

Planning Committee

24 June 2015

Reference:
APP/15/00503

Area Team:
South Team

Case Officer:
Mrs C Parker

Ward:
Bebington

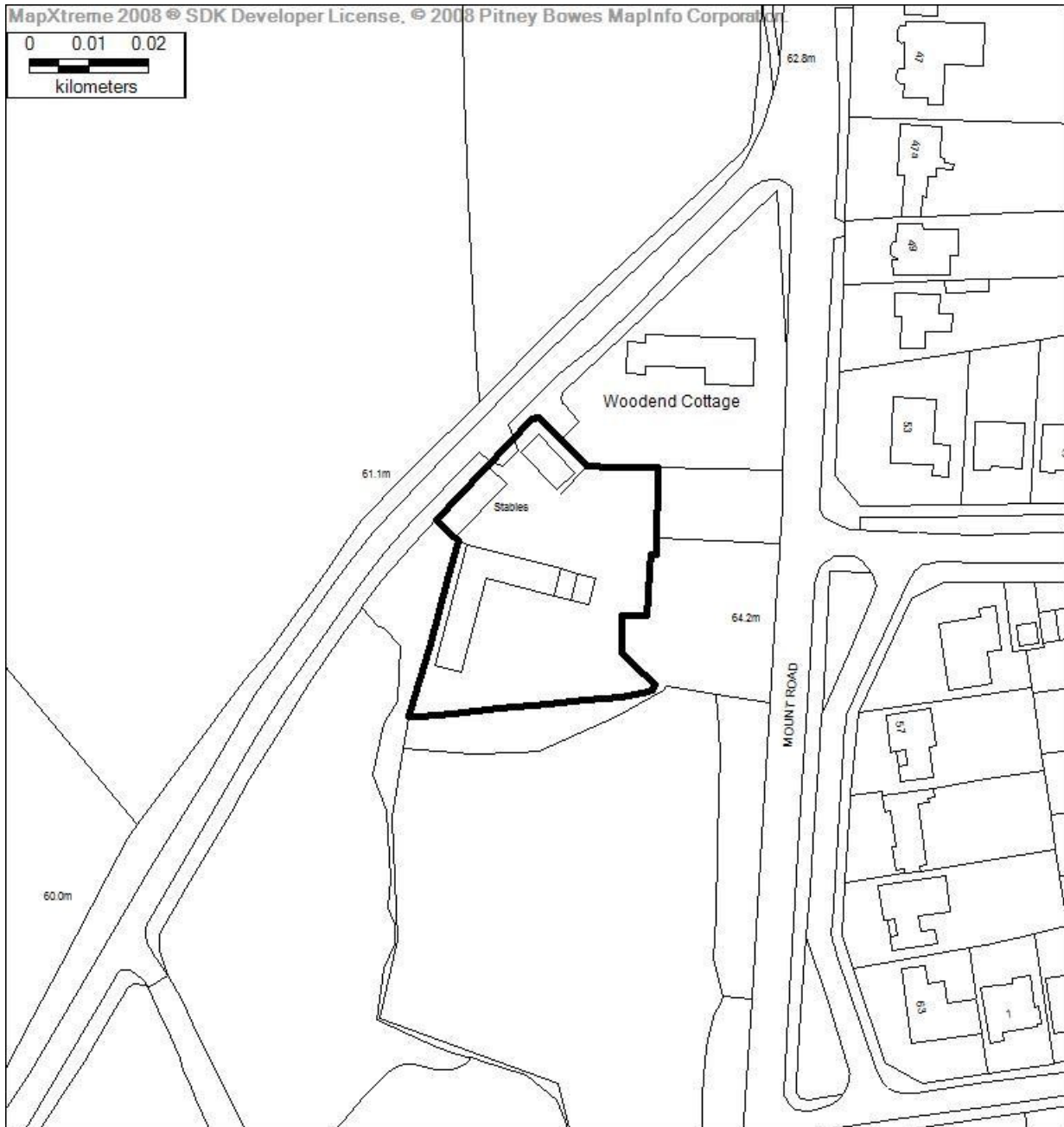
Location:
Proposal:

Woodend Cottage, MARSH LANE, HIGHER BEBINGTON, CH63 5PP
Re-submission of a previously approved application No. APP/13/00393 - amendments to include additional floor, roof lights and porches.

