

Planning Committee

19 February 2015

Reference:
APP/14/01114

Area Team:
North Team

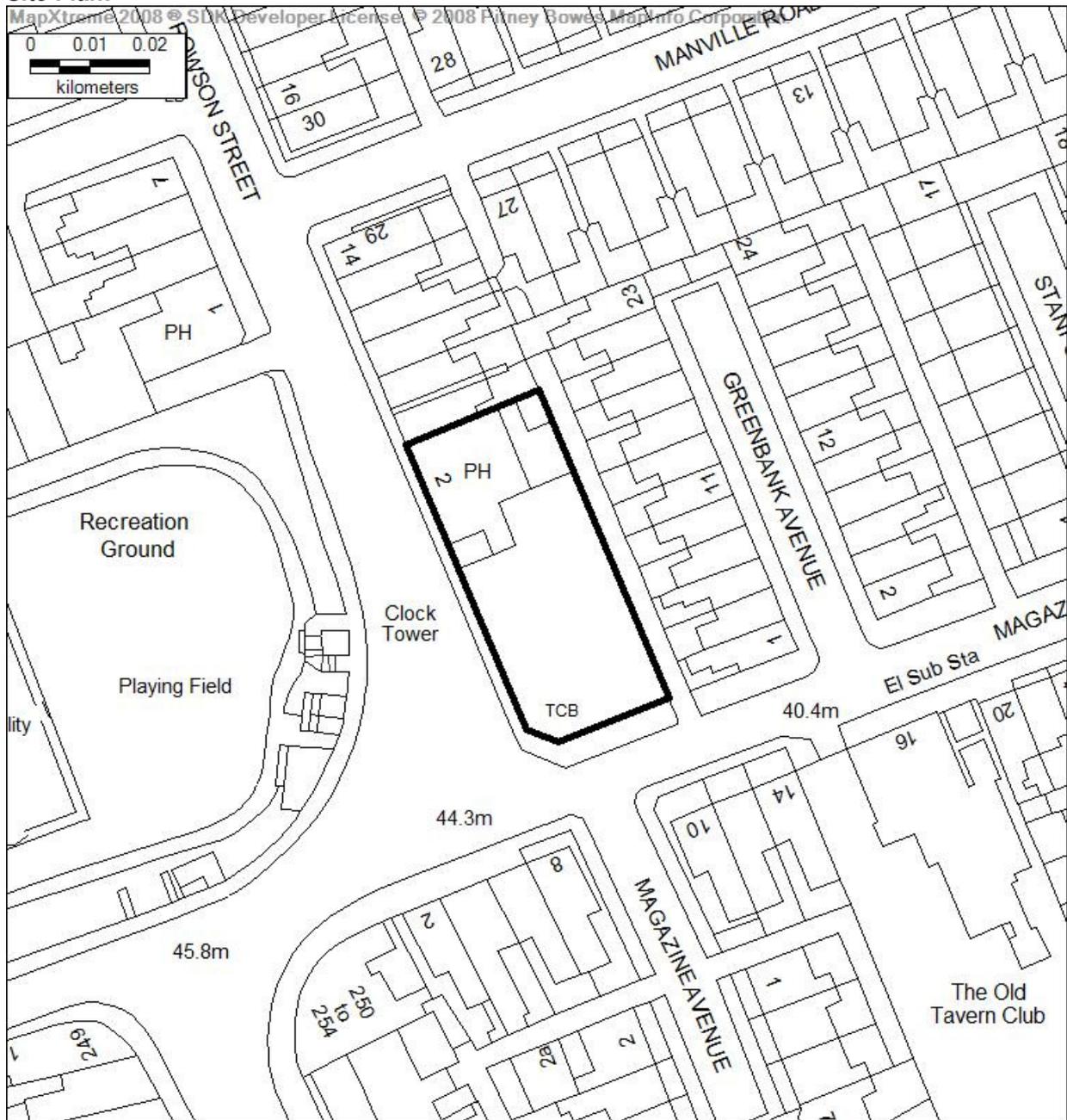
Case Officer:
Ms J Storey

Ward:
New Brighton

Location: Little Brighton Inn, 2 ROWSON STREET, NEW BRIGHTON, CH45 5AT
Proposal: Conversion of the existing public house to two dwellings and the erection of seven dwellings (amended scheme)

Applicant: Mr M Bemrose
Agent : SDA Architects & Surveyors

Site Plan:



© Crown copyright and database rights 2014 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: Greenbank, 1A Rowson Street, New Brighton, Wirral, CH45 1LT
Application Type: Full Planning Permission
Proposal: Demolition of existing building and garage and erection of 7 No. apartments in a four-storey building
Application No: APP/06/06632
Decision Date: 17/11/2006
Decision Type: Approve

Location: Greenbank, 1A Rowson Street, New Brighton, Wirral, CH45 1LT
Application Type: Full Planning Permission
Proposal: Erection of 10 No flats in a four storey block.
Application No: APP/08/05749
Decision Date: 01/08/2008
Decision Type: Approve

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

Having regard to the Council's Guidance on Publicity for Applications, 33 neighbour notifications were sent to adjacent properties. A Site Notice was also posted adjacent to the site. Six objections have been received summarised as follows:

1. Not against the apartments, but against the demolition of the pub
2. Shame to see another building dating back to the 1840s being ripped down
3. Please see fit to preserve this little gem
4. would prefer to see property converted
5. Plans would have a negative effect on the street scene.
6. Parking is a problem in this area - no off street parking has been provided,
7. Overlooked by the future occupiers
8. Loss of sunlight
9. Provision for parking is required in this development

Seven representations of support have also been received, summarised as follows:

1. This is exactly the type of development this part of Rowson Street requires
2. The pub has been boarded up for a long time and looks an eyesore
3. The plot needs serious redevelopment, there is no requirement for another pub.
4. The country needs more housing

Following receipt of amended plans, further consultation was carried out. At the time of writing, no further responses have been received

CONSULTATIONS

Head of Environment and Regulations (Pollution Control Division) – No objections

Head of Environment and Regulations (Traffic and Transport Division) – No objections

Director's Comments:

This application was deferred from consideration at Planning Committee on 20 January 2015 to allow for a formal Member's Site Visit to take place.

