

Planning Committee

22 August 2013

Reference:
APP/13/00706

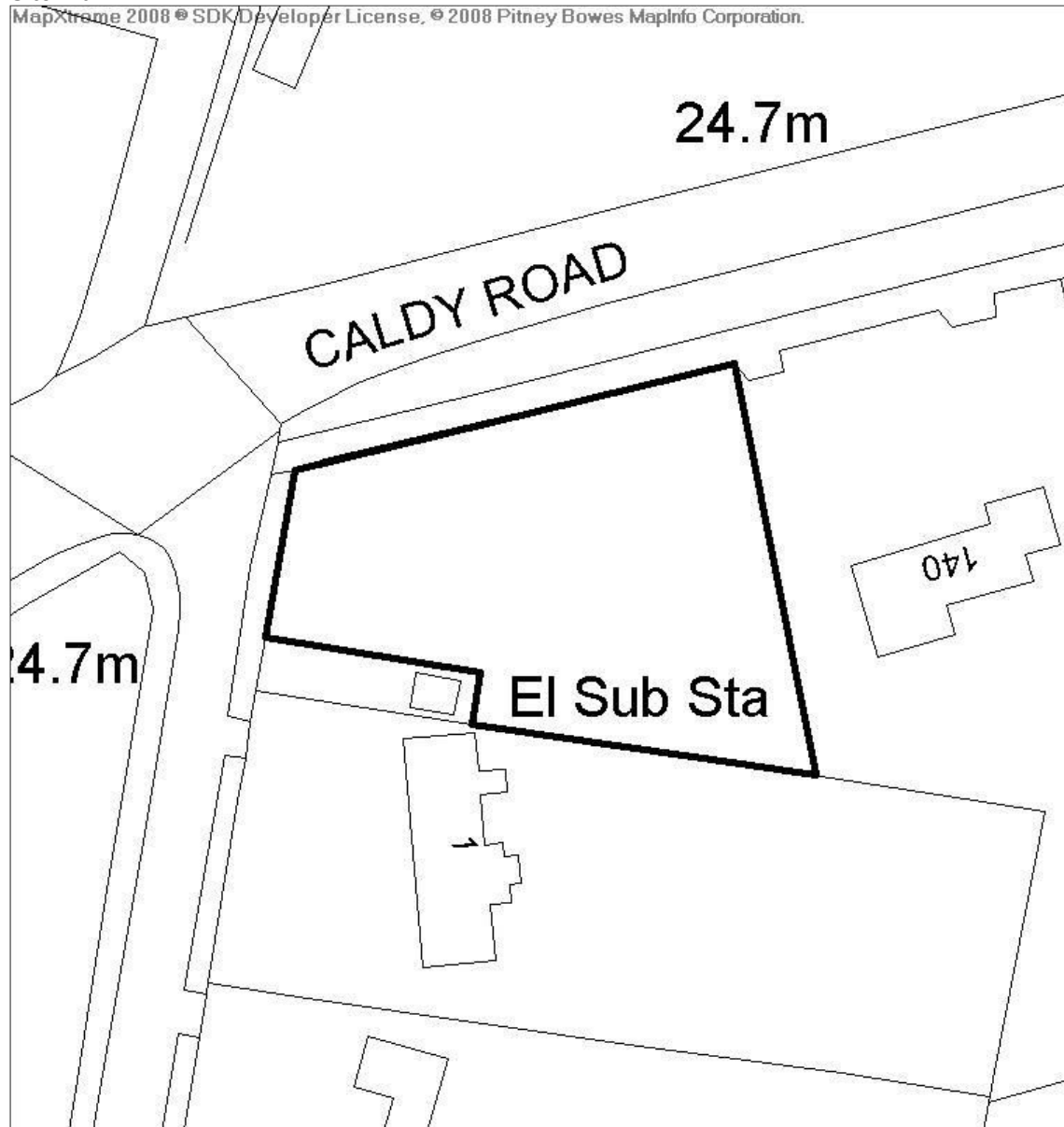
Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
**West Kirby and
Thurstaston**

Location: Holmville, 140 CALDY ROAD, CALDY, CH48 1LN
Proposal: Proposed New Build House
Applicant: Dr Sharma
Agent : J H CONSULTING

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
Conservation Area (for illustrative purposes)

Density and Design Guidelines Area

Planning History:

