

Planning Committee

19 December 2013

Reference:
APP/13/00501

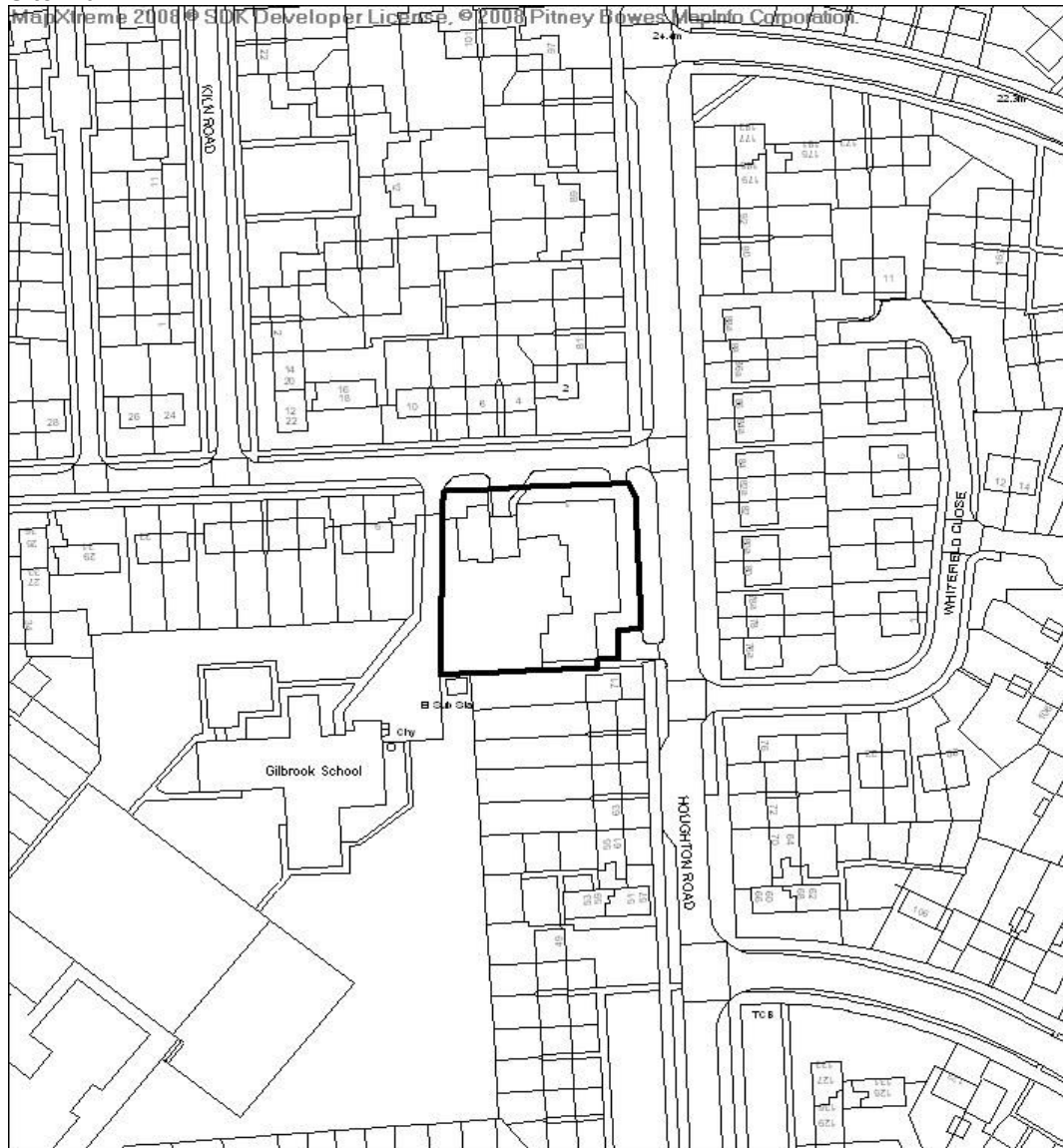
Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
Upton

Location: Pelwood Court, GLEBE HEY ROAD, WOODCHURCH, CH49 8HE
Proposal: Retrospective application for addition of 2 flats (2nd floor) and installation of six dormer windows (Amendment to APP/07/06256)
Applicant: CNP Land Property Management
Agent : SDA

Site Plan:



Development Plan Designation:
Primarily Residential Area

Planning History:

Location: The Pelican Hotel Public House, Houghton Road, Woodchurch, Wirral, CH49 8JF
Application Type: Full Planning Permission
Proposal: Demolition of existing building and erection of 17 No. self-contained flats (Amendment to Planning Approval APP/2005/7389)
Application No: APP/07/06256
Decision Date: 24/08/2007
Decision Type: Approve

