

Planning Committee
20 February 2014

Reference:
APP/13/01434

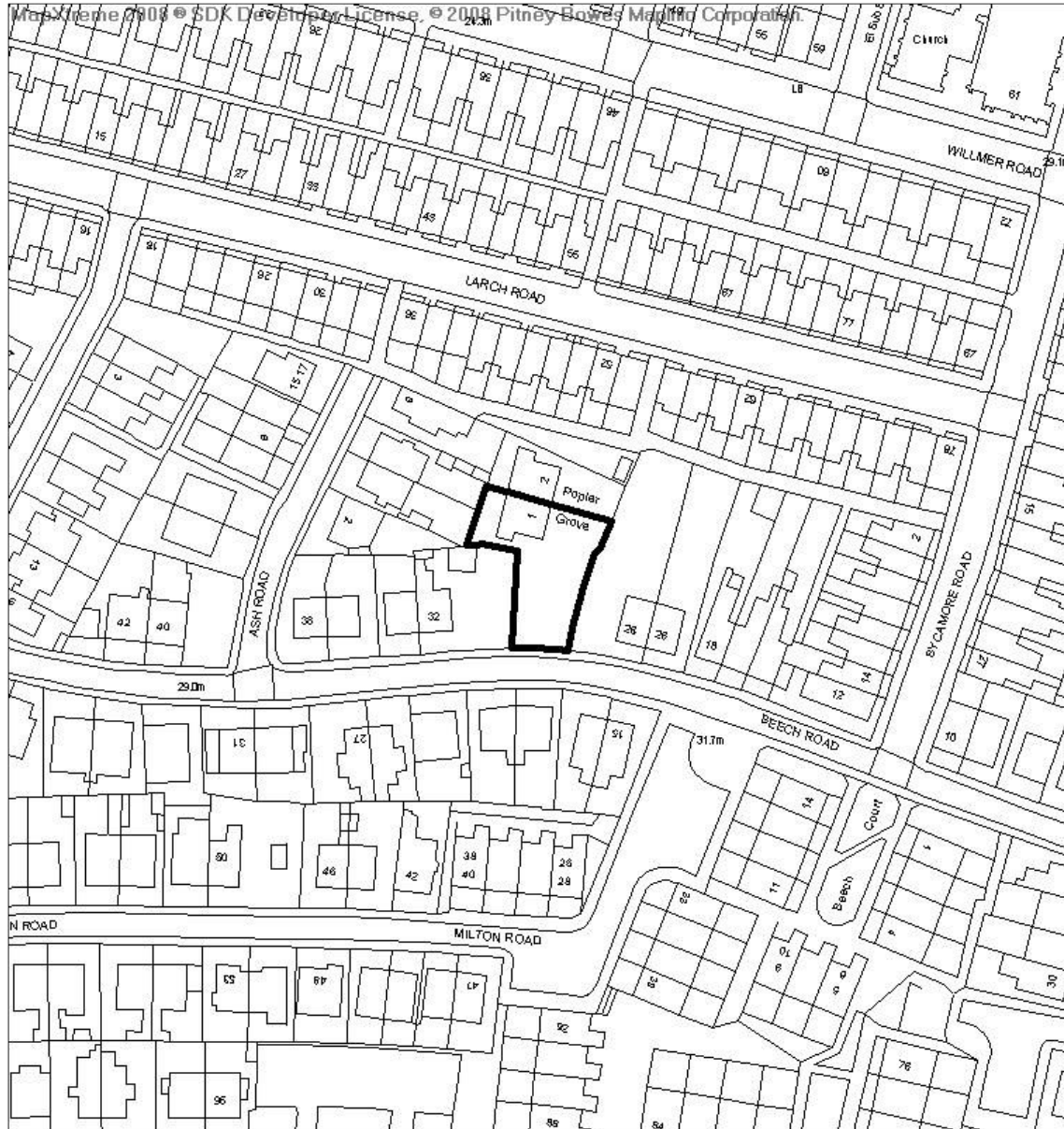
Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
**Birkenhead and
Tranmere**

