

Planning Committee

20 August 2015

Reference:
DLS/15/00651

Area Team:
North Team

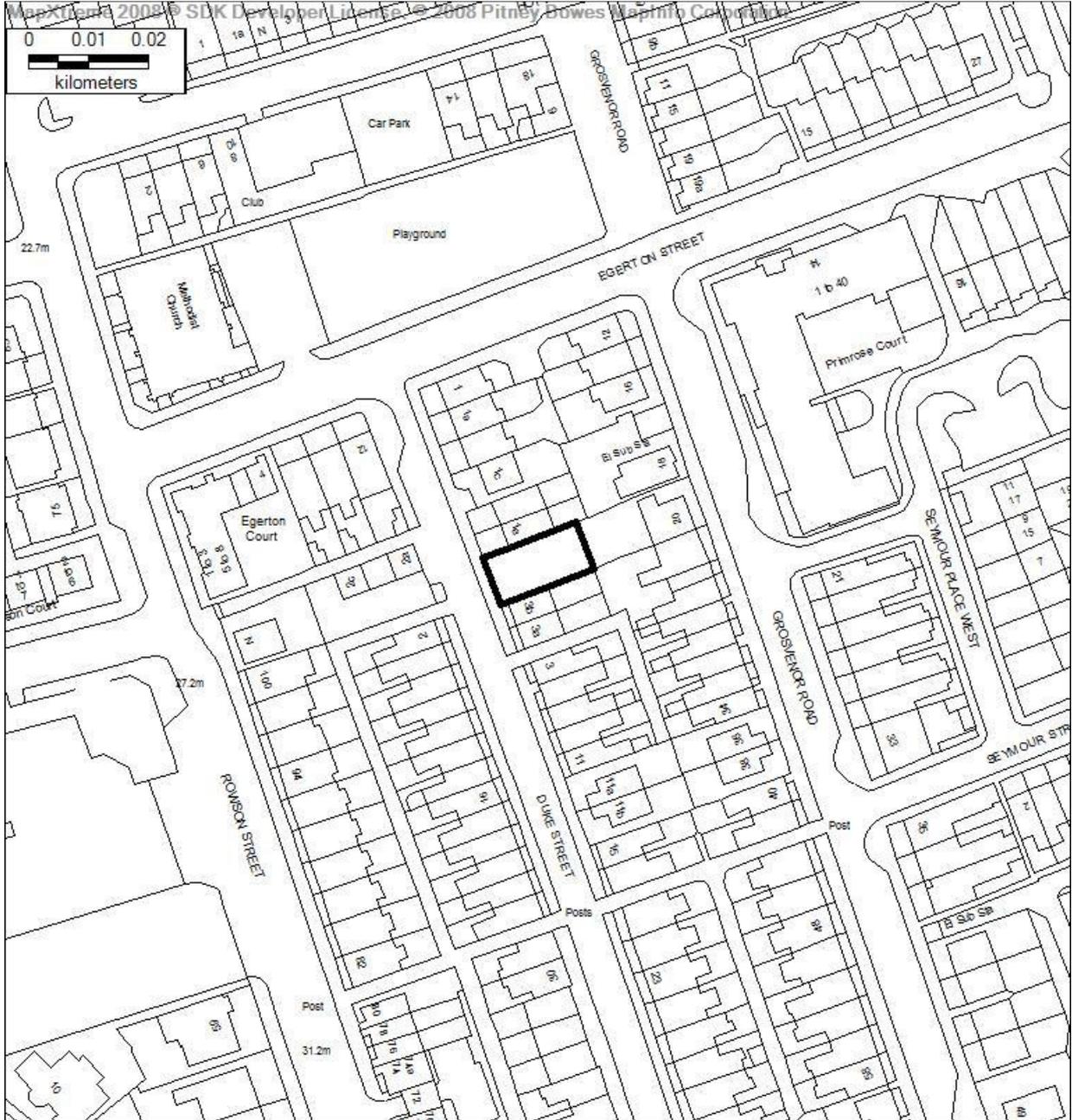
Case Officer:
Miss A McDougall

Ward:

New Brighton

Location: 20 GROSVENOR ROAD, NEW BRIGHTON, CH45 1JZ
Proposal: Reserved matters for the erection of two dwellings (AMENDED PLANS)
Applicant: Mr Phil Cutts
Agent : Irvin Consultants

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 20 GROSVENOR ROAD, NEW BRIGHTON, CH45 1JZ
Application Type: Full Planning Permission
Proposal: Erection of 2 no. 2 storey dwellings.
Application No: OUT/13/00742
Decision Date: 29/07/2013
Decision Type: Approve

Location: Garages west of (rear) 22, Grosvenor Road, fronting Duke Street, New Brighton.
Application Type: Outline Planning Permission
Proposal: Erection of two dwelling houses.
Application No: OUT/88/05508
Decision Date: 19/05/1988
Decision Type: Refused

Location: Land rear of, 20 Grosvenor Road, New Brighton, CH45 1J
Application Type: Full Planning Permission
Proposal: Erection of one dwelling in rear garden area.
Application No: APP/78/10973
Decision Date: 08/12/1978
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 10 notifications were sent to adjoining properties and a Site Notice was displayed near the site. At the time of writing this report, 1 letter of objection and a qualifying petition containing 27 signatures has been received. The objections can be summarised as follows:

1. not enough time to object
2. parking is already beyond manageable
3. if we consult emergency services they should be able to highlight difficulties
4. no on street parking provided
5. assume property will only be for rental
6. not received an individual notification of the proposal
7. not consulted on the outline application and would have opposed it, first knew of the outline was when trees were taken down
8. must be a better way to advertise other than putting up a site notice.

