced townhouses within grounds.  
Application No: APP/13/00071  
Decision Date: 22/03/2013  
Decision Type: Approve

Location: Wethersfield House, WETHERSFIELD ROAD, NOCTORUM, CH43 9UW  
Application Type: Full Planning Permission  
Proposal: Construction of four new houses (amended design of previously approved houses) in the ground of the Wethersfield House, alterations to approved access, replacement of brick balustrade with new railings to front and rear, and new car park configuration to main house.  
Application No: APP/12/00962  
Decision Date: 26/09/2012  
Decision Type: Approve

Location: Wethersfield Lodge, Wethersfield Road, Noctorum, Wirral, CH43 9UW  
Application Type: Full Planning Permission  
Proposal: Alteration to Weathersfield House to form 12no. apartments; alteration and extension to Wethersfield Lodge to form 3no. 2 storey apartments and the erection of 4no. terraced townhouses within grounds. (amended description)  
Application No: APP/09/05471  
Decision Date: 02/10/2009  
Decision Type: Approve

Location: Wethersfield House and Lodge, Wethersfield Road, Noctorum, Wirral, CH43 9UW  
Application Type: Full Planning Permission  
Proposal: Erection of a three storey extension to Wethersfield house and conversion of the house and lodge to 20 apartments.  
Application No: APP/04/06065  
Decision Date: 10/09/2004  
Decision Type: Approve

Location: Wethersfield, Wethersfield Road, Noctorum, Wirral, CH43 9UW  
Application Type: Outline Planning Permission  
Proposal: Removal of existing property and erection of eleven detached houses with garages  
Application No: OUT/03/05200  
Decision Date: 27/11/2003  
Decision Type: Withdrawn

## Summary Of Representations and Consultations Received:

### REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 47 notifications were sent to 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 & Transportation Division) - No Objections

Head of Environment & Regulation (Pollution Control Division) - No Objections

## **Director's Comments:**

### **REASON FOR REFERRAL**

Councillor George Davies has taken the application out of delegation due to the high level of public interest.

### **INTRODUCTION**

The proposal is for an amendment to the previously approved planning application reference APP/12/00962, the amendments are to the design of the four new residential units and the vehicle access points in and out of the site.

The site is known as Wethersfield House, the plot consists of a large dwelling that has had planning permission to be converted into apartments, there is an existing gate house that has also been converted into 3 residential units. The original planning permission included 4 new dwellings within the grounds, these are the subject of this planning application, the design has been altered and a resubmission is required.

### **PRINCIPLE OF DEVELOPMENT**

The proposed alterations are acceptable in principle having regard to previous applications for the redevelopment of the site.

### **SITE AND SURROUNDINGS**

The site consists of a large dwelling that has been converted into flats, the grounds are quite extensive and have a TPO restriction, there are two vehicle access points and an existing gate house within the grounds. To the rear of the main house (wethersfield house) the land falls dramatically away to Noctorum Dell. The rear section of the plot is not ideal to be development due to the land gradient, the site to the north and east of the main wethersfield house building sits level with the gate house and the more modern properties along Wethersfield Road, it is in this area that the new dwellings are to be located.

### **POLICY CONTEXT**

This current application is for amendments to a previous approved residential scheme, the principle of the development has been approved, the changes in this instance are to the design and scale of the addition 4 dwellings and the vehicle access into and out of the site.

Having regard to Wirral's UDP Policy HS4; Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;
- (ii) the proposal not resulting in a detrimental change in the character of the area;
- (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;
- (v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;
- (vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and
- (vii) the provision of adequate individual private or communal garden space to each dwelling.

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.

### **APPEARANCE AND AMENITY ISSUES**

#### **AMENDMENTS TO THE NEW DWELLING PLOTS**

The changes are to the design and built footprint of the additional dwellings, the changes include the removal of a car port between plot two and plot three and the inclusion of two-storey gable front to plot one and plot three. The alterations to the house designs are appropriate, the houses are of a design and scale that sit well with the character of the main house and the original gate house, they are built within a cluster which is a characteristic of the plot.

#### **AMENDMENTS TO THE ACCESS ARRANGEMENTS**

The two most recent applications APP/09/05471 and APP/12/00962 provided two alternative access arrangements. In terms of planning application 09/5471, the site was to use the two existing access points to the north and south of Wethersfield Road as a one-way system for egress and ingress, planning application 12/00962 approved the widening of the southern access to allow vehicles to pass each other within the site through an appropriate access point and the closing of the northern access with a static gate. This current application is to facilitate both access points as egress and ingress, the access to the south has been widened in terms of the boundary treatment.

Concerns have been raised with regards to the safety of the northern access in and out of Wethersfield Road, the adjoining property 12 Wethersfield Road have raised concerns in terms of vehicles using the northern access and the impact of headlights into the front windows of the dwelling.

The amended design and scale of the housing is acceptable, the mass of the dwellings is reduced but the design character of retained.

The amendments to the access point have raised no highway safety objection, the widened access to the south of the site still requires further works to the footway but can suitably provide two way traffic. The northern access is narrow at the gate posts but forward visibility to the north is acceptable and vehicles can pass each other if necessary, the footway crossing at this point also needs upgrading.

### **SEPARATION DISTANCES**

The houses are located well within the site and retain the tree lined boundary, the three block of proposed dwellings are located closest to the houses on Wethersfield road, there are habitable room windows proposed at first floor serving new bedrooms, the houses opposite are approximately 21 to 22m from the boundary with Wethersfield House, the houses proposed are set in approximately 12m from the boundary, therefore the proposed dwellings meet the separation distances.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal. Conditions advised with regards to the upgrading of the footway crossings.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no Environmental/Sustainability issues relating to these proposals.

### **CONCLUSION**

The amendments to the scheme are appropriate in this instance and do not have a detrimental impact onto the character of the area having regard to Wirral's UDP Policy HS4.

### **5. 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 amendments to the scheme are appropriate in this instance and do not have a detrimental impact onto the character of the area having regard to Wirral's UDP Policy HS4.

**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 3 July 2013 and listed as follows: B101 Rev E (07.2013) and B103 Rev A (07.2013).

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

3. Within three months of the approval date, details of the widened footway crossings to the north and south access points of the site shall be submitted to and agreed in writing by the Local Authority. These works shall be implemented in accordance with the details agreed and within a timescale agreed, which has been submitted to and approved in writing by the Local Planning Authority and retained as such thereafter.

**Reason:** In the interests of highway safety.

**Further Notes for Committee:**

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developers expense, including the relocation and/or replacement of street furniture as necessary. Please contact the Council's Highway Maintenance team on 0151 606 2004 prior to the commencement of development for further information.

**Last Comments By:** 07/08/2013  
**Expiry Date:** 28/08/2013