

Planning Committee

7 May 2014

Reference:
APP/13/01234

Area Team:
South Team

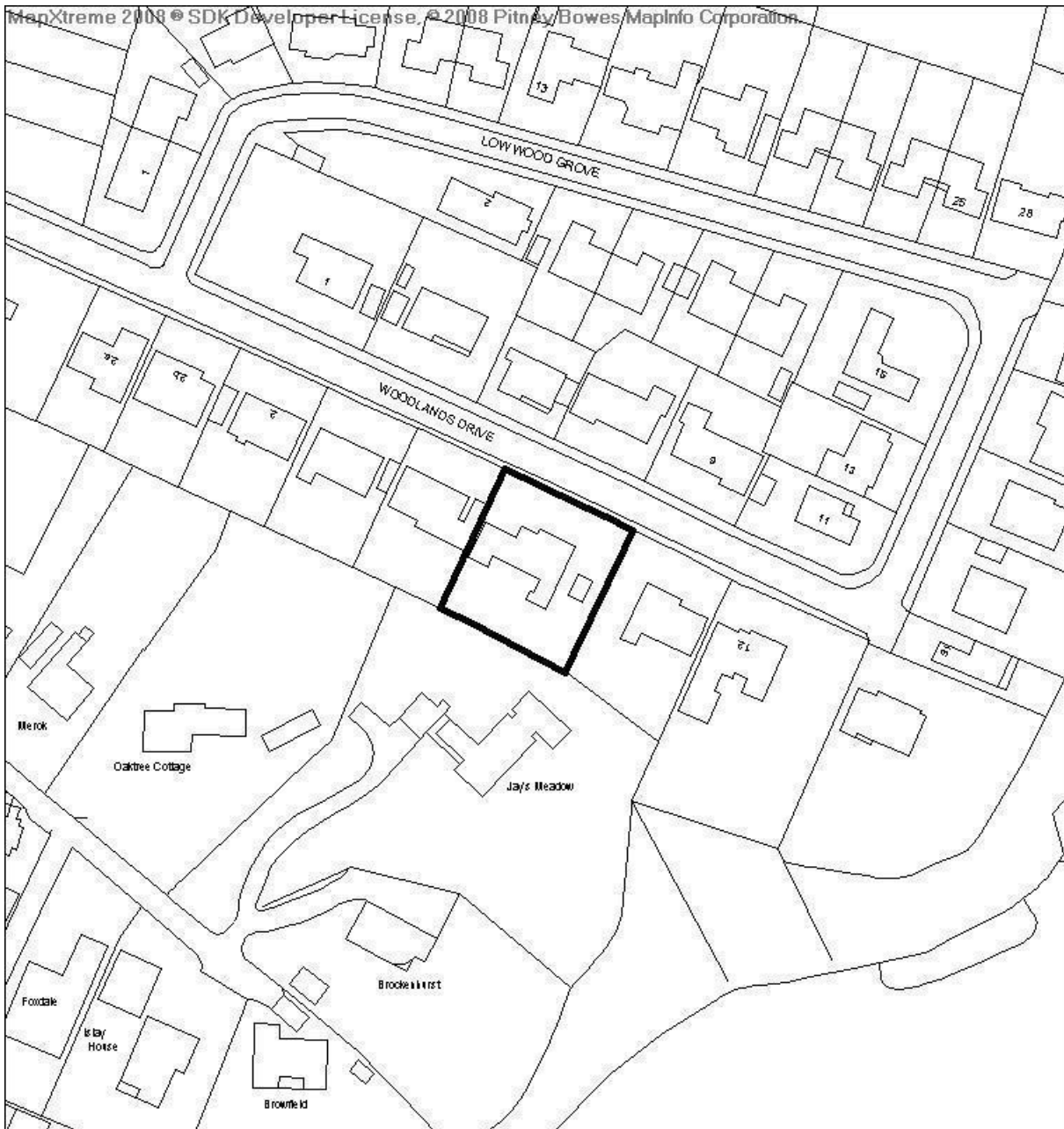
Case Officer:
Mrs C Parker

Ward:
**Pensby and
Thingwall**

Location: Coppins Hey, 8 WOODLANDS DRIVE, BARNSTON, CH61 1AL
Proposal: Demolition of existing dwelling and erection of 2 new dwellings
(amended plans).

