

Planning Committee

19 February 2015

Reference:
APP/14/01134

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Eastham

Location: LAND TO THE REAR OF 9 DAWPOOL DRIVE, BROMBOROUGH, CH62 6DE
Proposal: Closure of the vehicle repair garage and erection of 4no. 1 bedroom flats in a two storey building (amended description).

Applicant: Mr Jamie Higgle
Agent : SDA Architects & Surveyors

Site Plan:



Primarily Residential Area

Planning History:

Location: 9 Dawpool Drive ,Bromborough,L62 6DE
Application Type: Full Planning Permission
Proposal: Change of use from shop to offices
Application No: APP/81/17820
Decision Date: 30/04/1981
Decision Type: Approve

Location: Dawpool Garages ,Dawpool Drive ,Eastham,Wirral,L62 6DE
Application Type: Full Planning Permission
Proposal: Retention of change of use from two lock-up garages to vehicle repair work-shop and store room.
Application No: APP/83/23273
Decision Date: 22/09/1983
Decision Type: Refuse

Location: Dawpool Garages ,Dawpool Drive ,Eastham,Wirral,L62 6DE
Application Type: Full Planning Permission
Proposal: Retention of change of use from lock-up garages to vehicle repair workshop store for a limited period.
Application No: APP/83/23938
Decision Date: 19/01/1984
Decision Type: Refuse

Location: 9, Dawpool Drive, Bromborough. L62 6DE
Application Type: Full Planning Permission
Proposal: Change of use of ground floor to shop.
Application No: APP/87/06938
Decision Date: 18/12/1987
Decision Type: Approve

Location: 9, Dawpool Drive, Bromborough. L62 6DE
Application Type: Full Planning Permission
Proposal: Change of use to private hire office.
Application No: APP/90/07432
Decision Date: 14/12/1990
Decision Type: Refuse

Location: Land to the rear of 9 Dawpool Drive, Bromborough, Wirral, CH62
Application Type: Full Planning Permission
Proposal: Construction of 4no.1 bedroom flats within a two storey building
Application No: APP/13/01232
Decision Date: 20/12/2013
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 29 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report one letter of objection has been received from the occupier of 13 Dawpool Drive.

The objections are summarised as follows:

1. The development would impinge upon privacy
2. If this is past the developer may wish to develop on the garage site which will have an adverse impact upon residential amenity
3. Parking problems on Dawpool Drive will be exacerbated

CONSULTATIONS:

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

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

DIRECTORS 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. One letter of objection has been received from a neighbouring resident. Therefore, under the provisions of the Scheme of Delegation for Determining Planning Applications (March 2014) the application must be considered by Planning Committee.

INTRODUCTION

The proposed development is for the erection four 1-bedroom flats in a 2-storey building at the rear of 9 Dawpool Drive.

PRINCIPLE OF DEVELOPMENT

The site of development is within a primarily residential area and as such the principle of the development is acceptable subject to the policies outlined below.

SITE AND SURROUNDINGS

The site is located within an existing courtyard at the rear of 9 Dawpool Drive. There is a school field at the rear of the site and residential accommodation to the south in the form of two storey detached dwellings.

The site is currently used as a service yard serving a car repair garage within the courtyard and the other shops fronting Dawpool Drive and Acre Lane.

Access to the site is gained via a small alley between 7 and 9 Dawpool Drive.

POLICY CONTEXT

The proposal is assessed against the advice in the National Planning Policy Framework (NPPF) which states that good design is a key aspect of sustainable development and that proposals should optimise the potential of the site to accommodate the development.

Unitary Development Plan Policy HS4 are relevant. Supplementary Planning Documents SPD2: Self Contained Flat Developments and SPD4: Parking Standards are also relevant.

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 development will be located at the rear of the existing shops and flats on Dawpool Drive and Acre Lane.

