

Planning Committee

19 February 2015

Reference:
APP/14/01232

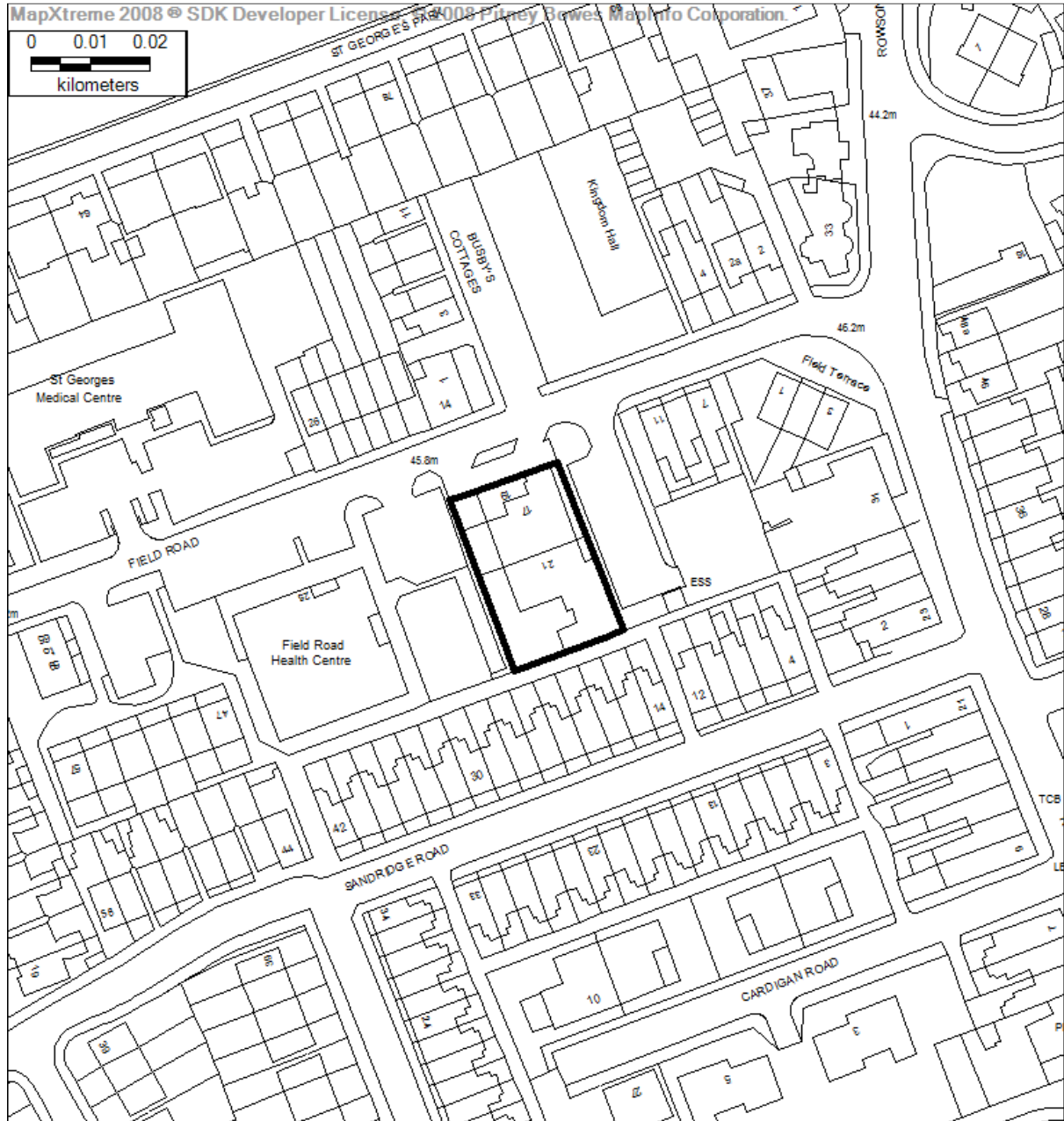
Area Team:
North Team

Case Officer:
Ms J Storey

Ward:
New Brighton

Location: 15-25 FIELD ROAD, NEW BRIGHTON, CH45 5BG
Proposal: Erection of 13 affordable housing units in a 3-storey residential development
Applicant: Long Meadow Estates Ltd
Agent : Falconer Chester Hall

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 15-25 FIELD ROAD, NEW BRIGHTON, CH45 5BG
Application Type: Prior Notification of Demolition
Proposal: Demolition of site
Application No: DEM/14/00462
Decision Date: 14/05/2014
Decision Type: Prior approval is not required

Location: Field Road Pharmacy, 17, Field Road, New Brighton. L45 5BG
Application Type: Advertisement Consent
Proposal: Erection of illuminated fascia signs.
Application No: ADV/91/06903
Decision Date: 25/11/1991
Decision Type: Approve

