

Planning Committee

20 August 2015

Reference:
APP/15/00654

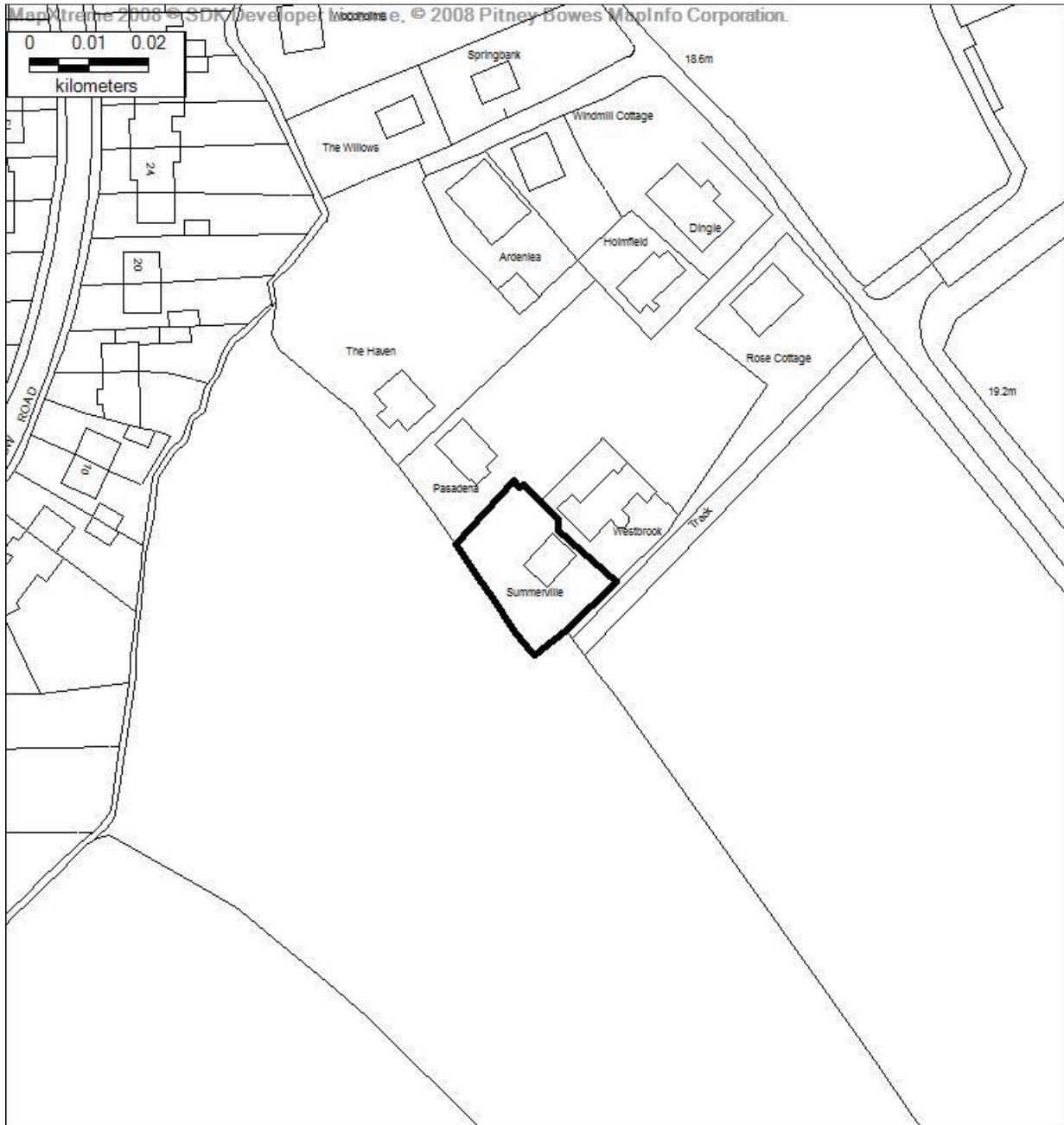
Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
**Greasby Frankby
and Irby**

Location: Summerville, FRANKBY STILES, FRANKBY, CH48 1PL
Proposal: New detached bungalow - amended design
Applicant: Mr Tony O'Boyle
Agent : SDA Architecture & Surveying

Site Plan:



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Development Plan allocation and policies:

Green Belt

Planning History:

Location: Summerville, Frankby Stiles, Frankby, Wirral, CH48 1PL
Application Type: Full Planning Permission
Proposal: Demolition of existing 3-bedroom timber/composite sheet bungalow and outbuildings and erection of a 3-bedroom bungalow
Application No: APP/09/05908
Decision Date: 04/12/2009
Decision Type: Approve

Location: Summerville, FRANKBY STILES, FRANKBY, CH48 1PL
Application Type: Full Planning Permission
Proposal: Erection of a single storey dwelling and detached garage
Application No: APP/11/00828
Decision Date: 31/08/2011
Decision Type: Refuse

