

Planning Committee

03 June 2015

Reference:
APP/15/00429

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Bromborough

Location: Land South of , 6 CENTRAL AVENUE, BROMBOROUGH, CH62 2BT
Proposal: Proposed new dwelling
Applicant: Mr Frank Williams
Agent : Paterson Macaulay & Owens

Site Plan:



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1. Development Plan allocation and policies:

Primarily Residential Area

2. Planning History:

No planning history

3. Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 13 notifications were sent to

adjoining properties. A site notice was also displayed. At the time of writing this report a qualifying petition of objection containing 39 signatures and 5 objections have been received, listing the following grounds:

1. Design
2. Density
3. Demolition of no.6 and erection of 3 dwellings
4. Loss of amenity
5. Impact onto Brotherton park

CONSULTATIONS:

Head of Environment & Regulation (Traffic & Transportation Division) - No objection subject to informative

4. DIRECTORS COMMENTS:

REASON FOR REFERRAL

The Council has received a qualifying petition of objection containing 39 signatures.

INTRODUCTION

The proposal is for the erection of a detached house.

PRINCIPLE OF DEVELOPMENT

The site is within the designated Primarily Residential Area, the principle of development is acceptable.

SITE AND SURROUNDINGS

The application site accommodates the south eastern portion of land that currently forms the side garden of Kingsmead no.6 Central Avenue, the proposed plot is to measure approximately 16m along the front by 45m in depth. The application site is bounded to the front and side with no.2 by a wooden fence, part of the front boundary forward of the existing property at no.6 is bounded at the front by a low sandstone wall, there are also two trees along the highway in front of the application site, the proposed driveway access into the site is to be located between these trees.

The street scene is a mix of property types and house sizes, the application site is along a section of Central Avenue that accommodates larger properties with large gardens, the existing site at no.6 Central Avenue is the largest. The opposite side of Central Avenue includes more modern properties on smaller plots, Central Avenue is an attractive residential road, with good residential frontages and a tree-lined grass verge.

POLICY CONTEXT

The proposal is for a new residential dwelling and will be assessed in accordance with Wirral's UDP Policy HS4 which states; Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

- (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;
- (vi) incorporating provision for accessible public open space and children's play areas in accordance

with Policy GR6; and

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

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

The environment around the home has a major impact on residents' quality of life. When new residential development is proposed, both on allocated sites where a new environment is being created and where new housing is proposed within the existing residential areas, it is important that new housing blends in well with that already built and creates a safe external environment.

APPEARANCE AND AMENITY ISSUES

The proposed dwelling is a traditional style two-storey detached house with an integral garage. The house has a traditional frontage and to the rear the upper floor will form part of the roof and the three rear first floor rooms will be served by dormer windows, the roof when viewed from the side therefore has a low slope which greatly reduces the scale of the building in relation to neighbouring properties either side.

The proposed plot size is 16m by 45m, the proposed dwelling has a frontage width of 12m and a depth of 12.3m and set back from the front boundary by approximately 8m which follows the established building line of the established neighbouring dwellings.

The siting of the property retains the spacious feel of the plots along this side of Central Avenue, the plots opposite have similar plot widths but the houses are closer together. The overall siting, appearance and layout of the house and the plot is characteristic of the area, the division of the plot at no.6 does not have a detrimental impact in terms of residential amenity to either resultant plot or dwelling, both plots retain sufficient off street parking, access, garden size and take into account the plot sizes within the established street scene.

Concerns have been raised with regards to the density, design, loss of amenity and the demolition of no.6 and the erection of 3 houses. The design and density of the proposed dwelling are considered acceptable having regard to the size of the plot, the set back, the garden depth and the general appearance of the proposed dwelling, there are many similar properties along Central Avenue. In terms of loss of amenity, the proposal retains good sized gardens on both the application site and the host property, the dwelling is set back 23m from the rear boundary and will not affect Brotherton Park, there are established houses that bound the rear of the site namely 10 Central Avenue, 24 and 24A Croft Avenue.

With regards to the demolition of the host house no.6 and the erection of three dwellings, it states within the Design & Access Statement, "It is understood that the present owner of the detached property no.6 will be the subject of a possible planning application to demolish and rebuild 2/3 new dwellings". There is currently no planning application in for this development and any application would be assessed if/when a planning application was submitted.

Having regard to the current proposal, the scheme for one dwelling on this plot sits well with the neighbouring buildings, is not considered overdevelopment or detrimental to the character of the area.

SEPARATION DISTANCES

The proposed dwelling includes windows to the front and rear elevation, the front elevation is set approximately 30m from the front elevation of the houses opposite, the rear elevation is set a distance of 23m to the site boundary. The proposal therefore meets the Councils separation distances of 21m window to window.

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.

CONCLUSION

The design, siting and scale of the proposal is appropriate in terms of the general character of the area and the established residential properties, it is therefore considered that the proposed development is acceptable having regard to Wirral's UDP Policy HS4.

5. 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 design, siting and scale of the proposal is appropriate in terms of the general character of the area and the established residential properties, it is therefore considered that the proposed development is acceptable having regard to Wirral's UDP Policy HS4.

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 25 March and listed as follows: L01, P02 Rev.B & P01 Rev.C.

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

3. Before any construction commences, samples of the facing materials and hardstanding 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 remainder of the undeveloped land 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.

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 and/or replacement of street furniture as necessary. Please contact the Council's Highway Maintenance team on 0151 606 2004 prior to the commencement of development for further information.

Last Comments By: 28/04/2015 14:33:20

Expiry Date: 18/05/2015