

Planning Committee

17 June 2014

Reference:
APP/11/01049

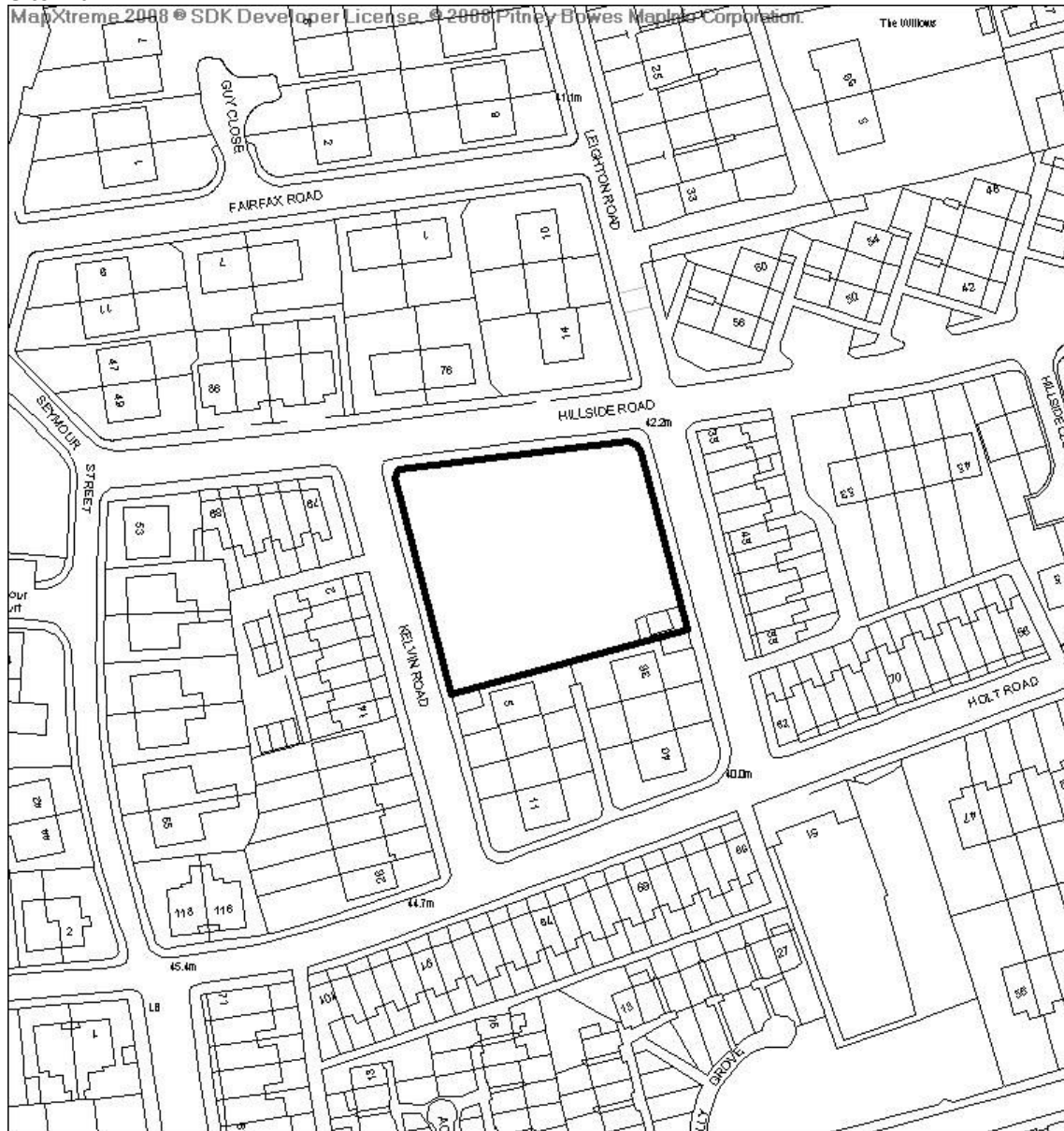
Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
**Birkenhead and
Tranmere**

Location: Hillside Road, TRANMERE, Wirral CH41 9EL
Proposal: Extension of time for planning permission APP/2008/05610 - Erection of 12 dwellings
Applicant: Lovell Partnership Ltd.
Agent : DK Architects

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: Land bounded by Hillside Road, Leighton Road and Kelvin Road, Tranmere, Wirral, CH41 9EL
Application Type: Outline Planning Permission
Proposal: Erection of 12 No. dwellings (Outline)
Application No: OUT/07/06069
Decision Date: 23/08/2007
Decision Type: Approve

Location: Land bounded by Hillside Road, Leighton Road and Kelvin Road, Tranmere, Wirral, CH41 9EL
Application Type: Full Planning Permission
Proposal: Erection of 12 No. dwellings
Application No: APP/08/05610
Decision Date: 19/09/2008
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 29 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been one objection received from the occupier of 38 Leighton Road, and a petition of objection containing 30 addresses received. The objections are on the grounds that residents were told that bungalows were to be built on the site, and that the erection of houses would mean residents have to put up with "constant noise, loud music parties, dysfunctional people and anti-social behavior".