Applicant: Mr S Penrose
Agent : SDA

Site Plan:



Development Plan allocation and policies:

Green Belt

Infill Village in the Green Belt

Planning History:

Location: Coppins Hey ,Woodlands Drive ,Barnston L61 1AL
Application Type: Full Planning Permission
Proposal: Erection of garage and extension to dining room and new external w.c.
Application No: APP/78/09306
Decision Date: 18/05/1978
Decision Type: Conditional Approval

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 9 notifications have been sent to adjoining properties and a site notice has been displayed near the site. 17 representations have been submitted comprising letters and online comments objecting to the proposal and are summarised as follows:

1. The scale does not relate well to surrounding properties;
2. The gable features would result in a detrimental change to the area;
3. The development is 'garden grabbing';
4. The two-storey scale of the houses are out of keeping;
5. Increase in residents in the road;
6. Height and proximity close to the boundary which will affect light and privacy;
7. Unacceptable density is not in keeping with the area;
8. Over dominant appearance due to the front gables;
9. Increase in on street car parking;
10. 'Squeezing' two properties would be out of proportion compared to adjacent properties;
11. Loss of hedges to the front will impact on visual amenity;
12. Extra traffic would affect highway safety;
13. Existing oak tree on the pavement should not be lost;
14. Impact on semi-rural location; and
15. Concern over the capacity of the drainage system

Further letters were sent to the neighbouring properties following receipt of the amended plans and at the time of writing the report two letters of objection have been received that are summarised as follows:

1. Parking problems; and
2. Large properties that will occupy a large footprint
3. Loss of view
4. Scale and height

CONSULTATIONS

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

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

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. Objections have been received and as such, having regard to the Council's Scheme of Delegation for Determining Planning Applications, the application needs to be considered and determined by the Planning Committee.

INTRODUCTION

The proposal is for the demolition of the existing dwelling and erection of two new dwellings on the site of 8 Woodlands drive, Barnston.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable subject to meeting the criteria in Policies HS4 and GB6.

SITE AND SURROUNDINGS

The site currently comprises a detached bungalow with a single storey side garage. The properties in the immediate area vary comprising dormer style bungalows and modern two-storey houses. Most properties are detached set in substantial plots, which vary in size along Woodlands Drive around to Low Wood Grove. As such, there is no set house type, design or scale that is predominant to the character the area. The layout of the existing bungalow within the site allows for space to the side with 10 Woodlands Drive, which is utilised as garden area. There is one point of vehicular access into the site and the front boundary consists of sporadic shrubbery above a low fence. Compared to neighbouring properties, the existing bungalow is in a poor state of repair and has been unsympathetically extended.

POLICY CONTEXT

The proposal is assessed against Policy HS4 where it states that proposals should be of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development and not resulting in a detrimental change in the character of the area. The site is defined as an infill village in the Green Belt, where Policy GB6 states that new development will be permitted on infill sites (defined as development filling a small gap within the defined built envelope of the village) and where there is no adverse impact on the character of the village or on the open character of the green belt.

The National Planning Policy Framework (NPPF) also supports redevelopment of previously developed land which has no greater impact on the openness of the Green Belt and the purpose of including land within it that the existing development. Sustainable housing development is should encompass good design and widen the choice of high quality homes. Development should also make a positive contribution to an area and use opportunities to improve the character and quality of an area and LPA's are expected to resist inappropriate development of residential gardens where development would cause harm to the local area.

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.

APPEARANCE AND AMENITY ISSUES

The originally submitted plans showed the site subdivided into one larger plot with a large scale house and a smaller plot with a smaller house. Both new dwellings had front gable features proposed that would project forward of the main building line and this along with the bulk and scale was considered inappropriate to the plot and detrimental to the street scene. The application has since been amended to remove the front gable features and subdivides the site into two equal plot sizes. The spacing has improved around the proposed dwellings and the scale and design is more in keeping with the character of the street scene. The revised plots are adequate in size to accommodate the two dwellings, which are comparable to other plots within the immediate area.

