

Planning Committee

23 January 2014

Reference:
OUT/13/01403

Area Team:
North Team

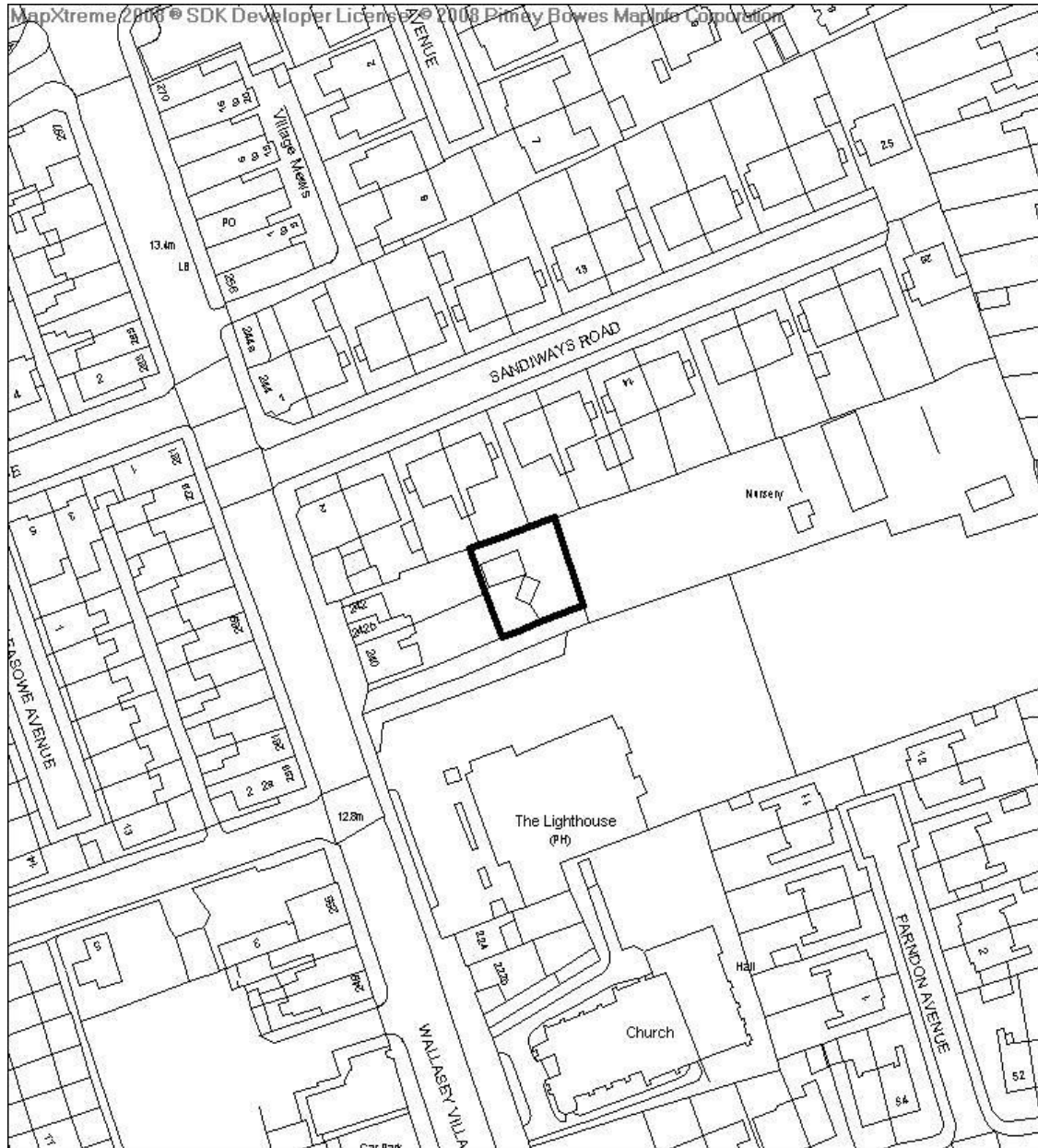
Case Officer:
Mrs S Lacey

Ward:
Wallasey

Location: Anchor Cottage, WALLASEY VILLAGE, CH45 3LP
Proposal: Outline application for a residential house and garage with access off Wallasey Village Road

Applicant: Mr Hinc
Agent : N/A

Site Plan:



Development Plan allocation and policies:

Traditional Suburban Centre
Primarily Residential Area

Planning History:

Location: Land north of The Lighthouse P.H., and paddock Wallasey Village, Wallasey Village, Wirral, CH45 3LP
Application Type: Outline Planning Permission
Proposal: Erection of two detached dwellings (outline).
Application No: OUT/02/05704
Decision Date: 28/05/2002
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, 14 letters of notification were sent to neighbouring properties and a Site Notice was displayed on the highway. 3 individual letters of objection were received from nos 6, 8 and 10 Sandiways Road. The objections are summarised below:

1. Loss of light;
2. Loss of amenity;
3. Loss of privacy;
4. The woodland provides a safe haven for wildlife;
5. The drains will not be able to cope with an additional dwelling;
6. The access for the adjacent flat 240A Wallasey Village faces the proposed access;
7. There has been an application refused on the site due to the access not being suitable for emergency vehicles;
8. The large trees should not be chopped down;
9. The narrow access is dangerous if two cars were to meet and had to reverse back onto the main road;
10. There is no walkway along the access for pedestrians.