CONSULTATIONS

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

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

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A petition of objection containing 30 signatures has been received. As such, under the provisions of the current Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

The application is for the extension of time for planning permission APP/08/05610, for the erection of 12 two-storey dwellings. This permission was granted on 19th September 2008, and this current application was submitted within the required time in order to extend the permission. Discussions regarding affordable housing provision have resulted in the application not being suitable to be determined until now.

The proposal contains a total of twelve new two-storey dwellings - six fronting onto Hillside Road, four fronting onto Kelvin Road and two fronting onto Leighton Road.

PRINCIPLE OF DEVELOPMENT

The principle of new residential development within a Primarily Residential Area is acceptable, subject to relevant policy.

SITE AND SURROUNDINGS

The application site is an open grassed area, bounded by Hillside Road, Kelvin Road and Leighton

Road. The surrounding area is predominantly residential, containing mostly two-storey dwellings along Kelvin Road and Leighton Road and bungalows opposite on Hillside Road. Directly adjoining the site to the south are bungalows.

POLICY CONTEXT

The area is designated as a Primarily Residential Area, and the proposal is therefore subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development.

There is a requirement for at least 10% affordable housing provision for developments in this area, and it is proposed that this site will be 100% affordable housing which complies with this. In this instance, the Council owns the land and the developer Lovell will build under a lease agreement with the Council transferring the freehold on completion of the units directly to a Registered Provider. This gives the Council certainty that the units will all be affordable housing, and a condition is therefore sufficient to secure this.

APPEARANCE AND AMENITY ISSUES

Since planning permission was originally granted for this scheme in 2008, there has been no significant change in planning policy, or within the character of the surrounding area, which would mean that the original proposal is no longer acceptable. Whilst there are some bungalows within the immediate area, the predominant type of dwelling in the wider area are two-storey houses and therefore this development will be not be out of character with the surrounding area.

The proposed layout results in each dwelling having a sufficient private amenity area, in addition to an off-street parking space each. The plots of the proposed dwellings will be larger than a number of those for surrounding properties and therefore it will not appear to be an overdevelopment of the site.

The design of the proposed dwelling has sufficient interest and character to ensure that they are a positive addition to the street scene. The dwellings follow the established building lines of the area, and this combined with the lack of a definitive dwelling design, will ensure that they blend in with the existing fabric of the area.

Overall, it is considered that the proposed dwellings will not harm the amenities of neighbouring properties or the character and appearance of the area and the proposal therefore complies with Policy HS4 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

Although there are some examples where separation distances are slightly less than the normal requirements, this is fairly common within the wider area and is therefore considered acceptable in this instance.

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 will not harm the amenities of neighbouring properties, and the erection of twelve two-storey dwellings on this site is considered sufficiently in keeping with the overall character of the area. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development.

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:-

It is considered that the proposed dwellings will not harm the amenities of neighbouring properties or the character and appearance of the area and the proposal therefore complies with Policy HS4 of Wirral's Unitary Development Plan.

Recommended Decision: **Approve**

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 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. A 2-metre high close-boarded fence shall be erected to the northern and western boundary of the 'substation maintenance strip' and retained as such thereafter

Reason: In the interests of amenity

4. Pedestrian visibility splays of 2.4 metres by 2.4 metres shall be provided at the junction of the proposed accesses with Hillside Road, Leighton Road and Kelvin Road before any part of the development is brought into use. These splays shall be retained thereafter.

Reason: In the interest of highway safety

5. Vehicular sight lines shall be provided at the junction of the access(es) to Hillside Road, Leighton Road and Kelvin Road in accordance with details to be submitted to and agreed in writing with the local planning authority prior to the commencement of development. Any such access(es) and sight lines shall be formed and hard surfaced before any other part of the development is brought into use

Reason: In the interest of highway safety

6. The development authorised by this permission shall not begin until the Local Planning Authority has approved in writing a full scheme of works to provide pedestrian dropped kerbs at the junctions of Kelvin Road and Leighton Road with Hillside Road and the resurfacing of the footway bounding the site. No dwellings hereby approved shall be occupied until the scheme of works, as agreed by the Local Planning Authority, have been completed

Reason: In the interest of highway safety

7. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. the number, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of any market housing;
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider/Registered Social Landlord;
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: Having regard to the Council's requirements for the provision of affordable housing and having regard to Policy HS6 of the Wirral Unitary Development Plan.

8. 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

9. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT, 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy EM9.

Further Notes for Committee:

Last Comments By: 12/10/2011 09:53:49

Expiry Date: 21/10/2011