Applicant:
Agent :

Mrs L Smith
pdv design ltd

Site Plan:



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Development Plan allocation and policies:

Site of Biological Importance
Green Belt

Planning History:

Location: Woodend Cottage, MARSH LANE, HIGHER BEBINGTON, CH63 5PP
Application Type: Planning Pre-Application Enquiry
Proposal: Additional alterations to already approved proposed change of use from existing stables to dwellings. Additions are roof lights and minor external works
Application No: PRE/15/00031/ENQ
Decision Date: 10/02/2015
Decision Type: Pre-Application Reply

Location: Woodend Cottage, MARSH LANE, HIGHER BEBINGTON, CH63 5PP
Application Type: Full Planning Permission
Proposal: Proposed change of use of existing stables and office building to three dwellings
Application No: APP/13/00393
Decision Date: 26/07/2013
Decision Type: Approve

Location: Woodend Livery Stables, Marsh Lane, Higher Bebington. L63 5PP
Application Type: Full Planning Permission
Proposal: Erection of boundary fence.
Application No: APP/90/07682
Decision Date: 24/01/1991
Decision Type: Withdrawn

Location: Land adjacent to MARSH LANE, HIGHER BEBINGTON, CH63 5PP
Application Type: Outline Planning Permission
Proposal: Outline proposal for the redevelopment of land adjacent to Mount Road for residential purposes
Application No: OUT/13/01259
Decision Date: 20/12/2013
Decision Type: Refuse

Location: Woodend Cottage, Marsh Lane, Higher Bebington. L63 5PP
Application Type: Full Planning Permission
Proposal: Erection of conservatory.
Application No: APP/91/07359
Decision Date: 28/01/1992
Decision Type: Approve

Location: Woodend Cottage, Marsh Lane, Higher Bebington. L63 5PP
Application Type: Full Planning Permission
Proposal: Erection of a two storey and single storey extension to existing dwelling.
Application No: APP/91/05308
Decision Date: 07/06/1991
Decision Type: Approve

Location: Woodend Farm, Mount Road, Higher Bebington, L63 5PP
Application Type: Full Planning Permission
Proposal: Temporary siting of a caravan for 12 months.
Application No: APP/79/13605
Decision Date: 06/11/1979
Decision Type: Withdrawn

Location: Woodend Livery Stable, Marsh Lane, Higher Bebington. L63 5PP
Application Type: Full Planning Permission
Proposal: Erection of livery stables.
Application No: APP/90/06821
Decision Date: 14/12/1990
Decision Type: Approve

Location: Woodend Farm, Marsh Lane, Higher Bebington. L63 5PP
Application Type: Full Planning Permission
Proposal: Erection of a conservatory.
Application No: APP/93/06181
Decision Date: 27/08/1993
Decision Type: Approve

Location: Woodend Cottage ,Mount Road ,Higher Bebington ,L63 5PP
Application Type: Full Planning Permission
Proposal: Conversion of out building into residential accommodation to enlarge existing house
Application No: APP/83/22870
Decision Date: 21/07/1983
Decision Type: Approve

Location: Woodend Farm, Mount Road, Higher Bebington,CH63 5PP
Application Type: Full Planning Permission
Proposal: Temporary parking for 1 caravan for 1 year.
Application No: APP/78/09560
Decision Date: 22/06/1978
Decision Type: Approve

Location: Woodend Farm, Mount Road, Higher Bebington,CH63 5PP
Application Type: Full Planning Permission
Proposal: Use of land as site for a permanent caravan
Application No: APP/77/08330
Decision Date: 19/12/1977
Decision Type: Refuse

Appeal Details

Application No: OUT/13/01259
Appeal Decision: Dismissed
Appeal Decision Date: 29/07/2014

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance on Publicity for Planning Applications, 9 notifications have been sent to adjoining properties and a site notice has been displayed near the site. At the time of writing this report no comments have been received.

Councillor Jerry Williams has requested that the application is taken out of delegation and raises concern that the proposal should be in accordance with green belt policy and there should be no impact on local traffic.

The Boromborough Society state that the proposal and any alteration or adaptation to the appearance of the structure should be in accordance with green belt policy.

Wirral Wildlife request that the conditions attached to the previous approval should be imposed.

CONSULTATIONS:

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

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

Merseyside Environmental Advisory Service (MEAS): No objection as the amendments will not have any additional effect on ecology.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE:

Councillor Jerry Williams has requested that the application is taken out of delegation and considered by Planning Committee as the proposal is sensitive within the Green Belt.

INTRODUCTION

The proposal is a resubmission of a previously approved proposal for the change of use of an existing stable and office building to three dwellings. The proposal will utilise the existing hardstanding as car parking areas and no other operational development is proposed other than a gate forming an entrance to one parking area to dwelling 1. The minor amendments include an additional floor to part of the building, changes to windows, roof lights, addition of chimneys and porches.

