

Planning Committee

21 November 2013

Reference:
OUT/13/00527

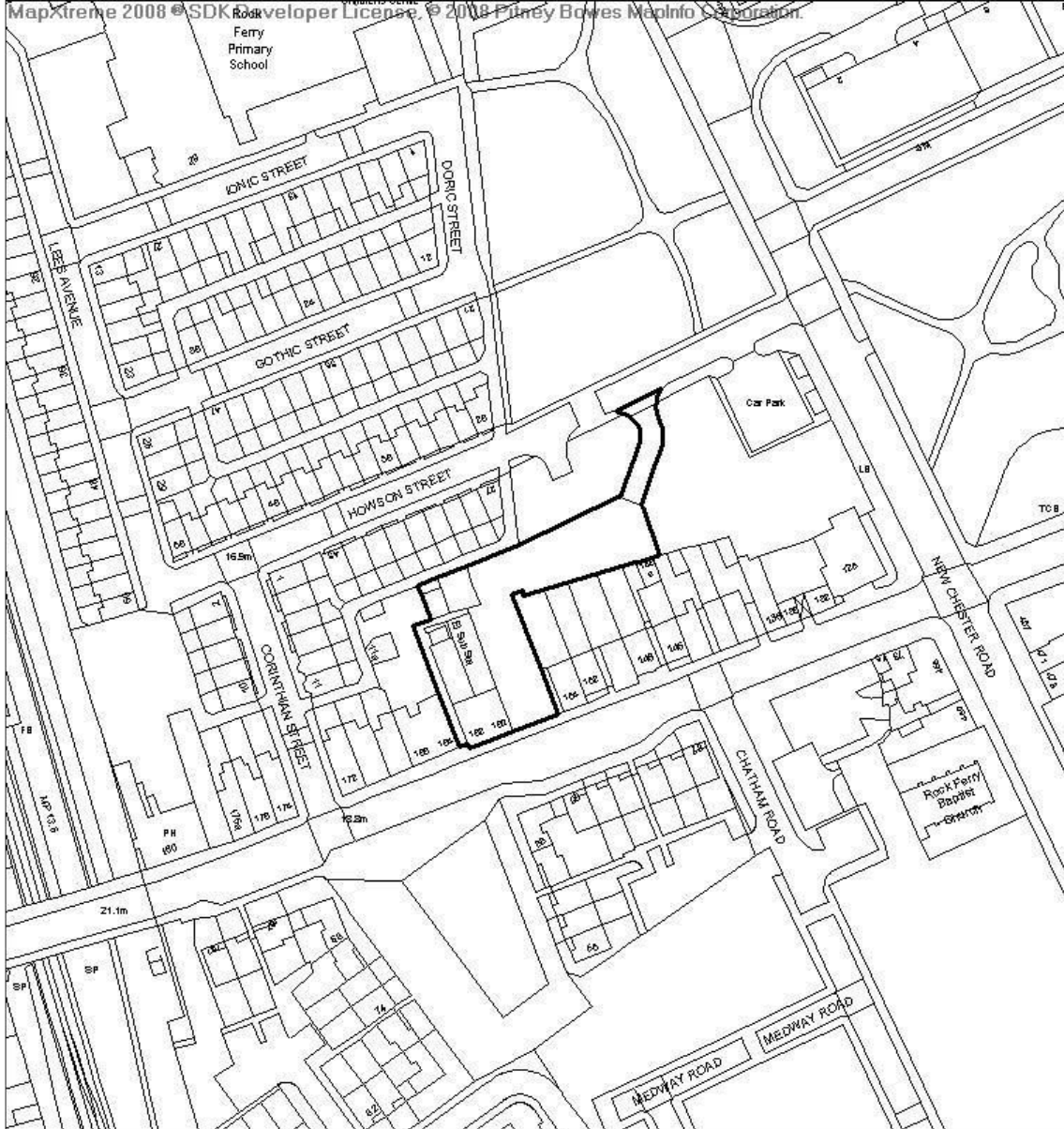
Area Team:
South Team

Case Officer:
Mrs C Parker

Ward:
Rock Ferry

Location: 156-162 BEDFORD ROAD, ROCK FERRY, CH42 2AS
Proposal: Demolition of existing buildings and erection of 27 apartments
Applicant: SDA
Agent :

