

Planning Committee

21 November 2013

Reference:
APP/13/01174

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Rock Ferry

Location: 104-106 EGERTON PARK, ROCK FERRY, CH42 4RB
Proposal: Retrospective application for Landscaping, fencing and car parking (amended description).

Applicant: SCWF Property & Invest
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location:

106 Egerton Park, Rock Ferry, Wirral, CH42 4RB

Application Type:

Full Planning Permission

Proposal:

Change of use from residential property to 7 letting rooms

Application No:

APP/09/05265

Decision Date:

02/06/2009

Decision Type:

Refuse

Location:

104 & 106 Egerton Park, Rock Ferry, Wirral, CH42 4RB

Application Type:

Full Planning Permission

Proposal:

Erection of 18 new flats in a 4 storey block and alterations to Egerton Park gates.

Application No:

APP/05/07355

Decision Date:

27/10/2006

Decision Type:

Refuse

Location:

104 & 106 Egerton Park, Rock Ferry, Wirral, CH42 4RB

Application Type:

Full Planning Permission

Proposal:

Demolition of existing properties, erection of 22 new flats in a 4 storey block, alterations to Egerton Park gates.

Application No:

APP/05/06900

Decision Date:

10/10/2005

Decision Type:

Withdrawn

Location:

104, Egerton Park, Rock Ferry. L42 4RB

Application Type:

Full Planning Permission

Proposal:

Change of use of part of building to pre-school nursery.

Application No:

APP/89/07481

Decision Date:

27/12/1989

Decision Type:

Returned invalid

Location:

104, Egerton Park, Rock Ferry. L42 4RB

Application Type:

Full Planning Permission

Proposal:

Change of use of part of building to childrens day nursery.

Application No:

APP/90/05045

Decision Date:

14/02/1990

Decision Type:

Refuse

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 21 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 4 objections have been received from the occupiers of 98, 99 and 107 Egerton Park and 69 Birkett Road, listing the following grounds:

1. We hope the owner will respect his neighbours and the character of the area when carrying out further work and also that they install adequate drainage on the car park.
2. Are all trees being cut down?
3. The materials used are inadequate and will not stand up to general wear and tear
4. The proposed fence is out of character with the rest of the area
5. No planning permission for the change of use of the property.
6. Adverse impact upon parking outside the site
7. The development will set an unwanted precedent
8. The development is contrary to policy LAN1 and WA1.
9. Impact on ecology

CONSULTATIONS:

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

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

DIRECTORS 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

This is a retrospective application for the for landscaping, fencing and car parking.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area and as such the development is acceptable in subject to relevant policies outlined below.

SITE AND SURROUNDINGS

The property is made up of a pair of victorian dwellings that have been converted into one large bed and breakfast. The property is set back from the road with car parking to the front. The works on the property have already been carried out and as such the application is retrosepctive.

There is a mix of dwelling types in the area, including three storey Victorian properties split into flats, mid twentieth century semi detached houses as well as detached bungalows.

There is a variety of boundary walls, hedges and fences fronting onto Egerton Park.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan and as such policy HS15 National Policy - NPPF - Requiring Good Design, Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that 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 fence forms a boundary to the north of the site fronting the road and replaces a small brick wall with a fence and hedge row above. The hardstanding in the form of block paviour with flag stone pathways has been done to a high standard and all fencing now ties in creating a sense of uniformity.

The 2m high fencing that runs along the side boundaries does not require planning permission as it falls under permitted development.

Given the examples of other high fences within the immediate area, it is considered that the proposal would remain in keeping with the character and appearance of Egerton Park.

At the time of writing this report four objections have been received from the occupier of 98, 99 and 107 Egerton Park and 69 Birkett Road. The objections are summaries as follows and responded to accordingly.

1. We hope the owner will respect his neighbours and the character of the area when carrying out further work and also that they install adequate drainage on the car park.

The plans indicate aco drainage at several points on the plan in order to deal with surface water run off. In addition drainage is a civil matter and as such the Local Planning Authority can not refuse a planning application on such grounds.

2. Are all trees being cut down?

The plans indicate that three trees have been removed and one new tree planted at the front of the site.

3. The materials used are inadequate and will not stand up to general wear and tear
This is not a planning matter

4. The proposed fence is out of character with the rest of the area
As stated above there is a mix of property designs and ages in the area. Over the years the larger properties have been converted into flat and infill development has occurred as such the character of the area is generally quite varied. There is a mixture of both fencing and walls fronting onto Egerton Park as well as some soft landscaping in the form of hedges. As a result the installation of wooden fencing is not deemed inappropriate to the character of the area.

5. No planning permission for the change of use of the property.
The change of use of the building does not form part of this planning permission,

6. Adverse impact upon parking outside the site
The Head of Environment & Regulation (Traffic & Transportation Division) has raised no objections to the proposed scheme with regards to car parking of highway safety.

7. The development will set an unwanted precedent
This application has been determined on its own merits as are all other planning applications submitted to the Local Authority. It is therefore considered that the proposed scheme will not set an unwanted precedent.

8. The development is contrary to policy LAN1 and WA1.
The proposed development is not considered to be contrary to policy LAN1 as the character of the area is mixed with boundary treatment varying in size and style around Egerton Park. Policy WA1 refers to areas designated as wash land. As Egerton Park is not an area of wash land policy WA1 - 'Development and Flood' risk' does not apply.

9. Impact on ecology

With regards to policy NC7 - Species Protection the Local Planning Authority is satisfied that the development would not have an adverse impact upon wildlife species protected by law. No conditions are therefore required to secure their protection.

Overall, in terms of the proposals design, appearance and scale, the development satisfies relevant Council policies. It is considered that the proposed boundary treatment is acceptable in design terms and should not affect the occupiers of neighbouring properties, the design of the house or the character of the area.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

HIGHWAY/TRAFFIC IMPLICATIONS

The Head of Environment & Regulation (Traffic & Transportation Division) has raised no objections to the proposed scheme with regards to car parking of highway safety.

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 is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS15 of the Wirral UDP and is therefore recommended for approval.

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 an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS15 of the Wirral UDP and is therefore recommended for approval.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 9th September 2013 and listed as follows: 127_2013_01 (dated 02.09.13)

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

Last Comments By: 18/10/2013 11:05:09
Expiry Date: 04/11/2013