Location: 1 POPLAR GROVE, TRANMERE, CH42 0JP
Proposal: New build bungalow
Applicant: Mr John Galloway
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan Designation:
Primarily Residential Area

Planning History:

Location: 1, Poplar Grove, Tranmere. L42 0JP
Application Type: Full Planning Permission
Proposal: Erection of a two storey extension.
Application No: APP/94/05073
Decision Date: 11/04/1994
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 18 letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report NO representations have been received

CONSULTATIONS

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

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

Fire & Rescue Service - Standard comments (not planning related)

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 proposed development is for the erection of a dormer bungalow.

PRINCIPLE OF DEVELOPMENT

The site of the development is located within a primarily residential area and as such the principle of the development is acceptable subject to the relevant policies outlined within the Wirral Unitary Development Plan (UDP) and the National Planning Policy Framework (NPPF).

SITE AND SURROUNDINGS

Poplar Grove is a small residential cul-de-sac containing of two semi detached dwellings. Access to the site is gained via Beech Road which contains of a variety of architectural styles. 1 Poplar Grove is set well back off Beech Road with a large side garden forming the private amenity space of the dwelling. This is where the proposed dwelling will be sited.

The site is flanked either side by two storey dwellings. Both 28 and 32 Beech Road vary in architectural style. The site is screened from its neighbours by an approximately 2m high wall and fence running along the southern boundary and a 2m high wall and 4-5m high conifer trees to the north.

The site of the proposed development is relatively small and is within close proximity to 1 Polar Grove. There are two secondary windows on the side elevation of the property that face the site of development.

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.

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

As stated above, both 1 and 2 Poplar Grove are set back from Beech Road and are at right angles to the rest of the dwellings. The proposed dwelling is to be constructed on the garden area of No.1 Poplar Grove. Following pre application advice with the Local Planning Authority (LPA) it was considered that the erection of a conventional two storey dwelling house on the site would not be acceptable as it would result in overdevelopment leading to a loss of amenity which would be contrary to policy HS4 of Wirral's UDP.

As a result the developer is proposing a dormer bungalow. The design of the bungalow has been amended at the request of the LPA and the rear dormer removed. This has resulted in the rear bedroom being deleted from the scheme and ensures that there is no loss of amenity at the rear of the site as the dwelling is essentially single storey at the rear.

Whilst there are windows in the side elevation of 1 Poplar Grove, the location of the proposed dwelling within the site will ensure that there is no significant overlooking to either the garden space or to the new dwelling proposed. The windows in the side elevation of 1 Poplar Grove are secondary windows, and would not afford views into the important habitable rooms of the new dwelling (the closest window is set at an angle and would serve a kitchen).

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.

The dwelling has a small front and rear garden area and is positioned within the new plot in a similar location to that of the surrounding dwellings on Beech Road.

Whilst the design of the development is unique it is not considered out of context with the surrounding dwellings as all properties vary in style, size, age and therefore appearance.

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.

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 dwelling is a dormer bungalow there are no first floor windows facing directly towards the neighbouring properties on Poplar Grove. As noted above, the relationship between no. 1 Poplar Grove and the proposed dwelling is acceptable - there are no directly facing windows serving habitable rooms, and outlook from no. 1 is preserved. The windows facing towards Beech 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 or loss of privacy 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 and 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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3rd January 2014 and listed as follows: 130_2013_01 (dated 03.01.2014)

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

Reason: To safeguard the amenities of the occupiers of adjoining property and the area

generally and to accord with Policy HS4 of the Wirral Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

Reason: In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

Reason: In order to protect the residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

6. 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.

7. 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.

Last Comments By: 26/12/2013 16:04:11
Expiry Date: 20/01/2014