

Planning Committee

20 January 2016

Reference:
APP/15/01143

Area Team:
South Team

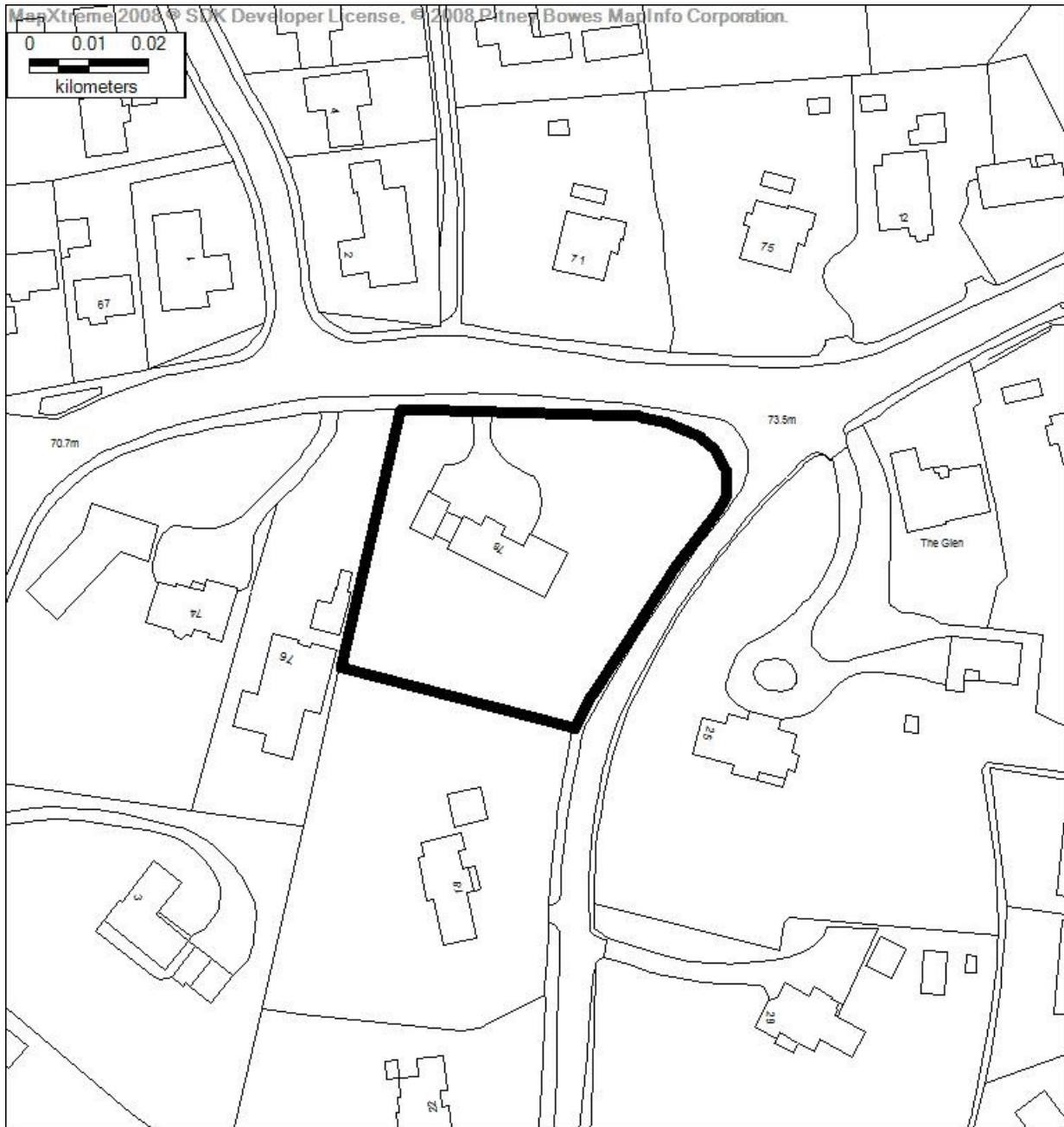
Case Officer:
Mrs S Day

Ward:
Heswall

Location: 78 DAWSTONE ROAD, GAYTON, CH60 8ND
Proposal: Demolition of existing dwelling and construction of two detached dwellings.
Amendment to previously withdrawn application ref APP/15/00061

Applicant: Mr & Mrs Ball
Agent : SHACK Architecture Ltd

Site Plan:



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Development Plan allocation and policies:

Density and Design Guidelines Area
Primarily Residential Area

Planning History:

Location: 78 DAWSTONE ROAD, GAYTON, CH60 8ND
Application Type: Full Planning Permission
Proposal: Demolition of existing dwelling and construction of two detached dwellings
Application No: APP/15/00061
Decision Date: 02/04/2015
Decision Type: Withdrawn by Applicant

Location: 78, Dawstone Road, Gayton. L60 8ND
Application Type: Full Planning Permission
Proposal: Rear dormer windows.
Application No: APP/93/06472
Decision Date: 23/09/1993
Decision Type: Permitted development

Summary Of Representations and Consultations Received:REPRESENTATIONS:

Having regards to the Council's Guidance on Publicity of Applications, 6 letters were sent to neighbouring properties. A Site Notice was also displayed on site. 5 letters of support have been received and 32 letters of objection. The grounds of objection can be summarised as follows:

1. Replacement of a smaller dwelling with larger ones will set a precedent.
2. Rear balconies will lead to overlooking and loss of privacy
3. Loss of trees and greenery will harm the sylvan character of the area
4. The two houses are close together and will have the appearance of one large dwelling
5. Potential increase in on street parking on a blind bend
6. Increase in traffic will lead to an increase in noise and congestion
7. Proposal constitutes garden grabbing which is contrary to planning policy
8. Contrary to Unitary Development Plan policies

CONSULTATIONS:

Head of Environment and Regulation (Traffic and Transport Division) - No objection subject to vehicle crossing informative

Welsh Water - No objection subject to drainage conditions

Heswall Society - Object to the proposals - Size and cumulative massing of the dwellings will be out of character with the surrounding area. Development will result in a loss of trees and will constitute overdevelopment.

Director's Comments:

Consideration of this application was deferred from Planning Committee on 17 December 2015 to allow for a formal Member's Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has received 32 individual letters of objection. The Scheme of Delegation for Determining Planning Applications (March 2014) requires applications which receive 15 or more individual objections to be considered and determined by the Planning Committee

INTRODUCTION

The proposal is for a full application for the demolition of the existing property and the erection of two detached dwellings. A previous application for a similar proposal (APP/15/00061) was withdrawn by the applicant. This current application seeks permission for two dwellings of a reduced scale.

PRINCIPLE OF DEVELOPMENT

The site lies within a Primarily Residential Area which is also included in the Gayton Density and Design Guidelines Area in the Unitary Development Plan.

Any proposals for redevelopment would be considered primarily under Unitary Development Plan Policies HS4 - Criteria for new housing development, HS5 - Density and Design Guidelines 5. Gayton and Policy GR5 Landscaping and new development and GR7 - Trees and New Development. In addition the National Planning Policy Framework will form a material consideration.

SITE AND SURROUNDINGS

The application site is currently occupied by a detached bungalow. The existing building is a long linear building with a steep Arts and Crafts style roof. The footprint of the building runs east to west across the site and is setback some 22m from the Dawstone Road frontage. Access to the site is from Dawstone Road. The site is located at the corner of Dawstone Road and Well Lane. Views into the site and of the existing bungalow are limited due to the mature trees and hedges on the boundary of the site. Well lane to the rear of the site falls away to the south. The surrounding area is a mixture of house types and sizes with no one prevailing size or design. A number of the trees on site are covered by a Tree Preservation Order.

POLICY CONTEXT

Policy HS4 of the Unitary Development Plan UDP requires new housing developments be of a scale and form which relates well to surrounding properties and does not result in a detrimental change in the character of the area, to make satisfactory provision for off street parking and access and to provide appropriate boundary treatment and landscaping.

UDP Policy HS5 sets out the density and design guidelines for new development in the Gayton Area. The site falls within zone 2 where new development is permitted providing it does not exceed 3 dwellings per acre, has plot widths of 30m and is set back 19m from the front of the plot. Existing trees, hedges and banking should be disturbed as little as possible. Thus, new development is not ruled out as a matter of principle, so long as it maintains the characteristics of the area.

UDP Policies GR5 and GR7 aim to retain existing landscaped features that make a positive contribution to the area, whilst supporting and enhancing this with appropriate new landscaping.

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, and Policy WM9 also requires development to provide measures for waste collection and recycling.

The NPPF supports well designed sustainable development which promotes the choice of high quality homes and takes the opportunities to improve the quality and character of the area.

APPEARANCE AND AMENITY ISSUES

The erection of two dwellings on this site is acceptable in principle, so long as the dwellings do not detract from the character of the area and do not harm the amenities of existing properties. A previous application for two dwellings was withdrawn by the applicant to address concerns over size, siting and impact on trees.