Location: Holmville, 140 Caldy Road, Caldy, Wirral, CH48 1LN
Application Type: Full Planning Permission
Proposal: Two storey front, side and rear extensions, single storey conservatory to rear and erection of a pitched roof over the existing garage.
Application No: APP/03/06073
Decision Date: 11/07/2003
Decision Type: Approve

Location: Holmville, 140 Caldy Road, Caldy, Wirral, CH48 1LN
Application Type: Full Planning Permission
Proposal: Erection of two storey and single storey extension to side, two storey front extension, part single, part two storey extension and conservatory to rear, and erection of 1.6 metre high fence to front boundary.
Application No: APP/01/07356
Decision Date: 11/02/2002
Decision Type: Approve

Location: Holmville, 140 Caldy Road, Caldy, Wirral, CH48 1LN
Application Type: Full Planning Permission
Proposal: Erection of a single storey side extension, conservatory to rear and two storey side and rear extension.
Application No: APP/02/05402
Decision Date: 15/05/2002
Decision Type: Approve

Location: West of Holmville 140 Caldy Road, Caldy, Wirral, CH48 1LN
Application Type: Outline Planning Permission
Proposal: Erection of a dwellinghouse (outline)
Application No: OUT/02/06905
Decision Date: 05/11/2002
Decision Type: Withdrawn

Location: Holmville, 140 Caldy Road, Caldy, Wirral, CH48 1LN
Application Type: Full Planning Permission
Proposal: Erection of a detached summer house
Application No: APP/02/06906
Decision Date: 12/12/2002
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

In line with the Councils policy for publicity of planning applications letters were sent to 7 individual neighbouring properties and a notice was displayed on site. Three responses were received There was one comment on the accuracy of the planning application forms from 51 Croft Drive East and two objections from, 1 Croft Drive East and 151 Caldy Road.

The reasons for objection relate to:-

1. Loss of privacy to the adjacent property
2. Proposal will detract from the character of the Conservation area
3. Proposal will set a precedent for similar developments
4. If built, the development will impact negatively on house values.

CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Caldy Conservation Area Advisory Group - Object to the proposal. The development is too small compared to surrounding plots, is too close to neighbouring properties and is uncharacteristically forward of the building line.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is referred to committee following its removal from delegation by Councillor Watt

INTRODUCTION

The proposed development consists of the erection of a detached house with integral garage on the garden to the east of 140 Caldly Road. The proposed dwelling uses the existing westernmost vehicular access to 140 Caldly Road.

PRINCIPLE OF DEVELOPMENT

The application site lies within the Caldly conservation area. As such new proposals must be considered against the UDP conservation policies CH2, CH11 and SPG 8 , Density and Design guidelines : Caldly Village, in addition to Policy HS4 and guidance given in the National Planning Policy Framework. The recently adopted conservation area appraisal recognizes that a landscaping setting is an attractive feature and an important attribute of the character of the conservation area.

SITE AND SURROUNDINGS

140 Caldly Road is a large detached house set in a generous garden fronting Caldly Road and Croft Drive East. The frontage to Caldly Road is particularly wide with the existing dwelling positioned to the east of the plot. The side garden to the west, which is the application site, currently consists of tennis courts. The boundary to both Caldly Road and Croft Drive East is formed of a substantial fence and hedge which restrict views into the site. 140 Caldly Road has two vehicular accesses and it is proposed to use the westernmost one to access the application site, leaving the other for the existing dwelling.

The site lies towards the eastern edges of the Caldly Conservation area within zone 2 which is characterised by large houses in spacious gardens. Within this part of the Conservation area, more diverse and denser development can be permitted subject to other Conservation policies. Whilst there is a mix of house styles and periods in this part of the Conservation area, the arts and crafts style is still predominant.

POLICY CONTEXT

Policy HS4 of the Wirral UDP sets out the general criteria for new dwellings. Policy HS4 requires new dwellings to not have a detrimental impact on the character of the area or the amenities of neighbouring properties. UDP Policy HS10 deals specifically with backland development and requires new dwellings to retain adequate garden for the remaining houses, to be sufficiently removed from existing dwellings to not adversely harm their amenity and to have sufficient turning space for vehicles.

As the site is within the conservation area the new dwelling must also be assessed against policies CH2 and CH11. CH2 deals with development within conservation areas in general and requires new development to preserve and enhance the important characteristics of the conservation area such as layout, landscaping and relationship between buildings.

Policy CH11 is specific to Caldly and identifies the important characteristics as, the low density, mature landscaped suburb.

This is consistent with the National Planning Policy Framework, which supports the development of well designed, visually attractive homes in sustainable locations. Within Conservation areas, it is recognised that new development should make a positive contribution to local character and distinctiveness.