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: 156 & 158 Bedford Road ,Rock Ferry,L42 2AS
Application Type: Full Planning Permission
Proposal: Change of use from shop to car display area
Application No: APP/81/19132
Decision Date: 05/11/1981
Decision Type: Conditional Approval

Location: 156-162 Bedford Road, Rock Ferry, Wirral, L42 2AS
Application Type: Outline Planning Permission
Proposal: Demolition of existing buildings and erection of 32 new build apartments with associated parking and garden space
Application No: OUT/06/05133
Decision Date: 12/04/2006
Decision Type: Withdrawn

Location: 156-162 Bedford Road, Rock Ferry, Wirral, CH42 2AS
Application Type: Outline Planning Permission
Proposal: Demolition of existing buildings and erection of 32 new build apartments with associated parking and garden space
Application No: OUT/06/07563

Location: 156-162 Bedford Road, Rock Ferry, Wirral, CH42 2AS
Application Type: Reserved Matters
Proposal: Demolition of existing buildings and erection of 32 new build apartments with associated parking and garden space (reserved matters)
Application No: DLS/08/06932
Decision Date: 20/02/2009
Decision Type: Approve

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 objections have been received.

Merseyside Cycling Campaign - Secure cycle storage should be provided.

CONSULTATIONS:

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

Head of Environment & Regulation (Pollution Control Division) - No objection subject to conditions

Head of Environment & Regulation (Housing Strategy) - No objection subject to securing affordable housing (Section 106)

Fire & Rescue Service - Housing developments of this type should have an adequate water supply capable of delivering a minimum of 20 to 35 litres per second through any single hydrant.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE:

The application relates to the redevelopment of the site for 27 residential units, 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 proposal is the erection of 27 apartments and is submitted as an outline application with all matters (access, appearance, landscaping, layout and scale) reserved for subsequent approval. There has been a previous outline and reserved matters approval for residential development which included additional land, this proposal is similar albeit for a smaller site area and a reduced number of apartments.

PRINCIPLE OF DEVELOPMENT

The application is for the erection of 27 apartments within a residential location where the principle of development is acceptable subject to the National Planning Policy Framework and Wirral's UDP Policies URN1, HSG2 and HS4. Furthermore there has been previous approvals for residential development, which have now time expired.

SITE AND SURROUNDINGS

The frontage of the site runs alongside Bedford Road and extends to the rear of properties along Bedford Road and the houses that bound the site to the north on Howson Street. The site currently comprises a car repair garage that is accessed via an opening between existing commercial and retail properties along this parade. There is a row of terraced houses further along Bedford Road with terraced housing located to the north (Howson Street) and to the east in Corinthian Street. The area reflects an older, urban area with the housing is set out in a traditional grid iron formation, which is predominantly 2-3 storeys in appearance constructed with smooth faced red brick and slate roofs.

Bedford Road is a busy street with a mix of commercial, retail and residential uses and Rock Ferry train station is located close by. Further along Bedford Road is a recently completed development, Fiveways that comprises a mix of residential units.

POLICY CONTEXT

The National Planning Policy Framework (NPPF) supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Development should make a positive contribution to an area and use opportunities to improve the character and quality of an area. Local Planning Authorities should plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations to reflect local demand.

The proposal includes the provision of 20% affordable housing units. This is in accordance with Policies HSG2 and URN1 where it states that the delivery of affordable housing to meet local needs should make full and effective use of land by bringing unused land into beneficial use. Policy HS4 states that proposals should be an appropriate scale that relates well to surrounding property, in particular with regard to existing densities and form of development. The development should not result in a detrimental change in the character of the area and should provide appropriate landscaping and boundary treatment that contributes to a secure environment.

