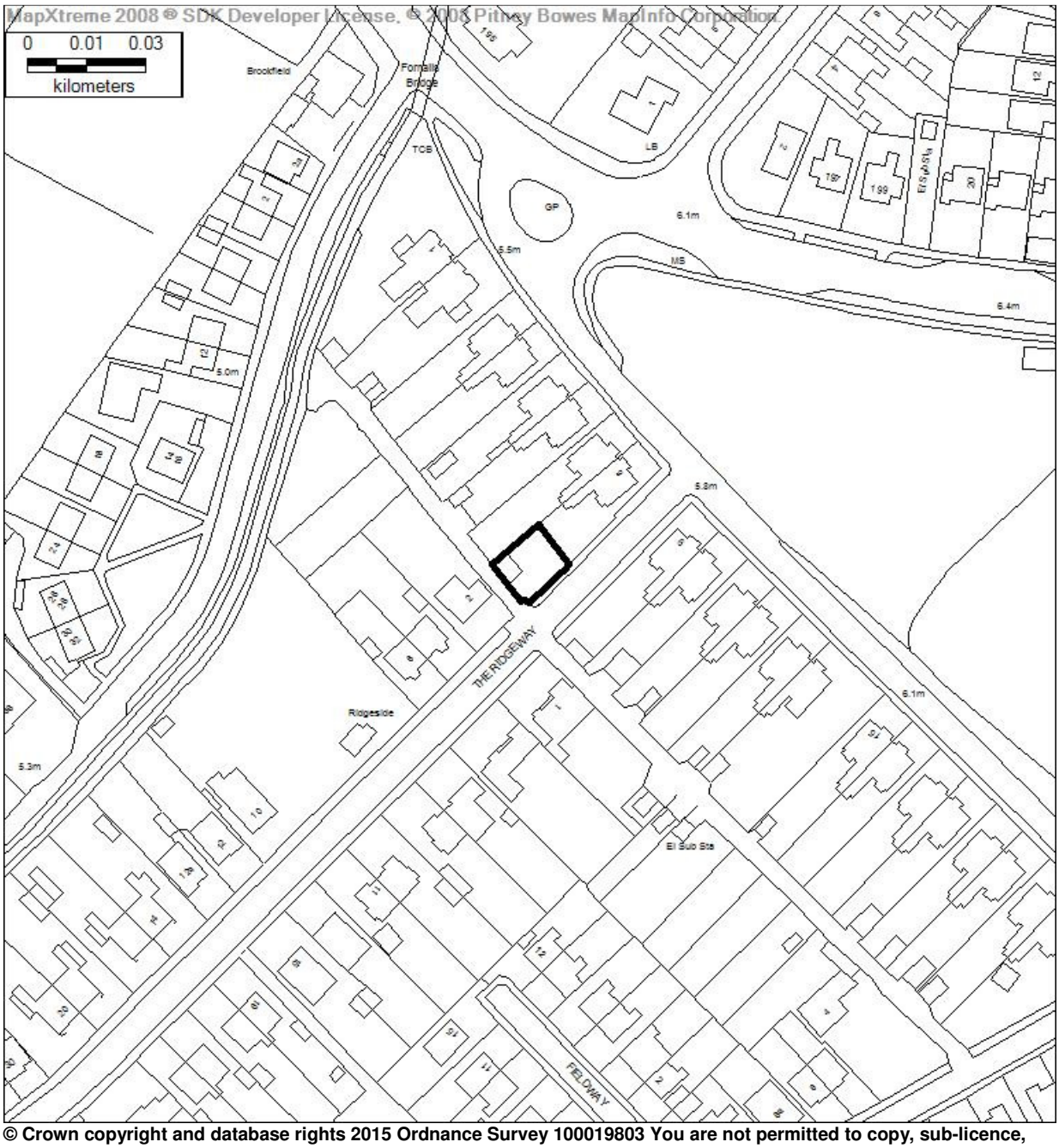
Planning Committee
18 August 2016

Reference:	Area Team:	Case Officer:	Ward:
APP/16/00634	**North Team**	**Miss A McDougall**	**Hoylake and Meols**

