

Planning Committee

19 March 2015

Reference:
OUT/14/01152

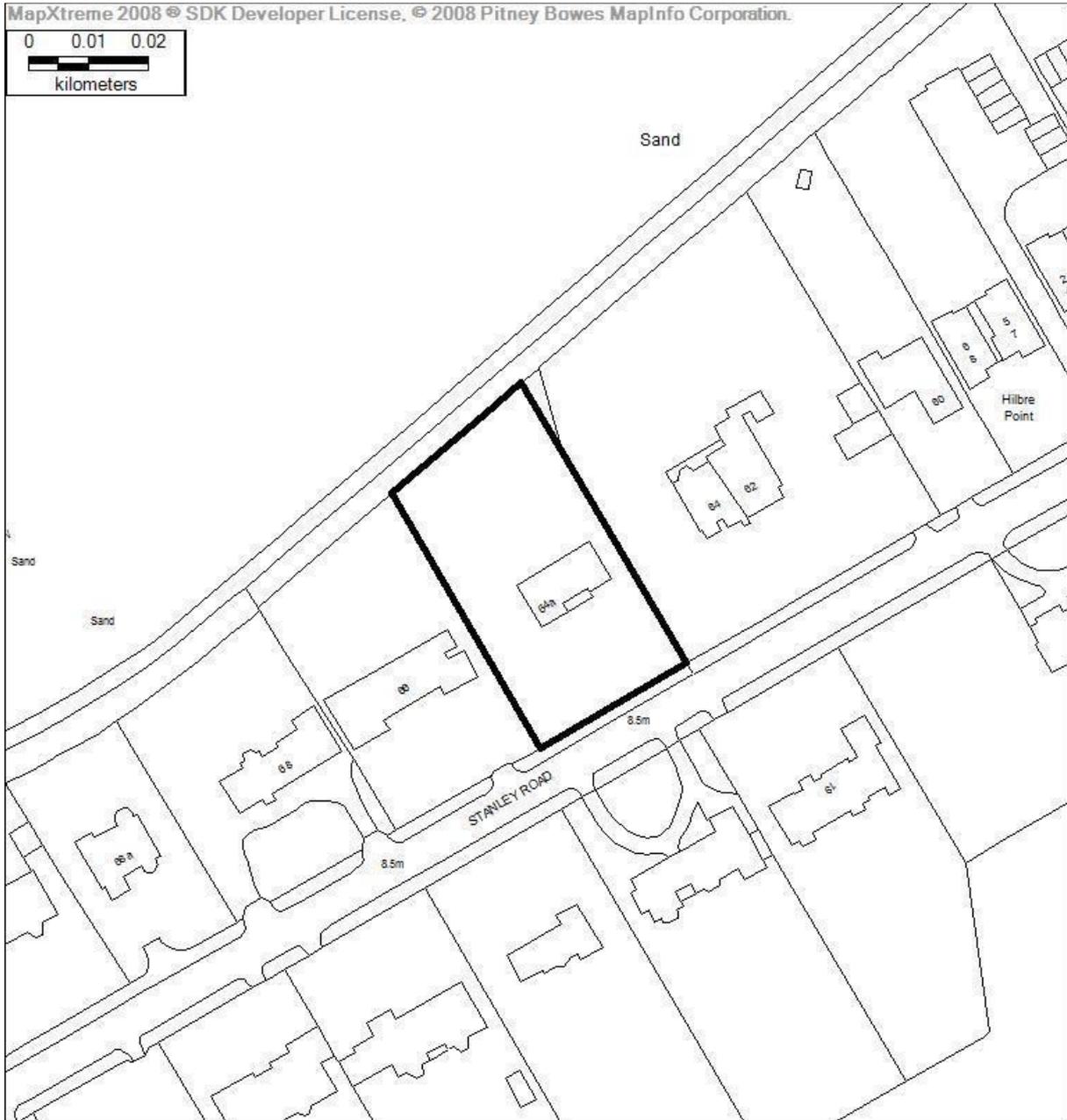
Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
Hoylake and Meols

Location: 64A STANLEY ROAD, HOYLAK, CH47 1HZ
Proposal: Demolition of existing dwelling and erection of two dwellings
Applicant: Mr M J Garry
Agent : KJP Architecture

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:

Density and Design Guidelines Area
Primarily Residential Area

Planning History:

Location: 64 Stanley Road ,Hoylake, L47 1HZ
Application Type: Full Planning Permission
Proposal: Erection of a detached house with integral garage
Application No: APP/76/05232
Decision Date: 01/07/1976
Decision Type: Conditional Approval

Location: 64 Stanley Road Hoylake L471hz
Application Type: Full Planning Permission
Proposal: Erection of two storey extension to dwelling house to provide two self contained flats.
Application No: APP/77/06615
Decision Date: 27/04/1977
Decision Type: Conditional Approval

Location: 64 STANLEY ROAD, HOYLAK, CH47 1HZ
Application Type: Full Planning Permission
Proposal: Detached domestic garage with accommodation ancillary to the main house.
Application No: APP/12/00148
Decision Date: 25/05/2012
Decision Type: Approve

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

In line with the Council's policy for publicity of planning applications, letters were sent to 5 neighbouring properties and a notice posted on site. Neighbours were renotified when amended plans were received. Objection letters have been received from 35,62, 64 and 66 Stanley Road, 2 Invergarry Court and 21 Stanley Road. In addition a petition of 28 signatures has been received. The objections can be summarised as follows:

1. The proposed additional dwelling will be out of character with the area in terms of density and layout.
2. The new buildings will be at odds to the existing building line and will result in overshadowing and loss of privacy to adjacent properties.
3. Development would remove part of a sandbank which would make the land unstable.
4. Detrimental impact on views from the adjacent Conservation area
5. Would set a precedent for similar developments
6. Development is unnecessary

Hoylake CARA - Development should reflect density in UDP guidelines, care should be taken over appearance and design details.

Wirral Wildlife - Site is adjacent to North Wirral Foreshore SSSI, SPA and Ramsar site. However one additional dwelling will not result in any significant effect on wildlife or the Shoreline Management Plan.

Natural England - No objection subject to satisfactory Habitats Assessment

Merseside Environmental Advisory Service - The Habitats Regulations Assessment has been carried out. On the basis of the submitted information the proposals will not have a significant impact on adjacent designated sites and an appropriate assessment would not be required

CONSULTATIONS:

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

Councillor Gerry Ellis removed the application from delegation on the grounds that the residents consider it to be of a scale and density inappropriate to the area and too large for the site. Also it could have a detrimental effect on the adjacent Conservation Area.

Director's Comments:

This application was deferred from Planning Committee on 18 December 2014 to allow for a formal Member's Site Visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has been taken out of delegation by Councillor Gerry Ellis for determination at Planning Committee. In addition a qualifying petition signed by 28 signatures has been received.

INTRODUCTION

The proposals are an outline application for the demolition of the existing dwelling and the erection of two detached houses. Whilst all matters are reserved, the applicant has submitted indicative plans which set out the siting of the proposed buildings and their height and position in relation to adjacent properties.

PRINCIPLE OF DEVELOPMENT

The application site is designated as part of a Primarily Residential, Density and Design Guidelines Area on the Unitary Development Plan (UDP) Proposals Map, and is opposite Meols Drive Conservation Area where new dwellings can be acceptable subject to UDP Policies HS4, HS5 and CH2.

SITE AND SURROUNDINGS

The application site consists of a modern two storey dwelling with an integral garage. The site is slightly elevated above Stanley Road in line with adjacent properties. To the west of the application site properties are mainly detached, whilst to the east of the site properties are more of a mix of detached, semi-detached and purpose built flats. The age of properties on this side of Stanley Road varies from older traditional style properties which are typical of the area to more modern dwellings and flats which do not reflect the design characteristics of the older properties. The application site lies within the Stanley Road/Kings Gap Density and Design Guidelines area.

The boundary to the Meols Drive Conservation Area takes in the southern side of Stanley Road opposite the application site. To the rear of this is the Royal Liverpool Golf Club.

The application site backs onto the North Wirral Foreshore SSSI, SPA and Ramsar site.

POLICY CONTEXT

Any proposals for residential development must be assessed against UDP Policy HS4 – New housing development, UDP Policy HS5 – Density and Design Guidelines and UDP Policy CH2 – Development Affecting Conservation Areas. New dwellings are required to be of an appropriate scale density and form to fit in with the surrounding area and to not harm the amenity of adjacent properties the distinctive characteristic of the Meols Drive Conservation Area, including any important views. The special character of the area is recognized by UDP Policy CH2 and Policy HS5 and Supplementary Planning Guidance note 5, the latter which seeks to guide appropriate development to specific parts of Stanley Road. The area is divided into 5 zones with specific characteristics. 64A falls within zone 5 where flat developments are discouraged.

