

Planning Committee

17 December 2015

Reference:
APP/15/01242

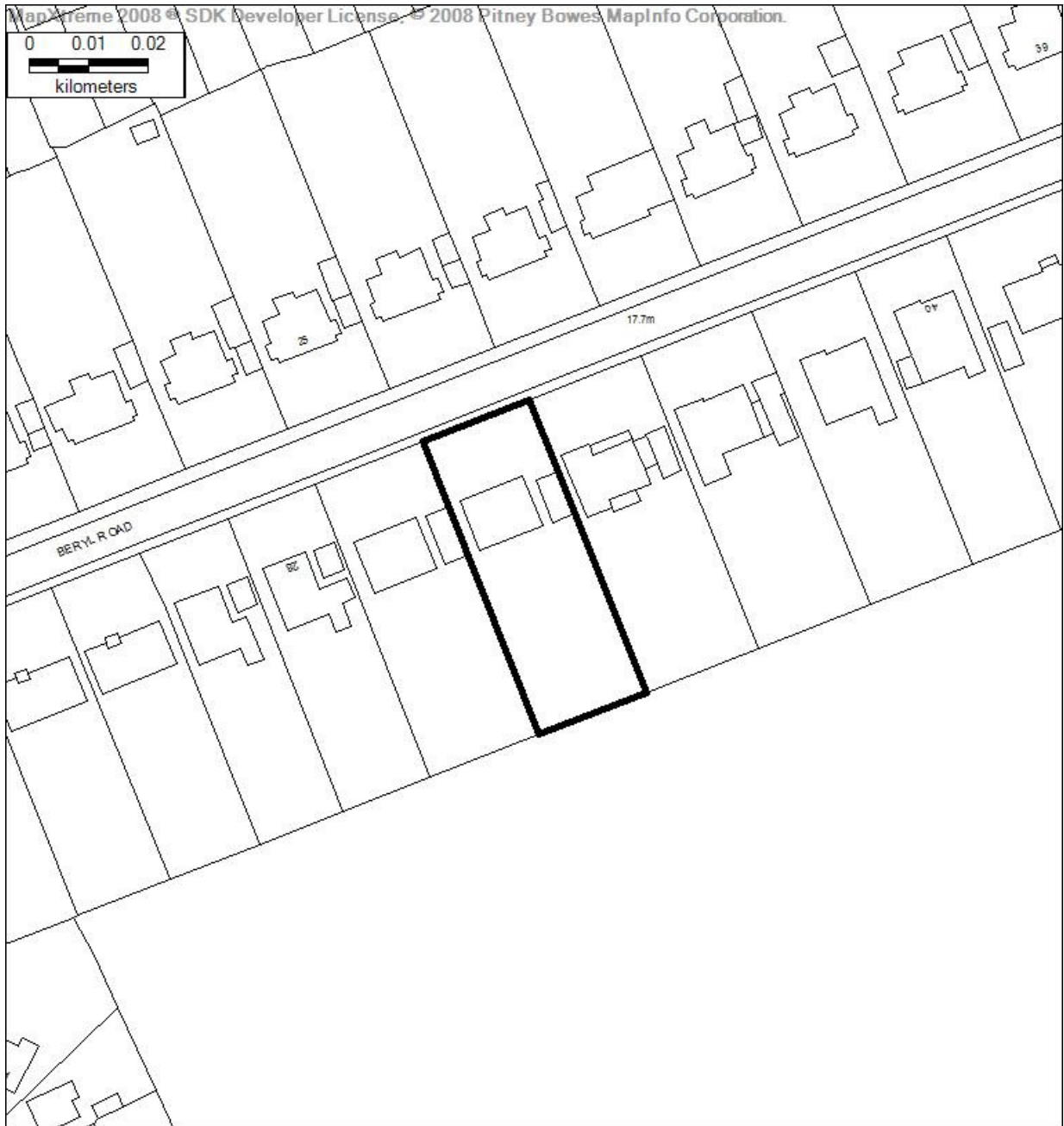
Area Team:
North Team

Case Officer:
Miss A McDougall

Ward:
Claughton

Location: 32 BERYL ROAD, NOCTORUM, CH43 9RT
Proposal: Retrospective consent for a front boundary wall with proposed external visual changes
Applicant: Mr Thomas Parry
Agent: N/A

Site Plan:



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Development Plan allocation and policies:

School Playing Field
Primarily Residential Area

Planning History:

Location: 32 BERYL ROAD, NOCTORUM, CH43 9RT
Application Type: Full Planning Permission
Proposal: Retrospective application of a front boundary wall
Application No: APP/14/01517
Decision Date: 02/03/2015
Decision Type: Refuse

Summary Of Representations and Consultations Received:REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 6 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report, a petition of objection has been received and three letters of objection, listing the following grounds:

1. obtrusive
2. detract from appearance of the road
3. concern about the plans

CONSULTATIONS:

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

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

A petition of objection signed by 25 signatures has been received on the grounds that the wall is obtrusive, out of character and detracts from the appearance of the road.