Location: 17, Field Road, New Brighton. L45 5BG
Application Type: Full Planning Permission
Proposal: Change of use of part of 17, Field Road to use as a dispensary for 19, Field Road.
Application No: APP/88/06386
Decision Date: 07/09/1988
Decision Type: Approve

Location: Norman ,15-17 Field Road ,New Brighton ,L45 5BG
Application Type: Full Planning Permission
Proposal: Change or use from warehouse to shop
Application No: APP/80/14569
Decision Date: 25/04/1980
Decision Type: Conditional Approval

Location: Depot ,13 Field Road ,New Brighton ,L45 5BG
Application Type: Full Planning Permission
Proposal: Construction of public off street car park, associated landscape works and boundary walls
Application No: APP/80/16797
Decision Date: 27/11/1980
Decision Type: Approve

Location: 17 Field Road ,New Brighton ,L45 5BG
Application Type: Section 53 Determination
Proposal: Determination whether use of premises for the assembly requires planning permission
Application No: DTR/79/14089
Decision Date: 19/11/1979
Decision Type: Not an application

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the councils Guidance on Publicity for Applications, 56 neighbour notifications were sent to individual properties and site notice displayed at the front of the site. In response a total of four representations objecting to the proposal have been received. The objections can be summarised as follows:

1. concerned by the effects this will have on my privacy and restrictions on Sun light in my garden. I object to the plans of a three storey dwelling at the rear of my property
2. The buildings height is out of proportion with the surrounding buildings and street scene.
3. it appears only 1 parking space is made available to each flat. Given many families and couples are 2-car families, where will the inevitable extra cars be parked? You will end up with a

double-whammy of the existing spaces being sacrificed for this project, then bringing 13 flats into the equation and the subsequent parking demands they will create. Given there is already tight parking and congestion with the 2 health centres, this will only make things worse and reduce quality of life for local residents.

4. Parking is a massive issue on Field Road given the location of 2 Large Dr's practices, a health Clinic, a pharmacy, and a large busy, and well attended Church. Busbys cottages opposite is a private unadopted road whose residents currently tolerate some public parking. Should the situation deteriorate, we will have to look at excluding non-residential parking on the road. So fundamentally there must be enough parking provided on site to meet the requirements of any new development.
5. current housing developments in New Brighton are taking place at an unsustainable level. On top of an unprecedented two decade boom in buy to let and social housing building in the area. The current developments now taking place locally Mount school site, Hotel Vic site, Albion Street site, Rake lane (Stanley's Cask), Floral Pavilion Promenade, and presumably soon the Strouds Corner/Ginny site will again see the area overwhelmed with an excessive and unplanned for population explosion. Which brings up the question of where all these people are going to be schooled, (given that local schools have been demolished for housing) and which Doctors surgeries are to be overwhelmed (as if they are not already).
6. loss of car park on Field Road seems dangerous
7. visitors to the health centre park over private drive
8. where will the occupiers of the new build park their cars

A petition of objection containing 81 signatures has also been received on the grounds of over development of Field Road as it is situated in close proximity of 3 health centres, church, local businesses and a large residential area and will result in more people and cars using this small road which is already over stretched.

CONSULTATIONS

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

Director's Comments:

Consideration of this application was deferred at Planning Committee on 20 January 2015 to allow for a formal Members Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection with 81 signatures has been received. As such, under the provisions of the Council's Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

This proposal is for the construction of a three storey apartment block comprising of 13 no apartments to include 7 no two bed roomed apartments and six single bed roomed apartments. The scheme is to provide 100% affordable housing and meet lifetime's home standards. The proposal includes associated ground floor parking for 13 cars.

PRINCIPLE OF DEVELOPMENT

The site is within a designated Primarily Industrial Area within Wirral's Unitary Development Plan. Residential development is considered acceptable in this location subject to both National and Local Planning Policies set out below.

SITE AND SURROUNDINGS

The application site is within an area designated for primarily residential use within Wirral's Unitary Development Plan. The site was previously occupied by a company that manufactured Windows and is currently vacant with access from Field Road. There is a small car park to both the immediate west and east of the site. A number of health related buildings are located to the West. Two storey terraced properties back onto the site in Sandridge Road. The properties within the immediate area are a mix of predominately two storey residential and Health Centres. As such there is no set design or scale of buildings that is predominant to the character of the area.

POLICY CONTEXT

The site is designated as a Primarily Residential Area in the Unitary Development Plan (UDP) and as such, residential development is permitted subject to the proposal complying with Policy HS4 of the Wirral Unitary Development Plan (UDP) This policy sets out the parameters for acceptable residential development stating that the proposal should be of a scale which relates well to the surrounding property with particular regards to existing density and form.

In addition such proposals shall not result in a detrimental change in the character of the area and ensure that there is satisfactory provision for off street parking and private communal garden space.

Policy TR9 requires off-street parking to be viewed in the context of overall transport policy and particularly the need to reduce travel by private car, especially within areas that are well served by public transport.