PRINCIPLE OF DEVELOPMENT

The principle of the re-use of buildings within the green belt development is acceptable provided that the proposal does not have a materially greater impact on the openness of the green belt in accordance with the advice stated in local and national planning policy.

SITE AND SURROUNDINGS

The site is within the Green Belt adjacent to Woodend Cottage to the north and Storeton Woods to the south and comprises stable buildings. The larger of the stables forms an 'L' shape typically arranged as a stable building and the other building is rectangular located close the entrance adjacent to Marsh Lane. There is hardstanding within the site, which will be retained as parking areas. The buildings are solid structures in good condition and well designed to represent traditional stable buildings.

There is a brick boundary wall that encloses the site adjacent to Marsh Lane with an existing opening that forms the vehicular access into the site. The site is immediately adjacent to Storeton Woods which comprises mainly scotch pine, silver birch with some oak and sycamore and are protected by a Tree Preservation Order (TPO). There are some trees within the site along the eastern boundary adjacent to a field and these are located away from the existing buildings.

POLICY CONTEXT

The National Planning Policy Framework (NPPF) sets out the core planning principles to support sustainable development, which include protecting the green belt; meeting the housing needs of the area and to encourage the reuse of existing resources including the conversion of existing buildings. The re-use of buildings in the green belt is not inappropriate development provided that the buildings are of permanent and substantial construction.

The site is within the green belt and an area defined as biological importance. The site is also adjacent to Storeton Woods where the trees are protected by a Tree Preservation Order (TPO). As such Policies HS4, GB3, NC5, NC6, NC7 and GR7 of Wirral Unitary Development Plan are specifically relevant.

Policy HS4 - Criteria for New Housing Development states that proposals should be of a scale which relates well to surrounding property, not result in a detrimental change in the character of the area with satisfactory provision of access. The proposal does not involve any build development and the minor alterations to from new openings will not detract from the character of the area

Policy GB3 - Re-Use of Buildings in the Green Belt states that proposals should not have a materially greater impact than the present use on the openness of the Green Belt; do not involve extensive

external storage, extensive hardstanding, vehicle parking, intrusive boundary walling, fencing, or introduce intrusive domestic elements and the buildings are of permanent and substantial construction capable of conversion without major or complete reconstruction. The buildings are relatively modern and are visibly a substantial construction. The conversion can be easily accommodated within the fabric of the buildings without the need for extensive reconstruction. Likewise, the site will not be divided by harsh boundary treatments and will retain a courtyard appearance.

Policy NC5 - The Protection of Sites of Local Importance for Nature Conservation states that development affecting such habitats will only be permitted where the Local Planning Authority is satisfied that the continued ecological viability of the habitat or wildlife interest of the site can be adequately safeguarded by means of appropriate conditions.

Policy NC6 - Sites of Biological Importance states that proposals which have potential to damage or disturb the habitat or wildlife interest of these sites will be dealt in accordance with Policy NC5

Policy NC7- Species Protection - states that development which would have an adverse effect on wildlife species protected by law will not be permitted unless the Local Planning Authority is satisfied that the protection of the species can be secured through the use of planning conditions.

Appropriate ecological surveys have been submitted and assessed in accordance with Policies NC5, NC6 and NC7. The surveys conclude that there will be no harm to protected species.

Policy GR7 -Trees and New Development states that in assessing the protection to be given to trees on development sites the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value within the locality and their value for nature conservation and will require that buildings, structures and hard surface areas are sited in order to substantially preserve the wooded character of the site or of the surrounding area and provide for the protection of trees of greatest visual or wildlife value. The site is adjacent to a woodland that is protected by a TPO, however, no trees will be affected by the conversion of the existing buildings.

It is considered that the proposal is in accordance with the National Planning Policy Framework and the UDP policies for the reasons set out in the remainder of the report below.

APPEARANCE AND AMENITY ISSUES

The proposal seeks minor amendments to the barn buildings previously approved under reference APP/13/00393 for the re-use the former stable and office buildings as 3 residential units. Two units, will be located within the 'L'-shaped stable building with a further dwelling in the former office building located close to the entrance. The existing hardstanding will remain to provide parking for each unit and there will be no operational development that would result in any extensive or intrusive boundary treatments.

The amendments include roof lights that will be conservation style and appear flush with the roof. There will be two doorways that replace window openings and further window openings in the 'L' shaped block at first floor level. The windows are required to allow for adequate light and means of escape in the habitable rooms. A first floor is proposed over part of the 'L' shaped building, which matches an existing first floor feature on the opposite corner. As such, the introduction of a first floor will not appear out of place and is designed to complement the barn building. Apart from the addition of a first floor, there is no increase in the footprint of the building.

