

Planning Committee

23 July 2015

Reference:
APP/15/00164

Area Team:
North Team

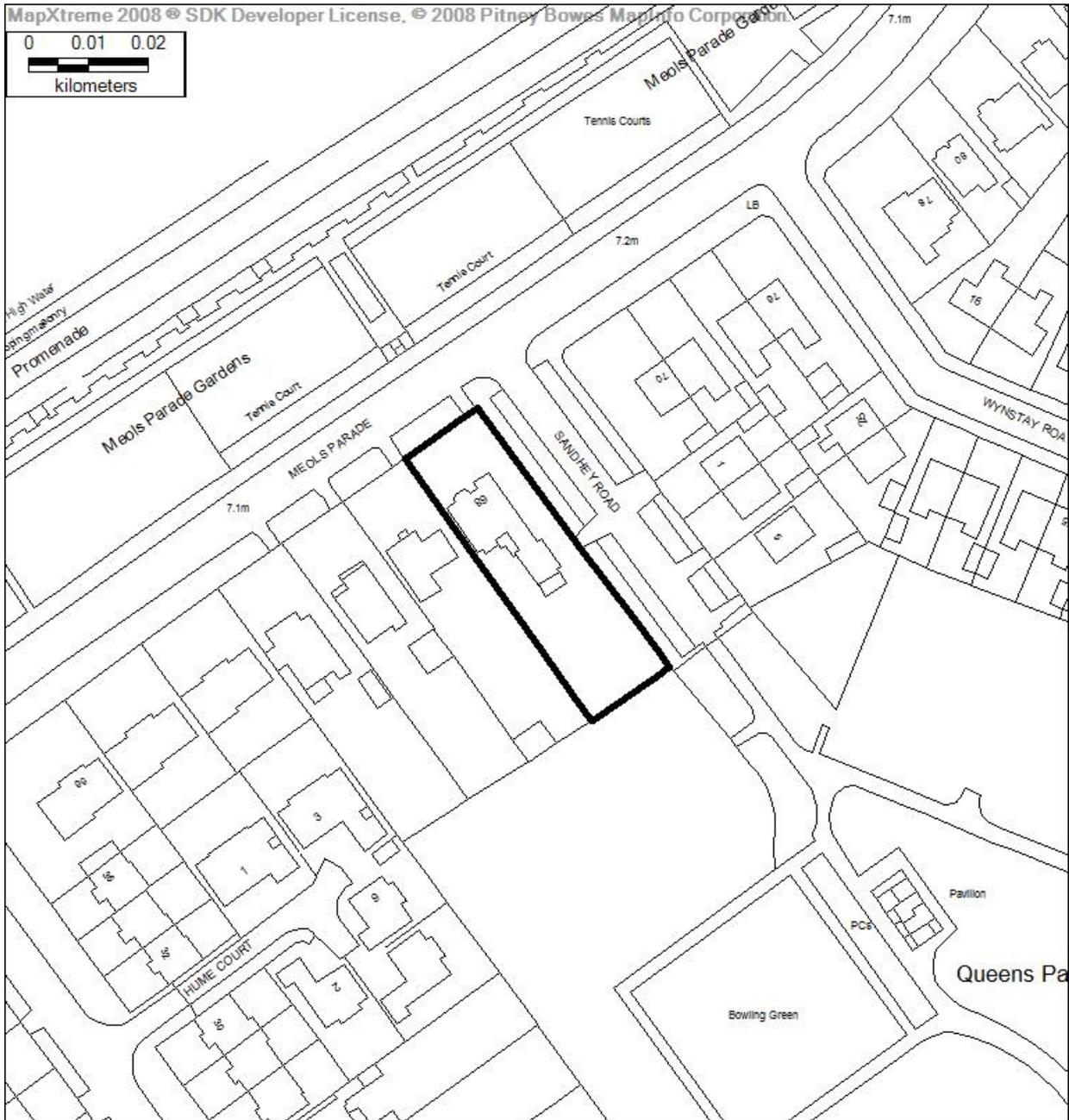
Case Officer:
Mr K Spilsbury

Ward:
Hoylake and Meols

Location: 68 MEOLS PARADE, MEOLS, CH47 5AX
Proposal: Conversion of existing building into 2 dwellings and external alterations (Amended design)

