

Planning Committee

22 April 2015

Reference:
APP/15/00122

Area Team:
South Team

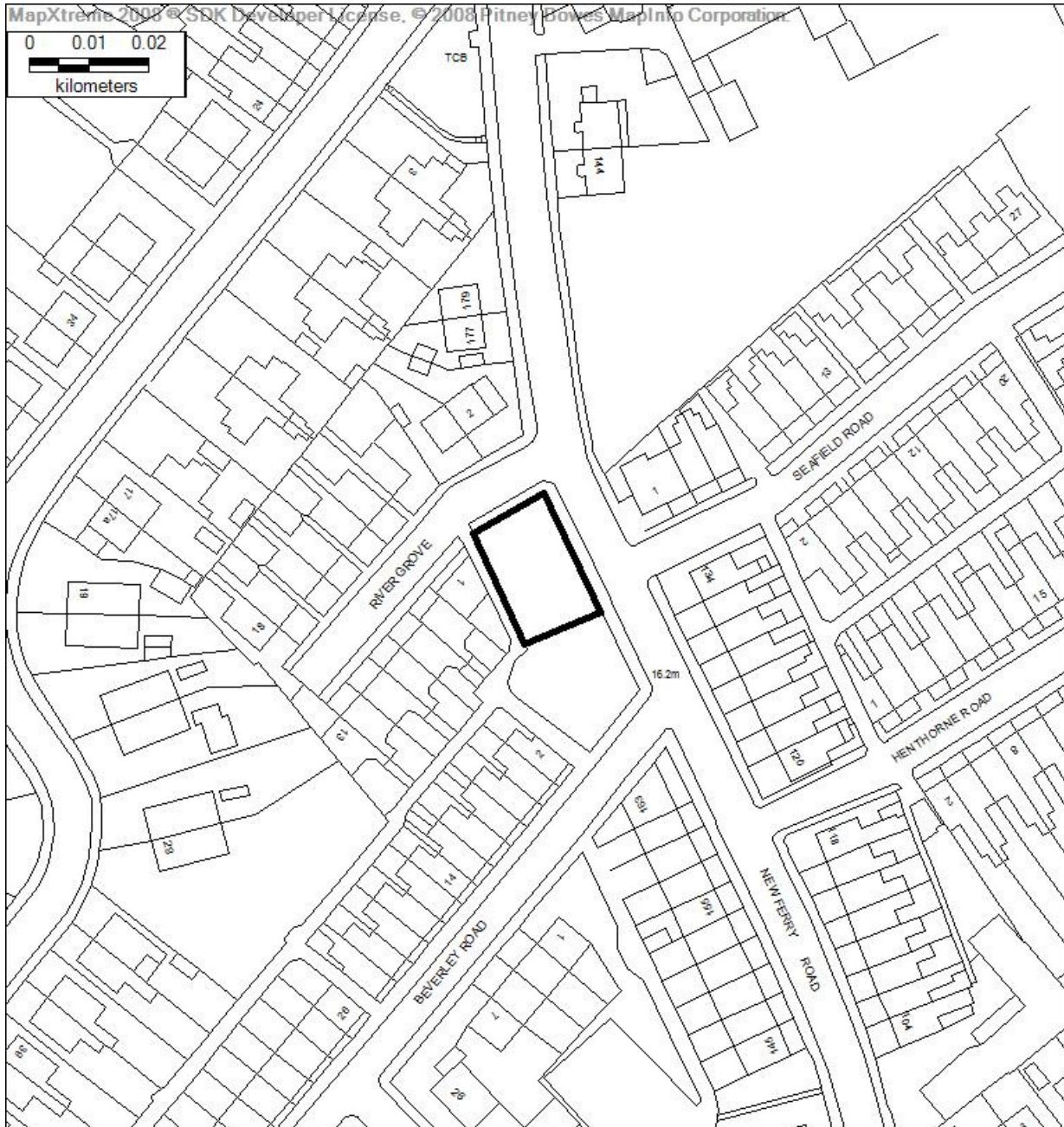
Case Officer:
Mr K Spilsbury

Ward:
Bromborough

Location: Amenity Open Space Site 1, NEW FERRY ROAD, NEW FERRY
Proposal: Erection of one pair semi-detached two storey houses and associated external works.

Applicant: SDH Developments
Agent : Garry Usherwood Associates Limited

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: Amenity Open Space Site 1, NEW FERRY ROAD, NEW FERRY
Application Type: Full Planning Permission
Proposal: Erection of 3 houses 2 1/2 storeys high in one terrace.
Application No: APP/14/01075
Decision Date: 11/12/2014
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 24 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report two letters of objection have been received and a qualifying petition of objection signed by 131 signatures. The objections are summarised as follows:

1. The development will cause parking problems
2. This is the only field in the area
3. There are trees on the site
4. The development will result in a loss of view and overlooking
5. Development will block sunlight and cause overlooking of residents in River Grove.

CONSULTATIONS:

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

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

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

A qualifying petition of objection has been received. Under the provisions of the Council's Scheme of Delegation for Determining Applications, this application is therefore required to be determined by the Planning Committee.