Policy TR12 requires provision of cycle parking where it is considered both practicable and desirable.

National Planning Policy Framework (NPPF) states that the purpose of planning is to achieve sustainable development and that good design is a key aspect which should contribute positively for making places better for people. 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.

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.

Supplementary Planning Document 4 parking standards sets out the maximum number of off street parking spaces that should be provided alongside new development and changes of use. In this instance there is a requirement to provide a maximum of one space per self-contained flat. The proposed development includes off street parking equating to one space per unit to meet this requirement.

It is not considered that the proposed development is of such a scale that to represent any harm to the local area, given the mix and density of development that already exists within the immediate locality.

APPEARANCE AND AMENITY ISSUES

The proposed scheme comprises of a three storey building to be constructed on a similar footprint to the original building on the site. The scheme is contemporary in design, using a mix of brick and render with feature aluminium flashing framing the building.

Residents car parking comprising of 13 spaces is to be located on the ground floor and accessed from Field Road, Both Bin Storage and secure cycle parking is to be provided within this covered area. A small landscaped area is located to the front of the development along Field Road.

An initial proposal was tabled for a larger development that included the adjoining car park. However, there was some concern raised by local residents that the loss of this car park was likely to result in more on street parking and traffic congestion. To this end, the car park is to remain and the applicants have included undercroft parking within this scheme to address the initial concerns. As a result of providing onsite parking an element of communal garden space has been removed. Nevertheless, all bin and bike storage is to be accommodated within the covered ground floor area, a landscaped area will be provided at the front of the proposal and the site is within easy walking distances of a number of small parks and areas of public open space and is therefore considered that the proposal is acceptable and will provide a good source of accommodation for future residents.

The area around the application contains a mix of styles and uses that vary in scale and elevational treatment. In terms of appearance and amenity, the scale and design of the proposed building is considered to be acceptable and will bring a derelict site back into an appropriate use for the area.

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. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

The proposed apartment block stands at three storeys. Immediately opposite the site stands Kingdom Hall which contains a blank front elevation. No 11 Field Road stands 16m east of the site and presents a blank gable to the proposed development. Those properties in Sandridge Road that back onto the site contain windows within their rear elevations. However, they are located 24m from the rear elevation of the proposed development. This is considered to be acceptable separation distance between surrounding properties that meets the above policy advice and 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 layout, scale and design of the proposed development are considered to represent an appropriate development within the area. The proposed development will make a positive contribution to the immediate area by bringing a vacant piece of land into use for affordable housing. The proposal is in a sustainable location with good access to local shops, amenities and public transport. The development itself will meet lifetimes homes standards` and encompasses good design and widens the choice of quality homes. The proposal will not result in any harm to the amenities of the occupiers of adjacent houses and is in keeping with the pattern of development of the area. The proposal therefore accords with the National Planning Policy Framework and UDP Policy HS4

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 layout, scale and design of the proposed development are considered to represent an appropriate development within the area. The proposed development will make a positive contribution to the immediate area by bringing a vacant piece of land into use for affordable housing. The proposal is in a sustainable location with good access to local shops, amenities and public transport. The development itself will meet lifetimes homes standards` and encompasses good design and widens the choice of quality homes. The proposal will not result in any harm to the amenities of the occupiers of adjacent houses and is in keeping with the pattern of development of the area. The proposal therefore accords with the National Planning Policy Framework and UDP Policy HS4.

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. NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the materials to be used in the external construction of the development hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved materials.

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. The development hereby permitted shall be carried out in accordance with the approved plans received as amended by the Local Planning Authority on 27th November 2014 and are listed as follows:

01-02-002a; 01-02-002b; 02-02-002b; 02-02-001b; 02-03-003b; 02-02-002a; 02-91-001a; 02-05-001a; 02-05-002a received by the Local Planning Authority on the 27th November 2014 and 02-05-002b received on the 12th December.

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

4. BEFORE THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT the access road(s) and parking areas shown on the approved plan(s) shall be completed and thereafter permanently retained for parking and manoeuvring purposes.

Reason; To secure a satisfactory form of development and to comply with Policy HS4 of the Wirral Unitary Development Plan.

5. 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.

6. 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.

7. 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.

8. BEFORE THE FIRST OCCUPATION OR USE OF THE DEVELOPMENT once the new access(es) are constructed the existing access to the site shall be permanently closed and the highway crossing and boundary shall be reinstated in accordance with details which have been submitted to and approved by the Local Planning Authority.

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

9. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a scheme for the provision of affordable housing to be provided has been submitted to and agreed in writing by the Local Planning Authority. The scheme shall include the occupancy criteria to be used in determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced. The approved scheme shall be implemented in full and in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason: For the avoidance of doubt and having regard to part 9 of the NPPF and to comply with Policy HS2 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 01/01/2015 11:49:54

Expiry Date: 26/02/2015