Applicant: Crosland & Sons Ltd
Agent : SDA Architecture & Surveying

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 68 MEOLS PARADE, MEOLS, CH47 5AX
Application Type: Full Planning Permission
Proposal: Conversion of existing building into 2 separate units and erection of 3 new build dwellings at the rear
Application No: APP/14/01436
Decision Date: 12/01/2015
Decision Type: Withdrawn

Location: 68, Meols Parade, Meols. L47 5AX
Application Type: Full Planning Permission
Proposal: Change of use from dwelling house to three flat units.
Application No: APP/95/05011
Decision Date: 24/02/1995
Decision Type: Approve

Location: 68, Meols Parade, Meols. L47 5AX
Application Type: Full Planning Permission
Proposal: Change of use to elderly person's home for 12 residents and formation of car park.
Application No: APP/88/05142
Decision Date: 21/04/1988
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report letters of objection have been received from the occupiers of 145 Norwich Drive, 210 Millhouse Lane and 70 Meols Parade. The objections are summarised as follows:

1. The development needs to be read in context with the previously withdrawn scheme
2. The development has been commenced on site and as such there are a number of inaccuracies on the plans
3. There has been no building control involvement in the scheme and the council has not done anything about the unauthorised works
4. The proposed rear gardens are too small
5. The developer has carried out works on the property that will enable him to redevelop the garden in the future?
6. The scheme represents an overdevelopment of the site.
7. The design and assess statement has been cut and paste from another scheme
8. Inadequate parking provision

One letter of support has also been received from the occupier of 66 Meols Parade.

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**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council. 3 letters of objection has been received from neighbouring residents.

Under the current scheme of delegation the application must be heard by planning committee.

INTRODUCTION

The proposed development is for the conversion of the existing building into 2 separate dwellings with associated alterations.

PRINCIPLE OF DEVELOPMENT

The site of development is within a primarily residential area and as such the principle of the development is acceptable subject to the policies outlined below.

SITE AND SURROUNDINGS

68 Meols Parade is a large detached dwelling located on the corner of Meols Parade and Sandhey Road. The property has already been partially converted into 3 flats under planning consent APP/95/05011 but has not been completed.

Properties to the south west are predominantly large detached dwellings of various designs that are set back from the road with large front and rear gardens. Properties to the north east are predominantly large semi-detached properties set back from the road with large front gardens but smaller rear gardens as there has been some infill development along Sandhey and Wynstay Road.

To the north of the site there are tennis courts immediately opposite with the Irish Sea beyond.

POLICY CONTEXT

New housing development can be permitted if all the criteria in Unitary Development Plan Policy HS4 can be fulfilled. SPD4: Parking Standards is also applicable.

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 proposal can also be assessed against the advice in the National Planning Policy Framework (NPPF), as a significant material consideration, which states that good design is a key aspect of sustainable development and that proposals should optimise the potential of the site to accommodate the development.

APPEARANCE AND AMENITY ISSUES

The development is for the subdivision of the existing property into 2 separate dwellings and associated internal and external alterations. The applicant has amended the design of the development to include a first floor balcony at the front of the dwelling

At the time of writing this report letters of objection have been received from the occupiers of 145 Norwich Drive, 210 Millhouse Lane and 70 Meols Parade. The objections are summarised as follows:

1. The development needs to be read in context with the previously withdrawn scheme
2. The development has been commenced on site and as such there are a number of inaccuracies on the plans
3. There has been no building control involvement in the scheme and the council has not done anything about the unauthorised works
4. The proposed rear gardens are too small
5. The developer has carried out works on the property that will enable him to redevelop the garden in the future?
6. The scheme represents an overdevelopment of the site.
7. The design and assessment statement has been cut and paste from another scheme
8. Inadequate parking provision

The development is a resubmission of a previously withdrawn scheme for the subdivision of the existing property into two dwellings and the erection of three dwellings in the rear garden. Following consultation with the Local Planning Authority the application was withdrawn as it was deemed to be an overdevelopment of the site. The current application is for two dwellings, one less than the property

has permission for under planning consent APP/95/05011. This represents a reduction in development than that already approved and as such the scheme is not considered to be overdevelopment of the site.

