

# Planning Committee

23 January 2014

**Reference:**  
**APP/13/01443**

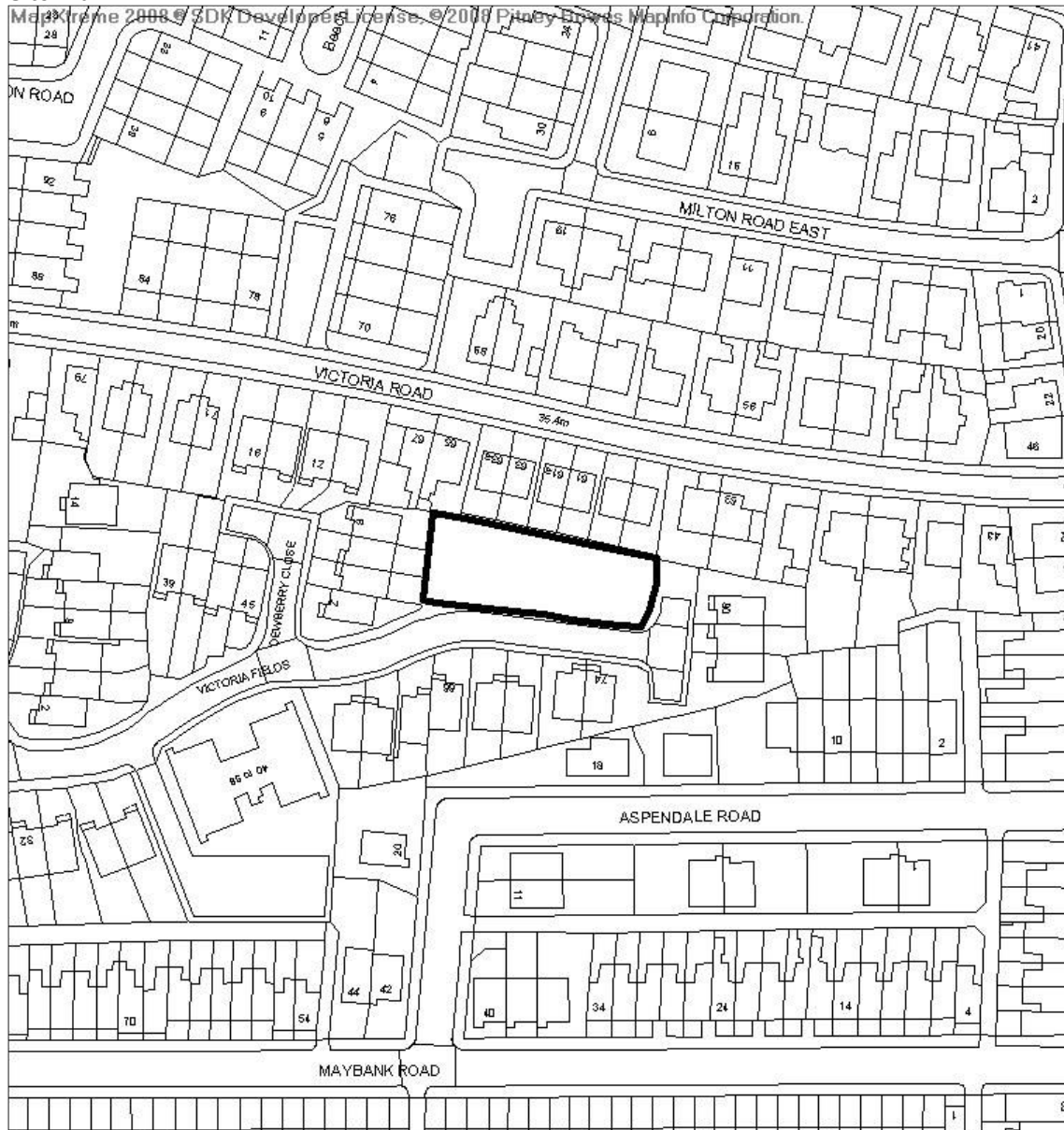
**Area Team:**  
**South Team**

**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Birkenhead and  
Tranmere**

**Location:** Vacant land VICTORIA FIELDS, TRANMERE, CH42 0PF  
**Proposal:** Erection of 4 new build bungalows  
**Applicant:** TG Developments  
**Agent :** SDA Architects & Surveyors

## Site Plan:



**Development Plan allocation and policies:**  
Primarily Residential Area

## **Planning History:**

Location: Land to the rear of, 57-63 Victoria Road, Tranmere, Wirral, CH42 0  
Application Type: Full Planning Permission  
Proposal: Erection of 8 dormer bungalows  
Application No: APP/06/05240  
Decision Date: 04/04/2006  
Decision Type: Refuse

Location: Land to the rear of, 57-65 Victoria Road, Tranmere, Wirral, CH42 0JX  
Application Type: Full Planning Permission  
Proposal: Erection of 4no. semi detached bungalows (resubmission of  
APP/2006/5240/E)  
Application No: APP/06/06953  
Decision Date: 27/11/2006  
Decision Type: Approve

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

### **REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, 31 letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report representations have been received from the Owner/Occupier, 76 Victoria Fields. The objections can be summarised as follows:

1. I have reviewed the plans on line and do have concerns that the proposed development will cause traffic and parking issues on the road adjacent to the development. I currently park on the road for the sole reason that if I use my drive I cannot be sure that I will get my car out due to others parking on the road. The development will further compound the issue. Furthermore the existing road is only 5m wide from kerb to kerb(the pavement is also narrow at 1100mm and 400mm on the development side) and any on road parking will result in a pinch point for residents, refuse and emergency services. Could you kindly review the proposals and see if the development could be pushed further back to allow for a deeper pavement and or road, ideally to increase by 2m overall.