Objections received relating to the scale, design and appearance of the dwellings being out of keeping with the character of the area have been addressed by the amended plans. The over dominant appearance due to the gable features has been improved by their removal and the resultant dwellings now resemble dormer style bungalows. The agent has submitted a contextual plan showing the two dwellings in relation to the adjacent dwellings. This shows the overall height of the proposed dwellings as 1.2m higher than the properties either side. Notwithstanding this, there is sufficient space between

the proposed dwellings so they do not appear over dominant. The relationship of two-storey houses adjacent to bungalows are features within Woodland Drive and Low Wood Grove. In addition, the existing variation in height of existing dwellings, some with front dormer windows in the roofspace, form part of the character of the area. It is considered that the increase in height is within acceptable parameters to prevent any harm to the occupiers of the adjacent properties in terms of overshadowing or over dominance.

The layout of the properties includes a projection at the rear adjacent to the properties either side, 6 and 10 Woodlands Drive. 6 Woodlands Drive has a garage located close to the side boundary and the proposed house will project approximately 4 metres beyond this. There are no habitable windows on the side or rear elevation of number 6 that would be overshadowed. 10 Woodlands Drive has been extended at the side and there are no habitable room windows on the side elevation.

Whilst it is accepted that the plot will be subdivided, it is considered that the plot sizes and revised design helps to reduce the impact to result in any detriment to the streetscene and subsequently the character of the area.

Any loss of shrubbery at the front of the property will be mitigated by imposing a condition for the submission of a suitable landscaping scheme. The appearance of the front of the site is relatively poor and the redevelopment of the site including the provision of landscaping offers an opportunity to improve the appearance and quality of the site in general.

Objections have been raised over drainage issues and this is not a planning consideration. Further objections include road safety issues, adequate access is provided and there are no highways safety objections raised by Traffic Management. As regards 'garden grabbing' the NPPF states that proposal should be resisted where development would cause harm. In this case, the plot sizes, scale and design of the dwellings are considered acceptable and does not detract from the character of the area to a degree that would warrant refusal.

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. There are no properties at the rear of the site that will be affected by the proposal. There are first floor windows within the roof space at the front which will be 22 metres away from the properties opposite. This is considered an acceptable separation distance that reflects the existing relationship within the street scene.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

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 for the redevelopment of the site for two dwellings will make a positive contribution to the area that is in keeping with the pattern of existing development and general character of the area. There will be no loss of amenity to the occupiers of adjacent properties and the proposal is therefore in accordance with Policies HS4 and GB6 of the 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 proposal for the redevelopment of the site for two dwellings will make a positive contribution to the area that is in keeping with the pattern of existing development and general character of the area. There will be no loss of amenity to the occupiers of adjacent properties and the proposal is therefore in accordance with Policies HS4 and GB6 of the 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.

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 the 18th March 2014 and listed as follows: Drawing number 94_2013_01 Revision G dated 20/02/2014

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 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.

4. 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

Reason: To safeguard the amenities of the adjoining occupiers & appearance of the area and to accord with Policy HS4 of the Wirral Unitary Development Plan.

6. NO DEVELOPMENT SHALL TAKE PLACE UNTIL 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.

7. NO DEVELOPMENT SHALL TAKE PLACE UNTIL full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policy GR5 of the UDP.

8. Any trees or shrubs removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policy GR5 of the UDP.

9. No part of the development shall be brought into use until visibility splays of 2.4 metres by 2.4 metres have been provided at the proposed access points to the site. Once created, these visibility splays shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In the interests of highway safety and to accord with Policy HS4 of the Wirral Unitary Development Plan.

10. NO OCCUPATION OF USE OF THE DEVELOPMENT SHALL TAKE PLACE UNTIL a scheme showing full details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority. The approved scheme shall be implemented in accordance with the approved details and retained as such at all time thereafter unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure a proper standard of separation from, and standard of amenity with respect to neighbouring property and having regard Policy HS4 of the Wirral Unitary Development Plan

11. 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.

12. 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:

1. Consent under the Highways Act is required for the construction of a new or an amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation and/or replacement of street furniture as necessary. Please contact the Council's Highway Maintenance Team on 0151 606 2004 prior to the commencement of development for further information.

Last Comments By: 08/04/2014 14:09:06

Expiry Date: 19/11/2013