Location: Summerville, FRANKBY STILES, FRANKBY, CH48 1PL
Application Type: Full Planning Permission
Proposal: Erection of a single storey 2 bedroom bungalow (resubmission of APP/11/00828)
Application No: APP/11/01430
Decision Date: 26/01/2012
Decision Type: Approve

Location: Summerville, FRANKBY STILES, FRANKBY, CH48 1PL
Application Type: Full Planning Permission
Proposal: Erection of dwelling house (2 bedroom -single storey) Amendment to App/11/1430
Application No: APP/13/00511
Decision Date: 15/07/2013
Decision Type: Approve

Location: Summerville, FRANKBY STILES, FRANKBY, CH48 1PL
Application Type: Full Planning Permission
Proposal: New detached bungalow
Application No: APP/14/01577
Decision Date: 23/02/2015
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:REPRESENTATIONS

Having regards to the Council's Guidance for Publicity for Applications, 3 neighbour notification letters were sent to adjoining properties and a Site Notice was displayed. No objections or representations have been received.

CONSULTATIONS

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

The Wirral Society - Object to the proposal as the existing dwelling has now been demolished

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. Objections have been received and as such, having regard to the

Council's Scheme of Delegation for Determining Planning Applications, the application needs to be considered and determined by the Planning Committee.

INTRODUCTION

Erection of a single storey dwelling, amendment to previous approval APP/13/00511 which involves a reposition of the dwelling and amended design.

PRINCIPLE OF DEVELOPMENT

The replacement of existing dwellings in the Green Belt can be acceptable in principle providing that it is not materially larger than the building it replaces.

SITE AND SURROUNDINGS

The application site consists of a cleared site on the edge of the green belt. The site has a residential caravan on it which has been in situ since the original dwelling was demolished. The site is generally level and opens out onto fields to the south west. To the north of the site is a variety of dwellings, many of which are re-builds of original cottages.

POLICY CONTEXT

The site is within the adopted green belt and as such is subject to guidance from NPPF and the Councils existing UDP and Joint Waste Local Plan Policies.

Policy GB4 defines the size of building which is acceptable as either 15% larger than the building it replaces or the volume of the original dwelling plus any remaining permitted development, whichever is the larger.

Policy GB5 permits extensions to dwellings in the green belt up to 50% of the floor area of the original dwelling.

NPPF also indicates that replacement of dwellings in the green belt can be acceptable providing the new building is not materially larger than the building it replaces.

The purpose of all these policies is to minimise the impact on the openness of the green belt by ensuring that new buildings are not disproportionately larger.

APPEARANCE AND AMENITY ISSUES

The application site has a varied history of approvals (and one refusal) to build a replacement dwelling. The original dwelling is no longer on site but renewals of permissions have meant that there is an extant permission to build a dwelling.

The most recent consent was granted in July 2013 and was felt to be the largest that could be accommodated on the site. The building has not yet commenced and the current owner wishes a similar sized building but in a different position on the site. The 2013 consent remains extant and despite the removal of the former dwelling on the site, this would constitute a fall-back position for development which could be carried out.

The proposed dwelling is a single storey brick built structure with a very shallow pitched roof. The design is simple and in keeping with other properties in the area.

The dwelling which is the subject of this application is no larger than the 2013 approval and would have no greater impact on the openness of the green belt or the purposes of including land within it. The repositioning of the bungalow at an angle the site and the profile of the building, with a shallow pitched roof would be no more obtrusive than the previous approval.

SEPARATION DISTANCES

The new dwelling is a single storey structure and as such existing and proposed boundary treatments would be sufficient to retain privacy and prevent overlooking.

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.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The replacement dwelling is not materially larger than previous approvals and includes an extension which does not represent a disproportionate addition to the previous approval. The proposals are therefore considered acceptable within the terms of UDP Policies GB4 and GB5 and satisfy the guidance given in the National Planning Policy Framework.

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 replacement dwelling is not materially larger than previous approvals and includes an extension which does not represent a disproportionate addition to the previous approval. The proposals therefore satisfy the guidance given in the National Planning Policy Framework.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

Reason: To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy GB4 of the Wirral Unitary Development Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (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: To safeguard the amenities of the adjoining occupiers & appearance of the area and to accord with Policy GB4 of the Wirral Unitary Development Plan.

4. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to first occupation, in accordance with the details so approved, and retained as such thereafter.

Reason: To provide privacy to adjoining properties, having regard to UDP Policy GB4.

5. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on July 30th 2015 and listed as follows:
60_2015_01 Revision A

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

6. 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 policy WM8 of the Waste Local Plan.

7. 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 curtilage of the site, in accordance with details previously submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy WM9.

Further Notes for Committee:

Last Comments By: 12/06/2015 09:17:09
Expiry Date: 01/07/2015

