

Planning Committee

22 April 2015

Reference:
APP/15/00121

Area Team:
North Team

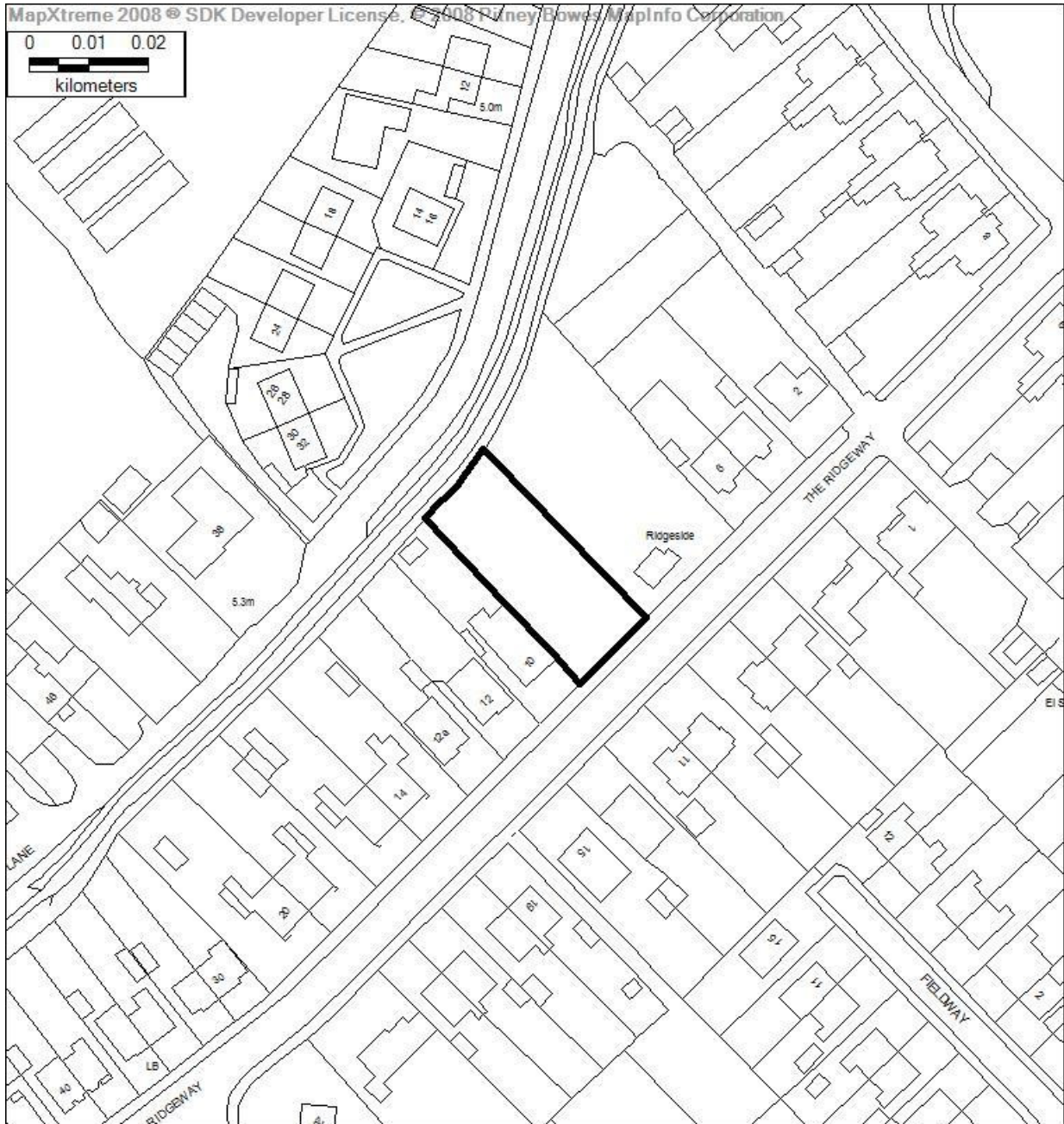
Case Officer:
Mr K Spilsbury

Ward:
Hoylake and Meols

Location: LAND ADJACENT TO, 10 THE RIDGEWAY, MEOLS, CH47 9SA
Proposal: Demolition of existing green house and erection of 2 No. detached houses at land adjacent to 10 The Ridgeway.