Location: The Pelican Hotel Public House, Houghton Road, Woodchurch, Wirral, CH49 8JF
Application Type: Outline Planning Permission
Proposal: Demolition of existing public house and erection of residential development (Outline)
Application No: OUT/05/07466
Decision Date: 06/01/2006
Decision Type: Approve

Location: The Pelican Hotel Public House, Houghton Road, Woodchurch, Wirral, CH49 8JF
Application Type: Full Planning Permission
Proposal: Demolition of existing building and erection of 17 No. self-contained flats
Application No: APP/05/07389
Decision Date: 06/01/2006
Decision Type: Approve

Location: The Pelican Inn ,Houghton Road ,Woodchurch,L49 8JF
Application Type: Full Planning Permission
Proposal: New entrance to Darts Club
Application No: APP/83/22729
Decision Date: 16/06/1983
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 37 notifications were sent to adjoining properties and a site notice was displayed near the site. Neighbours were also re-notified when amended plans were received. At the time of writing, there had been 1 objection received from the occupier of 9 Glebe Hey Road, objecting on loss of privacy and parking problems.

CONSULTATIONS

Head of Environment and Regulation (Pollution Control Division) - No objection

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

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 application is a retrospective application for an additional two flats in the second floor of an apartment block that was granted planning permission in 2007, and built on the site of the former Pelican public house. This permission was for 17 flats, but 19 flats were actually built and this application seeks to legitimise that. In addition, the proposal now includes six new dormer windows.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable, subject to relevant policy.

SITE AND SURROUNDINGS

The application site is a fairly new block of flats located on the corner of Houghton Road and Glebe Hey Road. The area is designated within Wirral's Unitary Development Plan as a Primarily Residential Area, and as such the immediate area is almost wholly residential, with two-storey dwellings the predominant dwelling type.

POLICY CONTEXT

The creation of two new flats is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development, and Supplementary Planning Document 2: Designing for Self Contained Flat Development and Conversions.

APPEARANCE AND AMENITY ISSUES

One of the additional flats has been created by dividing an original 2-bedroom unit into two separate units. The other additional unit has been created by subdividing an original 3-bedroom unit, as well as by utilising some unused roofspace. This currently results in a number of habitable rooms being served only by rooflights, which is considered unacceptable, a situation exacerbated by two approved dormers facing the internal parking area having not been built. To rectify this, amended plans have been submitted re-instating these dormers and adding a further four to provide sufficient outlook for these flats.

Four of these six proposed dormers will face the internal courtyard/parking area, and all of these meet the required separation distances. These dormers only overlook the parking area - they will be a minimum distance of approximately 25 metres from the boundary with adjacent properties, which is sufficient to ensure no loss of privacy to these properties. The two dormers on the front of the building will face onto Glebe Hey Road. There are two existing dormers on this elevation, and the proposed dormers will match them in scale and design and will therefore not harm the character or appearance of the building, or the wider street scene. These dormers will be more than 21 metres from habitable windows on properties opposite, and this will ensure that there is no loss of privacy to these existing dwellings.

Given that these residential units are already occupied (and are therefore currently without the sufficient outlook which the dormers will provide for), a condition has been attached to ensure that these dormers are installed in full within six months of the date of permission.

The general principle of two additional units within this purpose-built apartment building will have little impact on the overall character of this residential area, and will not harm the amenities of neighboring properties and overall it is considered that the proposal complies with Wirral UDP Policy HS4, and SPD2.

SEPARATION DISTANCES

All new dormer windows comply with the required 21 metre separation distance between two habitable windows.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal. However, a redundant access from when the site had a public house on has not been made good, as was proposed on the original plans. A condition has therefore been attached to ensure that this is done within six months of the date of permission.

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

Overall, the additional two residential units and new dormer windows will not harm the character of the area, the functionality of the building or the amenities of neighboring residential properties, and therefore complies with Policy HS4 of Wirral's Unitary Development Plan and Supplementary Planning Document 2: Designing for Self Contained Flat Development and Conversions.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Advertisement Consent 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 additional two residential units and new dormers will not harm the character of the area, the functionality of the building or the amenities of neighboring residential properties, and therefore complies with Policy HS4 of Wirral's Unitary Development Plan and Supplementary Planning Document 2: Designing for Self Contained Flat Development and Conversions.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. Within six months of the date of permission, the new dormers shown on Drawing No. 50_2013_01 Revision A and 50_2013_03 shall be constructed in full and retained as such thereafter

Reason: For the avoidance of doubt and to ensure sufficient outlook for occupiers

2. Within six months of the date of this permission, the redundant vehicular access on Glebe Hey Road shall be made good up to Council footway standards and retained as such thereafter to the satisfaction of the Local Planning Authority.

Reason: In the interests of amenity and highway safety

Last Comments By: 27/11/2013 10:40:51

Expiry Date: 04/06/2013