The current proposals are for 2 detached dwellings set between 19 and 20m back from the Dawstone Road frontage. The houses have the appearance of two storeys at the front, with traditional style dormers set into the rear roof elevation. The houses are of a traditional design with proposed materials of brick, render and tile roof. As there are a mix of houses in the vicinity of the site, ranging from bungalows to three storeys, the size and style of building is not out of character with the area.

Whilst the size and design of dwellings varies, the screening of properties provided by existing mature landscaping is a strong feature of the area. Houses are generally set well back from the road, with glimpses afforded through trees and hedges. The application site is no exception to this with a number of mature trees around the boundary of the site with Well Lane and Dawstone Road. Since the submission of the previous application the most significant trees on site have become protected by a Tree Preservation Order. The Guidelines under Policy HS5 seeks to retain this characteristic of mature

boundary landscaping through generous building lines and plot frontages.

The application site has a plot frontage of over 60m which is divided between the two plots and the houses would be set back over 19m into the plot. The original application brought plot 2 close to the boundary with Well Lane. This dwelling has been significantly reduced in size so that it is now at least 10m from the boundary with Well Lane. As such the proposals retain the important landscaping around the site, which in turn softens the appearance of the dwelling. The amended position of the dwellings on site ensures that root protection areas around protected trees are outside the footprint of the building.

The height of the buildings has been reduced by approximately 1m since the previous approval. This is combined with a reduction in the width of plot 2, significantly reduces the bulk of the buildings. The roof to each house is hipped which means that there is a strong visual break in the middle of the properties which improves the mass and appearance. Whilst the proposed new houses are no doubt larger than the existing bungalow, they are well designed and will make a positive visual impact on this corner site.

SEPARATION DISTANCES

The proposed houses have a rear garden depth of over 20m which will ensure privacy to 18 Well Lane to the rear. The rear first floor balconies are set in from the sides of the plot to ensure that privacy to 76 Dawstone Road is retained. Distances to properties on the north side of Dawstone Road are over 40m.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections 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 proposed development will provide a positive visual feature on this corner site whilst retaining the existing landscaped characteristics of the area. The proposals are not in conflict with Unitary Development Plan Policies HS4, HS5 GR5 and GR7 or 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 proposed development will provide a positive visual feature on this corner site whilst retaining the existing landscaped characteristics of the area. The proposals are not in conflict with Unitary Development Plan Policies HS4, HS5(5), GR5 and GR7 or 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 August 13th 2015 and listed as follows:A102, A100, A106, A105, A103 and A104

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

3. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development 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 HS4 of the Wirral Unitary Development Plan.

4. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved. (Note: The gradients of any new road or turning area should not exceed 1:25 and those of parking or loading bays should not exceed 1:40).

Reason: To ensure that the development is satisfactorily sited and designed in relation to adjacent development and the highway and that satisfactory gradients are achieved.

5. 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.

6. PRIOR TO THE COMMENCEMENT OF DEVELOPMENT arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made for inclusion 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 before the development hereby approved is brought into use 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 policy WM9 of the Waste Local Plan.

7. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

Reason: To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality.

8. Before the demolition commences a dusk emergence survey shall be carried out during the appropriate season and the results, together with a scheme of protection measures, shall be submitted to and approved in writing by the Local Planning Authority. This scheme shall then be implemented in full in a timescale to be agreed in writing with the Local Planning Authority.

Reason: To safeguard the conservation of species/habitats and to accord with Policy NC7 of the Wirral Unitary Development Plan.

9. Before any equipment, machinery or materials are brought onto site, a 1 metre high fence or other barrier as agreed in writing with the Local Planning Authority, shall be erected around

the outer limit of the crown spread of all trees, hedges or woodlands shown to be retained on the approved plan. Such fencing shall be maintained in a satisfactory manner until the development is completed. During the period of construction, no material shall be stored, fires started or trenches dug within these enclosed areas without the prior consent in writing of the Local Planning Authority.

Reason: To prevent damage to the trees/ hedges in the interests of visual amenity and to comply with Policy GR7 of the Wirral Unitary Development Plan.

Further Notes for Committee:

1. You are advised that consent is required under the Highways Act for the construction of a new or the amendment/removal of an existing vehicular access. Such works shall be undertaken at the applicant/developers expense, including the relocation/ replacement/ removal of any street furniture and/or landscaping as may be required. You are advised to contact the Council's Highway Management Team on 0151 606 2004 for further information and details.

Last Comments By: 24/12/2015 09:04:08

Expiry Date: 08/10/2015