Applicant: Mr R Porritt
Agent : Matthews and Goodman LLP

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:

No planning history

Summary Of Representations and Consultations Received:REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 25 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 21 objections have been received from the occupiers of neighbouring properties. The objections are summarised as follows:

1. potential for an increase in traffic & congestion resulting in an impact on road safety.
2. more residents in the Ridgeway should have been consulted
3. Change in character of the area and will be overdeveloped
4. the proposal will result in overlooking & overshadowing
5. Detrimental impact upon wildlife
6. There is a covenant on the land that prevents development.
7. The water pressure may be affected.
8. Loss of value to existing property

CONSULTATIONS:

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

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

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Over 15 individual letters of objection (21 total) have been received from local residents, therefore, under the provisions of the Scheme of Delegation for Determining Planning Applications, this application is required to be presented to the Planning Committee.

INTRODUCTION

The proposed development is for the demolition of the demolition of existing green houses and erection of 2No. detached houses at land adjacent to The Ridgeway

PRINCIPLE OF DEVELOPMENT

The application site is located within a primarily residential area where the erection of dwellings is acceptable in principle subject to Policy HS4 of the Wirral, Unitary Development Plan and the National Planning Policy Guidance

SITE AND SURROUNDINGS

The application site is formed from the north eastern half of the side garden of 10 The Ridgeway. The site is generally level and the boundary to The Ridgeway is formed by an established hedge. Surrounding properties are residential with a mix of single and two storey, detached and semi detached. The surrounding area is characteristically suburban with houses set in relatively wide plots with space at the side of dwellings. The site contains a single storey structure which is in a state of disrepair.

Planning permission has recently been granted under planning application no. APP/14/01268 for the demolition of existing garden store and erection of 2No. detached houses. This is to the north east of the proposed development site.

POLICY CONTEXT

The key considerations are those set out in the criteria of UDP policy HS4 and in the text of the National Planning Policy Framework.

Policy HS4 sets out a number of criteria that must be addressed in new housing proposals, notably:

(i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;

(ii) the proposal not resulting in a detrimental change in the character of the area;

(iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;

(iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;

(v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;

(vii) the provision of adequate individual private or communal garden space to each dwelling.

The National Planning Policy Framework is also material consideration, Parts 6 and 7 being particularly relevant to this development.

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.

APPEARANCE AND AMENITY ISSUES

The area is characterised by detached and semi-detached properties that are generously spaced within areas of private amenity space, set along a broadly consistent building line. The proposal is for two, large detached dwellings designed to appear as semi and as such are similar in scale to those adjacent and opposite the site.

The application is a resubmission of a previously refused scheme for four individual dwellings in the form of two semi-detached units which occupy the space which is typically characterised by two in the surrounding area. The development was refused as it was deemed to be out of character with the surrounding area and would be harmful to the character of this area by virtue of its height, scale, design and siting.

The amended scheme is for two four bed detached dwellings with off street parking at the front of each property. The scheme will sit next to the approved development (APP/14/01268) and will follow the line built form of the street scene. A condition can be imposed to secure boundary treatment at the front of the dwellings to ensure that the overall character of the area is preserved.

The dwellings are two storey and have been reduced in height by half a meter from the previous proposal and as such are off a similar scale to the properties opposite the site and are identical to those approved to the North East. The spacing of the dwellings ensures the overall character of the area and is in keeping with the suburban character of the surrounding area.