The National Planning Policy Framework also requires new development to be well designed sustainable development which makes a positive contribution to the character of the area.

APPEARANCE AND AMENITY ISSUES

The existing dwelling appears to have been constructed in the 1970's. The appearance is simple two storey house and does not reflect the scale or architectural detail of some of the older properties in the area. Its position is within a generous plot with space all around the dwelling. Given its slightly elevated position, the house is clearly visible from Stanley Road. The existing property does not make a positive contribution to the views from the adjacent conservation area or fit in with the architectural characteristics of the older buildings in the area.

The application site lies within the Stanley Road/Kings Gap Density and Design Guidelines area. The purpose of these guidelines is to ensure that the right form of development which makes a positive contribution to the character of the area. 64a lies within zone 5 of the guidelines area where new dwellings are permitted which reflect the scale and size of existing buildings. The existing dwelling is sited between two older properties and is a smaller building with a lower ridge height and a more modern design. The proposal is for a pair of detached houses which keep the same front building line as the existing house. The buildings are shown to be sited relatively close together to give the impression of one larger building. The two properties represent a built development which takes up more of the width of the site but still retains a gap of over 5m to the boundary with 66 and 3.5m to the boundary with 64. Whilst the plans are illustrative and the final details would be subject to an application for reserved matters, they give a clear indication of how two houses could fit on the site. It is considered that two dwellings which could have a greater mass and bulk than the existing property, would result in a building which is more comparable in scale with other buildings in the area.

Whilst the site is not in a conservation area, the properties on the opposite side of Stanley Road are. As such consideration will need to be given to the design and appearance of the proposed houses to ensure that they do not have a negative impact on views into and out of the conservation area. The applicant has submitted indicative details of the proposed dwellings although the application is entirely outline with all matters to be considered with a reserved matters application. Whilst the scale and siting of the dwellings is acceptable, the indicative appearance lacks an appropriate architectural style and detail and would not be acceptable in this location. Should an application for reserved matters be subsequently submitted, the design and appearance would require careful consideration.

SEPARATION DISTANCES

As the application is in outline form, the details of windows are not yet set. However, there is sufficient space within the plot to meet the required interface distances and retain the privacy of neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposals will result in one additional property, the extra traffic resulting from this would not be significant and there is plenty of space within the site to accommodate off street parking.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The North Wirral Foreshore SSSI lies behind the site. A Habitats Regulation Assessment has been carried out and concludes that the proposals would have no significant impact on the designated sites.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development represents an opportunity to develop an existing site with a more appropriate form of development which would improve the appearance of the area. The proposals would therefore meet the requirements of Unitary Development Plan policies HS4 and CH2 and advice contained in 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 development represents an opportunity to develop an existing site with a more appropriate form of development which would improve the appearance of the area. The proposals would therefore meet the requirements of Unitary Development Plan policies HS4, CH2 and HS5 and advice contained in 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 or two years from the date of the approval of the last of the reserved matters, whichever is the later.

Reason: To comply with Section 92 (as amended) of the Town and Country Planning Act 1990.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

- (a) Layout
- (b) Scale
- (c) Appearance
- (d) Access and
- (e) Landscaping

Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.

Reason: To enable the Local Planning Authority to control the development in detail and to comply with Section 92(as amended) of the Town and Country Planning Act 1990.

3. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. The gradients of any new road or turning area should not exceed 1:25 and those of parking or loading bays should not exceed 1:40.

Reason: To ensure that the development is satisfactorily sited and designed in relation to adjacent development and the highway and those satisfactory gradients are achieved.

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. Any subsequent application for reserved matters shall be accompanied by a full landscaping plan detailing both soft and hard landscaping.

Reason: To ensure that the site is adequately landscaped to maintain the character and appearance of the locality.

6. The development of the site shall be carried out in accordance with the mitigation measures contained in section 8 (recommendations) of the Ecological Scoping Survey by The Tyrer Partnership, dated 29 January 2015.

Reasons : To mitigate the impacts of the development on wildlife.

Further Notes for Committee:

Last Comments By: 08/12/2014 11:46:38

Expiry Date: 14/11/2014