INTRODUCTION

The proposal is for the erection of two dwellings at the land adjacent to 1 River Grove.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to the policies outlined below.

SITE AND SURROUNDINGS

The application site is currently vacant amenity space. The area is designated as a Primarily Residential Area within Wirral's UDP.

The street scene of River Grove contains two-storey terraced dwellings and semi-detached properties. New Ferry Road has a mixed character containing older two and two and a half storey dwellings.

POLICY CONTEXT

The site is located within a primarily residential area and is therefore subject to policy HS4 of Wirral's Unitary Development Plan.

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.

The National Planning Policy Framework (NPPF) states that the purpose of Planning is help to achieve sustainable development and that good design is a key aspect which should contribute positively for making places better for people. The NPPF also says that local planning authorities should resist inappropriate development of residential gardens where the development would cause harm to the local area. It is not considered that the proposed development is of such a scale to represent any harm to the local area, given the mix and density of development that already exists within the immediate locality. It is considered that the proposed development is in keeping with the principles of the NPPF.

APPEARANCE AND AMENITY ISSUES

Is considered that proposed dwellings sit comfortably within the site and have similar plot sizes to the terraced and semi-detached properties adjacent to the application site

The design of the proposed dwellings are deemed to be in keeping with the properties either side. They are simple in design and are of a scale which reflects the adjacent properties the varied street scene will ensure that the proposed dwellings do not have an adverse impact on the character and appearance of the area.

The dwellings front onto River Grove on the corner of New Ferry Road with a small defensible space at the front that is fenced off with a 600mm timber fence.

At the time of writing this report two letters of objection has been received and a qualifying petition of objection. The objections are summarised as follows:

1. The development will cause parking problems
2. This is the only field in the area
3. There are trees on the site
4. The development will result in a loss of view and overlooking
5. Development will block sunlight and cause overlooking of residents in River Grove.

The Head of Environment & Regulation (Traffic & Transportation Division) has been consulted with regards to the impact of the development on the highway and has raised no objection to the scheme. A refusal on these grounds could therefore not be sustained.

The area does contain trees however they are not protected by a tree preservation order. Whilst the trees would be felled to make way for the development a landscaping/planting scheme condition will be imposed.

The properties opposite the development are No's. 2 & 4 River Grove. Whilst the development is shy of the recommended separation distance of 21m to the properties opposite the development follows the built form of the existing street scene along River Grove at 19m window to window. The loss of a view is not a valid planning reason to refuse the application.

Overall, the development of this site is considered to be beneficial for the area as it will result in the loss of a vacant site. The design of the proposed dwellings are considered to be in keeping with the surrounding area and will be a positive addition to the street scene. Although the proposal fails to meet the 21 metres separation distances with properties to the front, the development will follow the form of the street scene and maintains the existing standard of separation along River Grove and as such is considered to be acceptable. Overall, the proposal is considered to be in compliance with Policy HS4 of Wirral's Unitary Development Plan and the NPPF.

SEPARATION DISTANCES

Development should not result in a significant loss of privacy, daylight or sunlight for neighbouring properties, nor be visually overbearing or dominant when viewed from adjoining property.

Unless it can be demonstrated that privacy would not be unduly affected, 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 properties, 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.

As stated above the proposed dwellings follow the existing separation distance along River Grove of 19m and as such will tie in with the character and form of the street scene.

HIGHWAY/TRAFFIC IMPLICATIONS

This proposal is likely to increase demand for on street parking, however this is not considered sufficient to sustain an objection on highway grounds as the lack of parking provision for these dwellings should encourage future occupiers to use public transport, which will be a beneficial environmental impact from the 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 proposal complies with Policy HS4 of Wirral's Unitary Development Plan the NPPF. It is considered that the proposal will have not result in an adverse impact upon the character of the area or the occupiers of neighbouring properties.

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 complies with Policy HS4 of Wirral's Unitary Development Plan the NPPF. It is considered that the proposal will have not result in an adverse impact upon the character of the area or the occupiers of neighbouring properties.

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 carried out in accordance with the approved plans received by the local planning authority on 9th February 2015 and listed as follows:
419 A103 Rev A (Dated 09/12/14)

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

3. 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.

4. 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.

The detailed landscaping plans shall include:

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting
- (iv) a schedule of implementation

Reason: In the interests of visual amenity and to ensure that the development complies with Policy HS 4 of the Wirral Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

Reason: In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

6. NO DEVELOPMENT SHALL TAKE PLACE, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason: In the interests of the amenities of adjoining residents and having regard to Policy HS4 of the Wirral Unitary Development Plan.

7. 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.

8. PRIOR TO 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

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or

revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

Reason: In order to protect the residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

Further Notes for Committee

1. Consent under the Highways Act is required for the relocation/replacement and/or removal of street furniture, including street/road nameplates. The cost of such works should be met by the developer. You will be required to contact the Council's Highway Maintenance team on 0151 606 2004 prior to the commencement of development for further information.

Last Comments By: 10/03/2015 11:45:38

Expiry Date: 06/04/2015