The design is simple and modern and will only be visible from the rear of the site and from the access road off Dawpool Drive. The development is considered to be acceptable in terms of design and scale and will not result in a detrimental change in the character of the area.

At the time of writing this report one letter of objection has been received from the occupier of 13 Dawpool Drive. The objections are summarised as follows:

1. The development would impinge upon privacy
2. If this is past the developer may wish to develop on the garage site which will have an adverse impact upon residential amenity
3. Parking problems on Dawpool Drive will be exacerbated

The height, design and siting in relation to neighbouring residential properties is considered acceptable as it is located a sufficient distance (24m) away from the nearest residential property; 13 Dawpool Drive Acre Lane. The development does not involve the redevelopment of the garage with further flats at this stage and as such a refusal on potential future development could not be sustained.

As part of the application the garage adjacent to the site will be closed. Concern was initially raised by the Head of Environment and Regulation (Traffic and Transportation Divisions) over the potential conflict between the traffic accessing the garage and the traffic associated with the new flats. The applicant has agreed to close the garage prior to the first occupation of the flats and should members be minded to approve the proposed scheme a condition will be imposed.

There are no residential dwellings to the rear of the site and as such there is not considered to be any form of adverse impact in terms of overlooking. All of the proposed rooms in the development are deemed to have an acceptable outlook and therefore comply with the criteria set out in National and local policy. Two dedicated parking spaces are provided within the site for the flats and as such a refusal on parking could not be sustained.

The proposal is within a sustainable brown field location. External amenity space is provided at the side of the development providing usable private amenity space as well as being within walking distance of Leverhulme Sports field which provides recreational facilities. There are shopping facilities on Acre Lane and public transport, with bus routes serving Acre Lane itself.

The head of Environment & Regulation (Pollution Control Division) has been consulted and has raised no objection to the scheme.

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. Conditions will be imposed to ensure this is achieved.

As such the proposed development is deemed acceptable having regard to the criteria set out in Policy HS13 of Wirral's Unitary Development Plan and the guidance in SPD 2. UDP Policy URN1 also lends support for bringing vacant property back into use.

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. This development achieves the required separation distances.

A number of the single storey outriggers have been removed from the rear of commercial properties opposite the site to ensure there is adequate outlook from the proposed habitable windows. There are no habitable room windows at first floor of the buildings opposite and as such the required separation distances are achieved.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no significant highway/traffic implications. The site is an established residential and commercial use and it is there considered that the traffic movements can be accommodated within the existing highway network. The Head of Environment and Regulation (Traffic and Transportation Divisions) has raised no objection to the proposed development.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues.

HEALTH ISSUES

There are no health issues

CONCLUSION

The proposal is considered to be in keeping with existing development and general character of the area. The proposal is therefore considered acceptable having regard to Policy HS13 of the Wirral

Unitary Development Plan, SPD 2 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 is considered to be in keeping with existing development and general character of the area. The proposal is therefore considered acceptable having regard to Policy HS13 of the Wirral Unitary Development Plan, SPD 2 and the National Planning Policy Framework.

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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8th September 2014 and listed as follows: 112_2013_01 (Dated 10.09.2014)

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

3. 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.

4. 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.

5. NO DEVELOPMENT SHALL TAKE PLACE UNTIL details of secure parking provision for cycles have been submitted to and approved in writing by the Local Planning Authority. Such provision as may be approved shall be provided before the building(s) hereby permitted is/are occupied and shall be retained permanently thereafter.

Reason: In order to ensure adequate provision for cycle parking and to comply with Policy TR12 Requirements for Cycle Parking of the adopted Wirral Unitary Development Plan.

6. BEFORE THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT hereby approved, the commercial garage located to the south of the proposed flats as shown on plan 112_2013_01 shall permanently cease operation.

Reason: In the interest of vehicular and pedestrian safety

7. 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.

Last Comments By: 16/10/2014 11:30:43

Expiry Date: 03/11/2014