At the time of writing this report 6 objections have been received from the occupiers of neighbouring properties. The objections are summarised as follows:

1. potential for an increase in traffic & congestion resulting in an impact on road safety.
2. more residents in the Ridgeway should have been consulted
3. Change in character of the area and will be overdeveloped
4. the proposal will result in overlooking & overshadowing
5. Detrimental impact upon wildlife
6. There is a covenant on the land that prevents development.
7. The water pressure may be affected.
8. Loss of value to existing property

Loss of value, impact on water pressure and covenants are not planning matters therefore a refusal on these grounds could not be sustained. In addition the application has consulted all neighbours surrounding the site and a site notice has been posted outside the site that informs neighbours of the proposed development.

The dwellings located along the Ridgeway vary in style and appearance and as such there is not set spacing between dwellings. It is considered that the proposed houses are acceptably positioned in relation to each other and the surrounding dwellings and maintain the character of the area. At present the large garden area is an unusual break in an otherwise regular street scene. The introduction of housing of a similar size and scale to those surrounding the site is not deemed to be out of keeping with the primarily residential area.

The proposed dwellings will have significant rear gardens that are comparable with the surrounding properties, the nearest residential dwelling is over 48m away to the north west. The dwellings opposite are over 28m from the proposed properties. As such no overlooking or overshadowing will be suffered by neighbouring dwellings.

Each of the proposed dwellings has off street parking for two cars and the Head of Environment & Regulation (Traffic & Transportation Division) has raised no objection to the scheme.

There are no tree preservation orders on the site that protect existing trees and there is no evidence of protected species. As such the impact upon trees and wildlife is negligible.

The proposal is considered to be of a scale and design which would not result in a detrimental change in the character of the area. The development will not result on any significant impacts on the amenities of neighbours surrounding the site and as such the proposal is not considered to result in loss of outlook, privacy, daylight or sunlight to neighbouring properties. It is considered that the proposal complies with Policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

SEPARATION DISTANCES

The proposals achieve the required separation distances with adjacent properties.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal is accompanied by two off street parking spaces per dwelling which would be similar to other properties in the area.

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 is considered to be of a scale and design which would not result in a detrimental change in the character of the area. The development will not result on any significant impacts on the amenities of neighbours surrounding the site and as such the proposal is not considered to result in loss of outlook, privacy, daylight or sunlight to neighbouring properties. It is considered that the proposal complies with Policy HS4 of the adopted 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 proposal is considered to be of a scale and design which would not result in a detrimental change in the character of the area. The development will not result on any significant impacts on the amenities of neighbours surrounding the site and as such the proposal is not considered to result in loss of

outlook, privacy, daylight or sunlight to neighbouring properties. It is considered that the proposal complies with Policy HS4 of the adopted Wirral Unitary Development Plan 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. NO DEVELOPMENT SHALL TAKE PLACE UNTIL 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.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 02 February 2015 and listed as follows: 621.03 (dated 07.01.15) & 621.02 (dated 20.02.14)

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

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 policies WM8 and WM9 of the Waste Local Plan.

5. THE DEVELOPMENT HEREBY APPROVED SHALL NOT BE FIRST OCCUPIED UNTIL the first floor window in the south western elevation of plot 1 facing 10 The Ridgeway and the north eastern elevation of plot 2 facing 6 The Ridgeway shall be non-opening up to a level of 1.7m from floor level and obscurely glazed with frosted glass and shall be retained as such thereafter.

Reason: In the interests of residential amenity having regards to policy HS4 of Wirral's UDP

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. 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.

8. NO DEVELOPMENT SHALL TAKE PLACE UNTIL details of proposed boundary treatment has been submitted to and approved in writing by the Local Planning Authority. The approved details shall be implemented in full PRIOR TO FIRST OCCUPATION and retained as such thereafter.

Reason: In the interest of amenity having regards to HS4.

9. PRIOR TO THE FIRST OCCUPATION OF THE DWELLINGS details of the dropped kerbs shall be submitted to and agreed in writing with the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation and retained as such thereafter.

Reason: In the interest of highway safety.

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. You are advised to contact the Council's Highway Maintenance team on 0151 606 2004 prior to the commencement of development for further information.

Last Comments By: 16/03/2015 14:55:13

Expiry Date: 30/03/2015