INTRODUCTION

The proposal is part retrospective for a boundary wall and alterations to its appearance. The wall is located along the front boundary of the dwelling and exceeds 1m in height, a previous application 14/01517 was refused consent due to the visual impact of the wall onto the streetscene. The applicant has now resubmitted with changes to the elevation to visually reduce the impact of the wall on the highway.

PRINCIPLE OF DEVELOPMENT

The principle of erecting a boundary wall to a residential property is acceptable.

SITE AND SURROUNDINGS

The application site is located within a busy residential road that contains large detached residential properties, there is a mix of boundary treatment as shown on site photographs and no uniformity to front boundary styles or heights. The predominant feature is walls, some are rendered and others brick with fencing or railings above. The boundary wall in question is brick facing onto the roadway and brick and render panels facing into the property, the elevation that faces into the property is much more sympathetic visually than the roadway elevation. Due to this the applicant has been advised to reduce the impact of the wall facing out onto the road.

POLICY CONTEXT

The proposal is for an alteration/extension to a dwelling and as such will be assessed in accordance with Wirral's UDP Policy HS11 which states; Proposals for house extensions will be permitted subject to:

- (i) the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

(ii) the materials matching or complementing those of the existing building;

(iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;

House extensions should be designed in such a way as to have no significantly adverse effect on the appearance of the original property, the amenities of neighbouring properties, particularly through overlooking, or an adverse effect on the area in general.

APPEARANCE AND AMENITY ISSUES

The existing wall that has been built has a height up to 2m and with the inclusion of the gate runs the width of the front of the plot, when viewed from the highway the wall has a blank brick appearance and is constructed as one block form, there is no visual break to soften the impact of the wall.

The immediate area is a mix of boundary treatments, including a mix of wall heights, there are existing boundary treatments with similar heights to the application site. Whilst the general impact of the height of the wall is a characteristic of the area, the block formation is not, the existing wall is oppressive visually and stands out in comparison to neighbouring properties.

The proposal is to break the blank elevation of the wall by introducing rendered panels, this would result in a similar appearance to the other side of the wall and would also reflect the interrupted design of existing walls in the area that contain high brick pillars with fence/railing panels in between.

The neighbouring taller boundaries are designed in a way that the visual impact is broken up by intermitting fence panels, hedges or railings. Whilst there is little uniformity within the street scene in terms of boundary treatments marrying up to one another, the front boundaries of these plots are not imposing on the street scene, it is considered that the alterations to the wall would soften the appearance and break up the expanse of brick work.

The proposed rendered panels will create an optical illusion that breaks the mass of the wall up, this would create a more balanced relationship with the street scene and would have a similar impact to existing high walls in the area.

Having regard to the variety of boundary treatment in the area, the amendments to the design to include render panels will create a visual optical illusion that will reduce the impact of the wall and will result in a feature more appropriate to the character of the streetscene.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

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 proposed rendered panels will reduce the visual mass of brick work which will in turn soften the appearance of the wall within the streetscene. It is therefore considered that the proposed amendments to the wall will result in an acceptable development having regard to Wirral's UDP Policy HS11.

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 proposed rendered panels will reduce the visual mass of brick work which will in turn soften the

appearance of the wall within the streetscene. Its is therefore considered that the proposed amendments to the wall will result in an acceptable development having regard to Wirral's UDP Policy HS11.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The wall as shown to include the rendered panels in materials agreed by the Local Planning Authority shall be constructed and completed within three months from the date of decision and retained as such thereafter.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 12 November 2015.

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

3. Before any construction commences, a sample of the colour and finish materials to be used in the external construction of the wall 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 HS11 of the Wirral Unitary Development Plan.

Last Comments By: 13/10/2015 10:21:20
Expiry Date: 02/11/2015