A small extension is proposed to the detached former office building that measures 2.6 metres by 3.6. It is considered that the scale and design will have minimal impact in terms of the affecting the character of the original building, the area in general and the openness of the Green Belt.

The provision of hedges will help to provide private amenity space for each unit whilst avoiding harsh defining boundaries. This is in accordance with Policy GB3 where it states that proposals should not introduce intrusive domestic elements. The site will retain its open courtyard appearance to preserve the openness of the green belt and rural character. In addition, conditions are recommended to remove permitted development rights for future development such as fencing, outbuildings and extensions. This allows adequate control over any future development that may otherwise be allowed under current legislation that could be harmful to the Green Belt.

The amendments represent a minimal number of new openings formed within the stable buildings, which retain the same proportions and appearance as existing. The addition of the first floor and chimney features will not have a harmful impact on the character of the area. As such the proposal respects the character of the buildings as the overall fabric and general appearance of the buildings is retained. The minor amendments will not have a materially greater impact on the openness of the Green Belt when compared to the scale and layout of the original buildings within the site.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart and main habitable room windows should be at least 14 metres from any blank gable. The orientation of the buildings is such that there will be no habitable windows facing each other.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

A bat roost and breeding bird survey was submitted with the previous application that stated no evidence of bat use and that the conversion will not impact on breeding birds. The survey has been assessed by the Merseyside Environmental Advisory Service (MEAS) as acceptable with a recommendation that biodiversity enhancements are incorporated into the design. It is considered that the amendments will not have an impact on ecology and the same conditions As such, a condition is proposed to request details of bird and bat boxes.

The site is adjacent to Storeton Woods within an area defined as a site of biological interest. The trees mainly comprise scotch pine, silver birch, oak and sycamore and are protected by a tree preservation order (TPO). There are a small number of trees within the application site located on the boundary with the adjacent field and woodland and these will be retained and not affected by the development. These are a sufficient distance away from the building and in any event, the proposal does not involve any construction works or new building that would harm the trees.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The minor amendments will not have a greater impact on the green belt when compared to the previous approval to convert existing buildings into residential use. The reuse of the buildings is an effective use of resources in line with national policy to achieve sustainable development. The reuse of buildings where there is no harm to the openness of the green belt is deemed an appropriate form of development in accordance with the advice in the National Planning Policy Framework and UDP Policy GB3. The ecology of the site has been appropriately considered and the necessary surveys carried out that confirm that there will be no harm to protected species. The trees that comprise the adjacent woodland or any trees within the site will not be affected by the conversion of the existing buildings to a residential use. The proposal therefore accords with the National Planning Policy Framework and UDP Policies GB4, GR7, HS4, NC5, NC6 and NC7 and is recommended accordingly.

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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The minor amendments will not have a greater impact on the green belt when compared to the previous approval to convert existing buildings into residential use. The reuse of the buildings is an effective use of resources in line with national policy to achieve sustainable development. The reuse of buildings where there is no harm to the openness of the green belt is deemed an appropriate form of development in accordance with the advice in the National Planning Policy Framework and UDP Policy GB3.

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 the

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings, other extensions or external alterations to the dwelling units shall be erected or carried out unless expressly authorised.

Reason: In order to protect the openness of the Green Belt and character of the area and to accord with Policy GB3 of the Wirral Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window, dormer window or other opening shall be added to the dwelling units unless expressly authorised.

Reason: In order to protect the openness of the Green Belt and character of the area and to accord with Policy GB3 of the Wirral Unitary Development Plan.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any Order revoking or re-enacting that Order) no walls, fences or other means of enclosure under Part 2, Class A shall be erected within any part of the site.

Reason: In order to protect the openness of the Green Belt and character of the area and to accord with Policy GB3 of the Wirral Unitary Development Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

Reason: In order to protect the openness of the Green Belt and character of the area and to accord with Policy GB3 of the Wirral Unitary Development Plan.

7. NO DEVELOPMENT SHALL BE COMMENCED until an up to date Bat Roost & Breeding Bird Survey is submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved survey.

Reason: To protect the interests of any protected species which may be present on the site and to accord with Policies NC5, NC6 and NC7 of the Wirral Unitary Development Plan.

8. NO DEVELOPMENT SHALL TAKE PLACE OR ANY WORKS COMMENCED on the conversion of the buildings until a scheme of Biodiversity Enhancements has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the type and location of bat and bird boxes. The development shall be carried out in strict accordance with the approved details and retained as such at all times thereafter.

Reason: To protect and enhance the interests of any protected species which may be present on or near the site and to accord with Policies NC5, NC6 and NC7 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 13/05/2015 11:20:57

Expiry Date: 28/05/2015