Councillor Leah Fraser requested the application be removed from delegation on the grounds of the access adds to further hazards as there is nowhere for a vehicle to turn on the proposed plans and any vehicle would have to reverse onto what has become a main road. There has been a considerable increase in traffic along Wallasey Village since the Neptune development was built, so much so, that the council has found it necessary to install a roundabout at Harrison Drive and traffic lights at Grove Road to ease congestion. A footpath would also have to be installed alongside the drive, which would mean any drive would be narrower than expected, also anyone driving along the access route would create problems for a car wanting to exit as there is no room for cars to cross.

CONSULTATIONS

Head of Environment and Regulations (Pollution Control Division): No objection.

Head of Environment and Regulations (Highway Management Division): No objection.

Merseyside Fire and Rescue Service had no objection and commented on the application in relation to Section 55 of the County of Merseyside Act 1980

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Leah Fraser requested the application be removed from delegation on the grounds of highway safety.

INTRODUCTION

The application proposes an outline application with all matters reserved. Drawings have been submitted indicating the proposed footprint and position of the dwelling within the site.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle subject to the provisions of the adopted Wirral Unitary Development Plan.

SITE AND SURROUNDINGS

The site comprises a greenfield site situated in a Primarily Residential Area, adjacent to Wallasey Village Traditional Suburban Centre. The land is currently vegetated and open. The site is accessed via a track leading from Wallasey Village, adjacent to the vacant shop 240 Wallasey Village. There are residential dwellings along Sandiways Road. There is an allotment garden to the east of the site, which also uses the proposed access.

POLICY CONTEXT

The site is designated as a Primarily Residential Area, and as such the principle of a residential development is acceptable. Policy HS4 of the adopted Wirral Unitary Development Plan, in conjunction with the National Planning Policy Framework (NPPF) are directly relevant.

Policy HS4 states: 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.

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. There is now a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. The Government attaches great importance to the design of the built environment and make it clear good design is a key aspect of sustainable development. .

The development site is considered to be in a sustainable location close to public transport links, local shops and facilities in Wallasey Village.

APPEARANCE AND AMENITY ISSUES

The application is for the outline permission for erection of a dwelling house with matters of layout, access, appearance, landscaping and scale reserved for subsequent approval. The site is approximately 200 square metres in area. Having inspected the site and the position of the surrounding properties it is considered that the principle of a detached dwelling house in this location is acceptable in terms of density. The site forms a plot that can accommodate a dwelling with off-street parking and sufficient amenity space surrounding the site. The plot size is comparable to the pattern of dwellings within the street scene, and will not be detrimental to the character of the area.

The development therefore complies with policy HS4 and the NPPF.

The nearest residential properties are on Sandiways Road, where there is a 14m interface distance between properties. As such there should be no windows proposed on the north elevation facing properties on Sandiways Road, to prevent overlooking and loss of privacy. Windows could be accommodated on the east and south elevations to provide good outlook to future occupiers, and would not harm surrounding residential properties. As no details have been submitted regarding the position of windows (as this is not required at outline stage) this will be determined at an application for reserved matters. Notwithstanding this, it is considered that a dwelling could be accommodated on the site having regard to the required separation distances.

An application for reserved matters including scale, appearance access and landscaping will consider the details of the proposed development. The properties in the area are of mixed design, and a high quality design would be sought at the application for reserved matters to preserve the character of the area.

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 a greater separation should be provided. Properties on Sandiways Road are 14 metres away. As such, the siting of the dwellings can fulfill the separation distances of 21m window to window to existing neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

Objections were received from neighbouring properties regarding highway safety. The Head of Environment and Regulations (Highway Management) was consulted on the application in respect of highway safety, and had **no objection to the application**. The application complies with SPD4 Parking Standards, which sets out maximum requirements for new dwellings.

Concerns were raised regarding the external door serving 240A Wallasey Village, which faces the proposed access. There is a separate pedestrian access to this door and the proposed access is not considered detrimental to the access of 240A.

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 application for outline planning permission with some matters reserved is acceptable having regard to the surrounding residential development and complies with Council Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

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 application for outline planning permission with some matters reserved is acceptable having regard to the surrounding residential development and complies with Council Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

Recommended Approve
Decision:

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. NO DEVELOPMENT SHALL TAKE PLACE BEFORE 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.

Further Notes for Committee:

Last Comments By: 23/12/2013 09:45:31
Expiry Date: 01/01/2014