APPEARANCE AND AMENITY ISSUES

The proposed development is for a two storey house to be situated on the garden west of 140 Caldys Road, fronting Caldys Road. Although the new dwelling would be sited forward of the existing house at 140, it still retains a building line depth of between 7m and 13m, which although less than the prevailing building lines, still allows a good set back of the dwelling. This coupled with the existing boundary screening and the absence of any new vehicular openings, will minimise the impact of the new dwelling on the street scene.

The proposed dwelling uses a contemporary design which makes reference to the conservation area through the use of traditional materials such as slate and render. The design of the house uses a steep roof pitch to reflect the characteristics of properties in the locality. The scale of the house is not at odds with the variety of house sizes in the area and it sits well within its plot, retaining a good garden all around the dwelling.

The design of the dwelling is similar in terms of proposed materials (timber cladding, render and large glazed walls) to the approved scheme at No. 3 Croft Drive East, which is now being built. However the incorporation of the pitched roof creates a traditional element to the design with properties either side, subtly harmonising with its neighbours providing additional character. This softens the overall modern element of the development.

The conservation area appraisal recognises that the landscaping setting is an attractive feature and an important attribute of the character of the conservation area. The site is enclosed by a timber boarded fence approximately 1.7 metres high with addition of dense, mature vegetation. The additional boundary vegetation is varied; laurel hedging to the north 1.3 metres, conifer trees to the west 2 metres and scattered vegetation with a few trees to the south, shared with No. 1 Croft Drive East. The proposal retains the existing dense boundary treatment of the property which will ensure that any impact resulting from the proposed property on the existing street scene and conservation area is very limited.

It is considered that the limited glimpses through the site, together with the position of the proposed dwelling within the plot will make a positive contribution to the appearance of the conservation area and is unlikely to set a precedent as the site has unique characteristics as a wide corner plot.

SEPARATION DISTANCES

The property to the rear of the site, no 1 Croft Drive East, has a rear garden which is at right angles to the application site. The proposed dwelling has a two storey central core which is positioned 11m from the boundary with 1 Croft Drive East. The two bedroom windows which are in the rear elevation of the new dwelling will therefore be located a sufficient distance from the garden of 1 Croft Drive East to retain an acceptable level of privacy. Overlooking between the windows to the rear of both existing and new properties is at an oblique angle and between 18 and 22m which would meet the normal spacing requirements.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal re-uses an existing access which will be conditioned

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The house will be built to meet modern sustainable requirements to encourage the reduction of energy use.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The design and siting of the proposed development will result in a positive contribution to the character of the conservation area in a sustainable location. This accords with the guidance given in NPPF and Policies HS4, CH2 and CH11 of the Wirral Unitary Development Plan.

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 design and siting of the proposed development will result in a positive contribution to the character of the conservation area in a sustainable location. This accords with the guidance given in NPPF and policies HS4, CH2 and CH11 of the Wirral Unitary Development Plan.

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.

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

3. Prior to the commencement of development, details of boundary treatment between the proposed dwelling and 140 Caldys Road, shall be submitted to and agreed in writing with the Local Planning Authority. The boundary treatment shall be carried out in accordance with the agreed details and retained as such thereafter.

Reason To ensure a satisfactory form of development.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

Reason: To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy HS4 and CH11 of the Wirral Unitary Development Plan

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

Reason: To safeguard the amenities of the adjoining occupiers & appearance of the area and to accord with Policy HS4 and CH11 of the Wirral Unitary Development Plan.

6. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

Reason:

To ensure that the development is satisfactorily sited and designed in relation to the surrounding area.

7. No development shall be commenced until a sample of the type of roof material and a

sample of rain water goods have all been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved samples.

Reason: To protect the character of the Conservation Area and to comply with Policy CH11.

8. No development shall commence until cross section drawings (scale: 1:5 or 1:2) and full details of all the aluminum windows and doors are submitted to and approved in writing by the Local Planning Authority. These drawings shall be submitted and approved in writing by the Local Authority before work commences and shall be retained as such thereafter.

Reason: To protect the character of the Conservation Area and to comply with Policy CH11.

9. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 28th May 2013 and listed as follows: 1744-S1, 1305-01, 1305-100, 1305-101, 1305-102, 1305-103 and 1305 104

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

Further Notes for Committee:

Last Comments By: 19/07/2013 11:52:41
Expiry Date: 23/07/2013