### **CONSULTATIONS**

Head of Environment & Regulation (Traffic and Transportation Division) - no objections

Head of Environment & Regulation (Pollution Control Division) - no objections.

United Utilities - 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 proposal is for the erection of 4 semi detached bungalows

### **PRINCIPLE OF DEVELOPMENT**

The site is located within a Primarily Residential Area and as such the principle of the development is acceptable subject to Policy HS4 of Wirral's Unitary Development Plan (UDP).

### **SITE AND SURROUNDINGS**

The site of the development is currently a vacant plot of brown field land within a residential area. The site has been vacant for a number of years and has previously had planning permission for 4

semi detached bungalows in a slightly different orientation.

The surrounding properties are generally two storey semi detached dwellings which vary in style and appearance.

### **POLICY CONTEXT**

Policy HS4 (Criteria for New Housing Development) of Wirral's Unitary Development Plan (UDP) and of the National Planning Policy Framework (NPPF) are directly relevant in this instance.

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting.

Policy HS4 states proposals for new housing development on allocated sites and within the Primarily Residential Areas will be permitted subject to the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development and the proposal not resulting in a detrimental change in the character of the area. In addition the policy states that all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved. The Reasoned justification for this is the fact that the environment around the home has a major impact on residents quality of life. When new residential development is proposed, both on allocated sites where a new environment is being created and where new housing is proposed within the existing residential areas, it is important that new housing blends in well with that already built and creates a safe external environment.

The National Planning Policy Framework states (para 49) that Housing applications should be considered in the context of the presumption in favour of sustainable development. It goes on to say that (para 56) the Government attaches great importance to the design of the built environment. 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 development is the latest revision of dwelling houses that has been applied for on the site. There has been two previous on the site the first for 7 dwellings (OUT/02/07310/E) which was withdrawn on the advice of the Local Planning Authority as the schemes were considered unacceptable in terms of the bulk, massing, height and design. The second for 4 bungalows (APP/06/5240/E) which was approved 27/11/2006.

The proposed layout of the dwellings has now been amended so that the properties now front the road with a small rear garden.

As with the previous approval the development is for 4 bungalows which is deemed acceptable in terms siting and scale. The site is land locked and surrounded on all sides by dwelling houses. It is considered that this configuration will be most suited to the site and will relate well to surrounding property. As there are no first floor windows there will be no loss of privacy to surrounding residential properties and therefore the development is not deemed to result in a detrimental change in the character of the area.

In accordance with the Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting. Should members be minded to approve the scheme conditions can be imposed to ensure this is achieved.

At the time of writing this report representations have been received from the occupiers of 76 Victoria Fields. There objections can be summarised as follows:

1. The development will cause traffic and parking issues on the road adjacent to the development. I

currently park on the road for the sole reason that if I use my drive I cannot be sure that I will get my car out due to others parking on the road. The development will further compound the issue. Furthermore the existing road is only 5m wide from kerb to kerb(the pavement is also narrow at 1100mm and 400mm on the development side) and any on road parking will result in a pinch point for residents, refuse and emergency services.

The development provides an off road car parking space for each of the proposed dwellings. The Head of Environment & Regulation (Traffic and Transportation Division) has been consulted and has raised no objections to the development in terms of highway safety or parking. As such a refusal on these ground can not be sustained.

In summary, the proposal is considered suitable for the site and is not considered detrimental to the character of the area. The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The dwellings have adequate levels of amenity space and off-street parking. The proposal complies with Policy HS4, the provisions of the NPPF and is recommended for approval.

#### **SEPARATION DISTANCES**

SPG11 states that 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. As the proposed dwellings are bungalows there are no first floor windows facing directly towards the dwellings on Victoria Road. The windows facing towards the road follow the general street pattern of the surrounding area and as such tie into the existing form and street pattern. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal. The siting of the proposal is not considered to impact on visibility or traffic safety in the vicinity, complies with Policy HS4 and no objection has been raised on this basis.

#### **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 proposed development is not considered to have an adverse impact on the amenities that the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal is not considered to harm the character of the area, complies with Policy HS4 of Wirral's Unitary Development Plan, Waste Local Plan policies WM8 & 9 and Part 6 of 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 proposed development is not considered to have an adverse impact on the amenities that the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal is not considered to harm the character of the area, complies with Policy HS4 of Wirral's Unitary Development Plan, Waste Local Plan policies WM8 & 9 and Part 6 of 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.

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Before any construction commences, samples of the facing/roofing/window 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.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25th November 2013 and listed as follows: 149\_2013\_01 (Dated 05.11.2013)

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

4. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

**Reason:** To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

5. NO DEVELOPMENT SHALL TAKE PLACE until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan.

6. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM8 and WM9 of the Waste Local Plan.

**Further Notes for Committee:**

**Last Comments By: 23/12/2013 15:37:38**  
**Expiry Date: 20/01/2014**