The applicant has begun work on site as stated in the objections. This work has been carried out at the applicants own risk. Following an enforcement complaint the applicant has submitted amended plans that now incorporates all of the amendments the developer has made to the scheme prior to gaining planning approval. One of the main changes is the installation of a first floor balcony at the front of the property facing the Irish Sea. The balcony is not an uncommon feature in the area as the neighbouring property 66 Meols Parade has a similar balcony next door. The balcony is a sufficient distance from neighbouring properties so that it will not introduce any overlooking and is deemed to be in keeping with the character of the area.

With regards to the objection on garden size, the plans have been amended at the request of the Local Planning Authority to ensure there is sufficient private amenity space. The building has been split in two with the rear property having access to the whole of the rear garden. The properties along Meols Parade have been built to make the most of the view out towards the Irish Sea and as such the main aspect of the building is to the front. Whilst the dwelling has a small rear garden there is a significant front garden that can be used as amenity space as well as a large side garden that is screened from the road by an approximately 2m high wall and fence running along the boundary with Sandhey Road.

Issues relating to building control are not planning matters and as such a refusal on that basis could not be sustained. In addition any future redevelopment of the garden would require a planning application in its own right and as such this cannot be taken into consideration in the determination of this application.

The Head of Environment and Regulation (Traffic and Transportation Divisions) has been consulted with regards to traffic, pedestrian safety and parking issues associated with the scheme. The scheme complies with SPD4 - Parking Standards. No objection has been raised. The only concern flagged up relates to the proposed vehicle crossing and as such a condition for the details of the vehicle crossing to be submitted and agreed in writing with the Local Planning Authority prior to occupation will be imposed should members be minded to approve the scheme.

In accordance with the Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton 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. Conditions will be imposed to ensure this is achieved should members be minded to approve the scheme.

The proposed subdivision of the property is deemed to be of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development and will not resulting in a detrimental change in the character of the area.

Adequate off-street car parking areas and adequate vehicular access has been provided subject to condition and the provision of private garden space for each dwelling is also deemed sufficient.

The proposed development is deemed acceptable having regard to the criteria set out in Policy HS4 of Wirral's Unitary Development Plan and the guidance in SPD 4 and the National Planning Policy Framework (NPPF).

SEPARATION DISTANCES

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. This development achieves the required separation distances.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no significant highway/traffic implications. The site is an established residential use and it is there considered that the traffic movements can be accommodated within the existing highway network. The Head of Environment and Regulation (Traffic and Transportation Divisions) has raised no objection to the proposed development.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues.

HEALTH ISSUES

There are no health issues

CONCLUSION

The proposal is considered acceptable in design terms and therefore in keeping with the overall character of the area. The proposal is considered acceptable having regard to Policy HS4 of the Wirral Unitary Development Plan, SPD4 and the National Planning Policy Framework and is therefore recommended for approval.

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

The proposal is considered acceptable in design terms and therefore in keeping with the overall character of the area. The proposal is considered acceptable having regard to Policy HS4 of the Wirral Unitary Development Plan, SPD4 and the National Planning Policy Framework and is therefore recommended for approval.

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 30th June 2015 and listed as follows: 151_2014_08 (Dated 03.10.14), 151_2014_07 (Dated 03.10.14), 151_2014_05 (Dated 30.09.14), 151_2014_02 (Dated 03.10.14) & 151_2014_01 (Dated 02.10.14)

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

3. Prior to the first occupation of the development hereby approved details of the proposed vehicle crossings 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.

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. 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.

Last Comments By: 21/04/2015 11:32:18

Expiry Date: 11/05/2015