

# Planning Committee

20 April 2016

**Reference:**  
**APP/16/00135**

**Area Team:**  
**North Team**

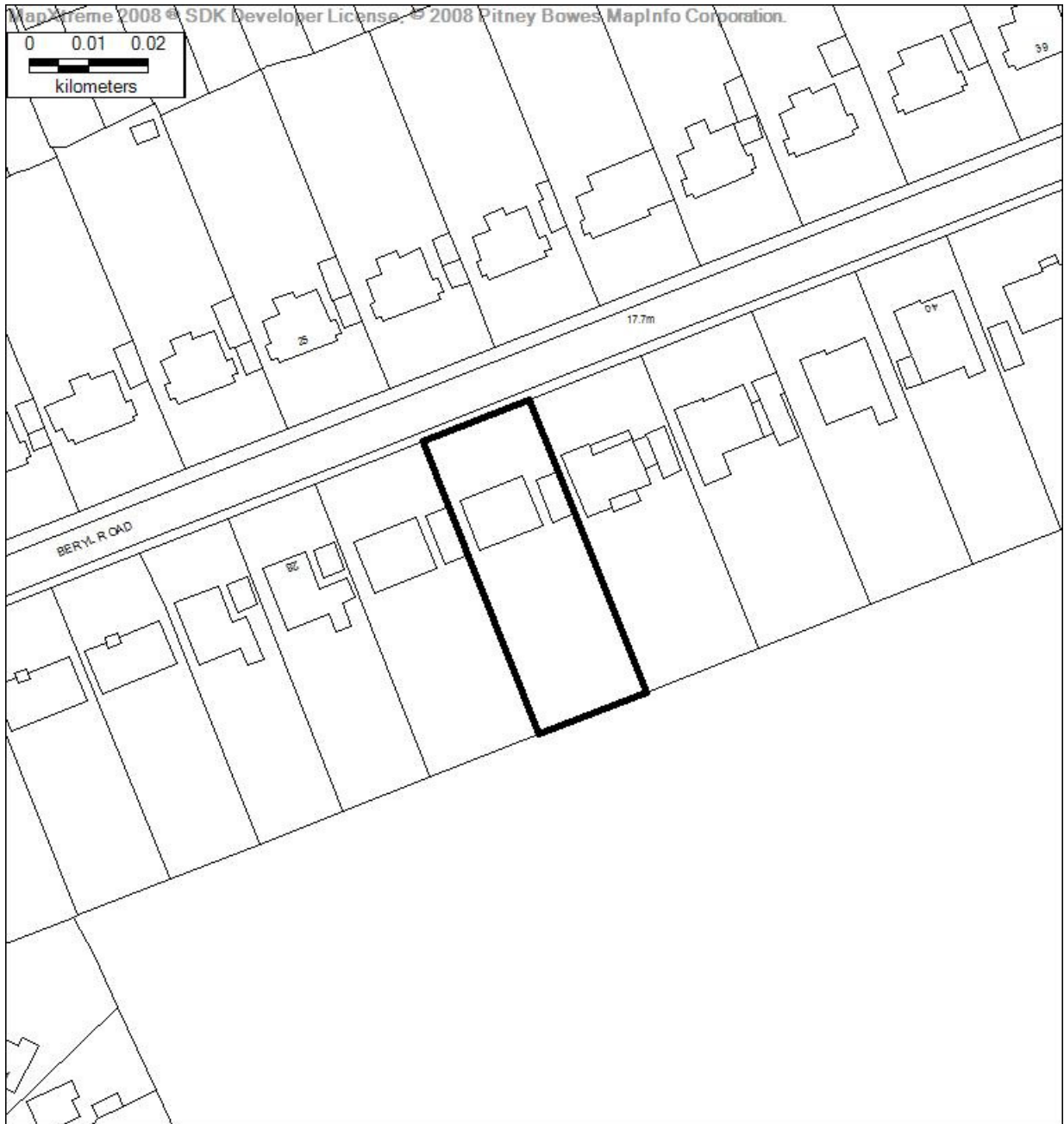
**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Claughton**

**Location:** 32 BERYL ROAD, NOCTORUM, CH43 9RT  
**Proposal:** Retrospective consent for a front boundary wall with proposed external visual changes and reduced height.

**Applicant:** Mr T Parry  
**Agent :** Condry & Lofthouse Ltd

## 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

Location: 32 BERYL ROAD, NOCTORUM, CH43 9RT  
Application Type: Full Planning Permission  
Proposal: Retrospective consent for a front boundary wall with proposed external visual changes  
Application No: APP/15/01242  
Decision Date: 18/12/2015  
Decision Type: Refuse

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

Having regard to the Council Guidance on Publicity for Applications, 8 notifications were sent to adjoining properties. At the time of writing this report 3 objections and a qualifying petition of objection signed by 27 signatures have been received, listing the following grounds:

1. obtrusive
2. out of character
3. height

Letters of support have also been submitted with regards the planning application.

**CONSULTATIONS:**

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

**DIRECTORS COMMENTS:****REASON FOR REFERRAL**

The Council has received a qualifying petition of 27 signatures objecting to the development on the grounds that the wall is obtrusive and out of character.

**INTRODUCTION**

The proposal is for retrospective consent for a front boundary wall, the proposal also includes alterations to the wall in order to reduce the visual impact, these alterations include rendered panels to the front elevation and the reduction in height of the walls in a staggered design to match the slope of the land level.

The wall in its current form has previously been refused planning consent, the applicant has resubmitted with amendments and a supporting survey to show the variety of boundary treatment within the immediate locality.

The previously refused planning application reference numbers are 14/01517 and 15/01242.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for residential development which is acceptable in principle.

**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.

The alterations also include reducing sections of the wall so that the height is staggered as the land levels drop, this also gives the visual effect of pillars between each rendered panel section that has a resulting appearance similar to existing neighbouring walls. The reduction in height brings the wall down to 1.8m at its lowest point and 1.9m at its highest, the highest point being the vehicle access gate.

The agent has submitted a supporting statement showing the boundary treatment to the dwellings along Beryl Road, there are 5 neighbouring properties that have front boundary treatments between 1.6m and 1.9m in height.

Having regard to the variety of boundary treatment in the area, the amendments to the design to include render panels and a staggered reduction in height, will reduce the visual 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

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

### 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:-

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

**Recommended Decision:**                      **Approve**

### Recommended Conditions and Reasons:

1. The wall as shown to reduce the height and 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 28 January 2016 and listed as follows: 16-008-106 Rev.C.

**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, the alterations to the wall shall be agreed and implemented within three months of the date of decision.

**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:** 03/03/2016 14:09:54

**Expiry Date:** 28/03/2016