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

This amended proposal is for the conversion of the existing public house to two dwellings and the erection seven new dwellings on the adjoining site. The site originally contained a large detached dwelling which has now been demolished. There has been a number of planning approvals on this site for residential development. The proposed footprint is located within a similar position to previously approved schemes

PRINCIPLE OF DEVELOPMENT

The application site is located within an area designated for Primarily Residential Purposes. The principle of this scheme for housing is therefore considered to be acceptable subject to meeting the criteria set out in Policy HS4 in Wirral's Unitary Development Plan.

SITE AND SURROUNDINGS

The application site comprises of a vacant public house and a cleared site located in a prominent position on the corner of Rowson Street and Magazine Brow. There is a small park area to the immediate west of the site and a mix of residential and small retail units within the immediate area. The site is located approximately 80m from a Traditional Suburban Centre

POLICY CONTEXT

The proposal is assessed against UDP Policy HS4 where it states that proposals shall 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 National Planning Policy Framework (NPPF) also supports the redevelopment of previously developed land. Sustainable housing development 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. In addition, the NPPF states that the purpose of planning is to help achieve sustainable development and that good design is a key aspect which should contribute positively for making places better for people.

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.

This proposal will bring a vacant, previously developed site back into an acceptable use for residential purposes. The site is within walking distance of a traditional suburban centre and therefore within a sustainable location. It is considered that this amended scheme is now of a scale and design that relates well to the surrounding area given the mix and density of development that already exists within the immediate locality. The proposed development is considered to comply with the above policy advice.

APPEARANCE AND AMENITY ISSUES

The original scheme as submitted, comprised of the demolition of the public house and the provision of a terrace of ten, three storey dwellings of a contemporary design. Whilst not considered to be a bad scheme in itself, was out of keeping with the scale, form and design of surrounding architecture.

The current scheme is the result of a number of negotiations between the developer and the Local Planning Authority. The public house is to be retained and converted to two dwellings and the remainder of the site will contain seven, two and a half storey dwellings. The design has now been refined to reflect the character of the area. This has been achieved through the introduction of building styles and detailed features including the provision of gables, appropriate dormers, window size and shape which are a strong and positive local identity.

The density, built form and appearance and style of this amended development is now considered to be more in keeping with the local character and street scene. The layout, building line and form of the proposed development mirrors existing development at the boundaries of the development site. The

side elevation of the proposed building will face onto Magazine Lane and has been designed so that the building turns corners well, so that both elevations seen from the street have windows to them, rather than offering blank walls to the street.

Objections relating to the demolition of the public house and the design and appearance of the dwellings being out of keeping have now been resolved through the amended plans. The height of the building has been reduced and is now comparable to surrounding properties.

SEPARATION DISTANCES

The proposed layout of the development will provide for rear gardens with a depth of 6m. The proposed first floor elevation will be approximately 15m from the rear out riggers of those properties along Green Bank Avenue at the rear of the site. Both the existing and proposed elevations contain windows serving bedrooms. Unitary Development Plan Policy HS4 requires all proposals whose main elevations are parallel, an adequate distance should be kept between habitable rooms in separate dwellings. Whilst this development does not meet the required 21m interface distance, it is considered that this proposal is consistent with the urban grain of the surrounding area where similar (and less) distance exists between properties and a characteristic of the local urban form. Previously approved applications on this site have been for larger scaled development. It is considered that the scale and form of this proposed development is acceptable and will not impinge unduly on the residential amenities of surrounding occupiers.

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 proposed scheme is considered to be in keeping with the existing development and general character of the area. The proposal is therefore considered acceptable having regard to Policy HS4 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 proposed scheme is considered to be in keeping with the existing development and general character of the area. The proposal is therefore considered acceptable having regard to Policy HS4 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 built in accordance with the approved plans received by the Local Planning Authority on the 18th June 2014 and listed as follows 102_2014_02 dated 02.12.2014, 102_2014_01 dated 09.10.2014 and 102_2014_02 dated

09.10.2014

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

3. 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.

4. 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 policy WM8 of the Waste Local Plan.

5. 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.

6. NO DEVELOPMENT SHALL COMMENCE UNTIL details for reinstatement of all obsolete vehicle crossings to standard footway levels, tactile paving and the removal, relocation and/or renewal of any street furniture (including the removal of the existing public house cellar doors and access flaps) required as a result of the development approved, have been submitted to and approved in writing by the Local Planning Authority. THE DEVELOPMENT SHALL NOT BE FIRST BROUGHT INTO USE UNTIL such works have been completed and laid out in accordance with approved details and shall be constructed and laid out having regard to the authority's specifications.

Reason: In the interests of highway safety and to ensure a satisfactory standard of development.

Further Notes for Committee:

Last Comments By: 23/12/2014 16:53:34

Expiry Date: 01/12/2014