CONSULTATIONS

Head of Environment and Regulation (Traffic Control Division) - No objection subject to a condition requiring obsolete vehicle crossing to be reinstated.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection has been received containing 27 signatures

INTRODUCTION

The application is for reserved matters following outline approval in 2013 for two, two-storey house on land to the rear 20 Grosvenor Road (facing Duke Street).

PRINCIPLE OF DEVELOPMENT

Outline planning permission was granted two years ago, the principle of this development has already been established; the details will be subject to the provisions of policy HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework (NPPF).

SITE AND SURROUNDINGS

The site comprises a garden plot situated in a Primarily Residential Area of two-storey brick properties. The adjacent properties No.1a and 3b Duke Street have bathroom windows on the side elevations and the principle outlook is to the front and rear of the properties.

POLICY CONTEXT

The site is designated as a Primarily Residential Area, and as such the principle of a residential development is acceptable. Policy HS4 of the adopted Wirral Unitary Development Plan, in conjunction with the National Planning Policy Framework (NPPF) are directly relevant.

Policy HS4 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.

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. There is now a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. Local Planning Authorities are expected to plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community and identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand (paragraph 50). Paragraph 58 states that planning policies and decisions should optimise the potential of sites to accommodate development.

The development site is considered to be in a sustainable location close to public transport links and local shops in New Brighton.

APPEARANCE AND AMENITY ISSUES

The application is for the erection of two dwellings. The submitted drawings sited the proposed houses in line with the adjacent property at 3B and 5m forward of the adjacent property to the west of the site. The applicant has agreed to amend the siting and the dwellings are now to be set back within the site by a further 2m. The site is approximately 180 square metres in area. Having inspected the site and the position of the surrounding properties it is considered that the proposed dwellings in this location are acceptable in terms of position and density. The site forms an ample plot that can accommodate the two dwelling with sufficient amenity space. The plot size is comparable to the pattern of dwellings within the street scene, and will not be detrimental to the character of the area. The development therefore complies with policy HS4 and the NPPF.

The proposal is positioned adjacent to the side elevation of No.1a and 3b Duke Street, which have bathroom windows on the side elevations, and the proposal is not considered to compromise their outlook as their principle outlook remains to the front and rear of the properties. The proposal is not considered not to result in loss of light or privacy to neighbouring properties.

The properties along Duke Street comprise of terraced and semi-detached properties constructed of brick or finished in render. The proposed scheme is comparable in scale, height, materials and contains similar architectural details to the surrounding properties.

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. If there are differences in land levels a greater separation should be provided. The interface distance between the siting of these proposed dwelling at the rear of the site will be approximately 19m, 2m short of the suggested distance. However, the majority of the properties along Duke Street have much shorter separation distances, it is therefore considered that the proposed siting follows the existing urban grain and for these reasons is considered to be acceptable.

HIGHWAY/TRAFFIC IMPLICATIONS

The petition relates to parking issues associated with this development. There are no reasons to refuse the application in respect of highway safety. No off-street parking spaces are provided, however the site is close to New Brighton's bus and train links, and the application complies with SPD4 Parking Standards, which sets out maximum requirements for new dwellings. The location of the proposal is considered sustainable.

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 reserved matters application for two dwellings houses follows the principles of the approved outline application. For this reason the proposal is acceptable having regard to the surrounding residential development and complies with Council policies 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 Reserved Matters Approval 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 reserved matters application for two dwellings houses follows the principles of the approved outline application. For this reason the proposal is acceptable having regard to the surrounding residential development and complies with Council policies HS4 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

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 5th May 2015 and listed as P.2.0 and the amended drawing received on 29th July 2015 and listed as P.01.1

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

3. PRIOR TO FIRST OCCUPATION OR USE OF THE DEVELOPMENT, arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the

cartilage of the site, in accordance with details to be submitted to and agreed in writing with the Local Planning Authority.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regards to Waste Local Plan Policy EM9

4. PRIOR TO FIRST OCCUPATION, the obsolete vehicle crossing shall be reinstated to standard footway levels to the written satisfaction of the Local Planning Authority.

Reason: In the interest of highway safety.

Further Notes for Committee:

Last Comments By: 19/08/2015 12:34:54

Expiry Date: 30/06/2015