APPEARANCE AND AMENITY ISSUES

The outline proposal reserves all matters, however an indicative layout showing the siting of two blocks has been submitted. Block A will be located to infill the existing open area that is the access to the car garage between 154 and 164 Bedford Road. This block then extends to the rear to form an 'L' shape. Block B will be located at the rear of the site immediately to the rear of 146-154 Bedford Road and will face Howson Street. The removal of the existing buildings within the site considered acceptable as they are not of any architectural merit and are generally in poor condition that contribute little to the character and setting of Bedford Road.

The indicative layout is considered acceptable and will blend well with the surrounding built development. Matters of landscaping, appearance and scale are reserved for subsequent approval and will be considered at reserved matters stage. Access is also reserved and the submitted indicative plan shows an existing access from Howson Street which can be utilised for this development.

It is considered that the proposal for residential development by redeveloping the site can be

adequately accommodated having regard to the character of the area and the amenity of the occupiers of nearby properties.

SEPARATION DISTANCES

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. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres. All matters are reserved, however the indicative layout demonstrates that the standard separation distances can be achieved.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

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 proposal represents a sustainable regeneration opportunity by redeveloping the site for residential purposes. Access to existing transport and community facilities exist and the provision of affordable housing is considered to be acceptable. Careful consideration of the layout, appearance, scale, access and landscaping at reserved matters stage should ensure a satisfactory development having regard to the character of the area and the relationship with surrounding development. The proposal therefore accords with National Planning Policy Framework and the Unitary Development Plan policies URN1, HSG2 and HS4 and is recommended for approval subject to a Section 106 to secure affordable housing.

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 represents a sustainable regeneration opportunity by redeveloping the site for residential purposes. Access to existing transport and community facilities exist and the provision of affordable housing is considered to be acceptable. Careful consideration of the layout, appearance, scale, access and landscaping at reserved matters stage should ensure a satisfactory development having regard to the character of the area and the relationship with surrounding development. The proposal therefore accords with National Planning Policy Framework and the Unitary Development Plan Policies URN1, HSG2 and HS4.

Recommended Decision: **Approve Subject to a Section 106 Agreement**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Access and
- (e) Landscaping

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92(as amended) of the Town and Country Planning Act 1990.

3. Before any construction commences, samples of the facing and roofing 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. 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 Wirral Unitary Development Plan

5. The detailed plans submitted as reserved matters shall include a survey of existing and proposed ground levels, sections across the site and details of the finished slab level for the proposed apartments. The apartments shall be constructed in accordance with the approved ground levels across the site and finished slab level.

Reason: In the interests of privacy and amenity of neighbouring occupiers and to ensure that the development complies with Policy HS4 of the Wirral Unitary Development Plan.

6. The detailed plans submitted as reserved matters shall include full details indicating the positions, design, materials and type of boundary treatment to be erected within the site. The boundary treatment shall be completed before the dwellings are occupied and development shall be carried out in accordance with the approved details.

Reason: To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties and to accord with Policy HS4 of the Wirral Unitary Development Plan.

7. No development shall take place until an assessment of ground contamination is carried out in accordance with authoritative technical guidance (CLR11) and submitted to and

approved in writing by the Local Planning Authority. The Assessment shall take into account any potential contaminants from all known previous land uses and if any contamination posing unacceptable risk is found, a report specifying the measures to be taken to remediate the site to render it suitable for the proposed use shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors.

8. Prior to the commencement of development, the site shall be remediated in accordance with the approved measures and a verification report shall be submitted to and approved in writing by the Local Planning Authority. If during the course of development any contamination posing unacceptable risks is found, which has not been previously identified, additional measures for the remediation of the land shall be submitted to and approved in writing by the Local Planning Authority. The remediation of the site shall incorporate the approved additional measures and a verification report shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that risks from land contamination to the future users of the land and neighbouring land are minimised and to ensure that the development can be carried out safely without unacceptable risk to workers, neighbours and other offsite receptors.

Further Notes for Committee:

Last Comments By: 16/10/2013 12:56:22
Expiry Date: 12/12/2013