Location: Land at the rear of White-Haven, 8 HERON ROAD, MEOLS, CH47 9RU
Proposal: New build residential bungalow development at the rear of 8 Heron Road
Applicant: Mr Paul Raven
Agent : SDA Architecture Limited

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:
No planning history

Summary Of Representations and Consultations Received:

REPRESENTATIONS:
Having regard to the Council Guidance on Publicity for Applications, notifications were sent to adjoining properties. At the time of writing this report 21 separate objections have been received, listing the following grounds:

1. parking/highway safety
2. out of character
3. cramped development
4. overlooking
5. drainage problems
6. little amenity space
7. proximity to boundary of 7 Heron Road

A 54 signature petition of objection has also been received in relation to this application supporting the objections set out above.

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

Director's Comments:
Consideration of this application was deferred from Planning Committee on 21 July 2016 to allow for a formal Members Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE
The application is submitted by SDA Architects and Surveyors, a firm of architects with which an elected Member of the Council is very closely connected. Following receipt of 21 objections from neighbouring residents, having regard to the provisions set out in the Scheme of Delegation for Determining Applications, this application is required to be considered and determined by the Planning Committee.

INTRODUCTION
The proposal is for the erection of a detached single storey dwelling.

PRINCIPLE OF DEVELOPMENT
The site is in a residential area, the principle of development is acceptable.

SITE AND SURROUNDINGS
The application site currently forms a rear garden of no.8 Heron Road, the site access is proposed off The Ridgeway, the property will form part of the streetscene of The Ridgeway which is a mix of house types, there are two-storey and single storey dwellings within the immediate area.

POLICY CONTEXT
The proposal is for a new dwelling and will be assessed in accordance with Wirral's UDP Policy HS4.

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.

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

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

APPEARANCE AND AMENITY ISSUES

The proposal is for the erection of a detached bungalow located to the rear of 8 Heron Road and fronting The Ridgeway. The application site is currently part of a rear garden within the curtilage of 8 heron Road, the garden adjoins an access road to the rear that is utilised by 1-8 Heron Road, some of the properties have parking off this alleyway and detached garages that are accessed at the rear.

The proposed dwelling is a detached bungalow that will front onto The Ridgeway, the application site includes a private garden and off road parking for one vehicle. The siting of the dwelling follows the front building line of the houses on The Ridgeway and meets the interface distances to the rear elevation of no.8 Heron Road, the overall design and siting of the dwelling is considered acceptable and retains a substantial rear garden for the host house no.8 Heron Road.

The main area of impact is the rear elevation along the boundary with no.7 Heron Road. The existing boundary contains mature vegetation and a small area to the rear of no.7 Heron Road is set aside for off street parking. The design of the bungalow to the rear is staggered so that part of the dwelling is set 1.2m off the boundary with no.7, the eaves height is 2.4m (3.9m to the ridge) and the roof slopes away to reduce the bulk along the boundary. The rear elevation of the dwelling has a width of 12m and is set off the rear boundary which will allow for a maintenance strip, the rear elevation having regard to the height of the building will have the appearance when viewed from no.7 Heron Road to that of a garage.

The outlook to habitable rooms is sited on the front elevation which will protect the amenities of the houses on Heron Road, there are secondary windows located to the side and rear elevations however these are proposed to be high level or fixed and obscurely glazed.

The siting of the building will form the streetscene of The Ridgeway, the rear elevation is partially screened from no.7 by the existing car park and boundary treatment. It is considered that the proposed dwelling would not have an adverse impact onto the character of the area or the amenities of the neighbouring properties.

SEPARATION DISTANCES

The proposal includes habitable room windows to the front elevation which is set 15m from the side garden boundary of 9 Heron Road, the blank side elevation is set over 16m from the rear elevation of no.8 Heron Road. The proposed dwelling therefore meets the Councils current interface distances of 21m window to window (habitable) and 14m window to blank elevation.

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 siting of the proposed dwelling is considered acceptable having regard to the character of the area, the neighbouring residential amenity and Wirral's UDP Policy HS4.

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 siting of the proposed dwelling is considered acceptable having regard to the character of the area, the neighbouring residential amenity and Wirral's UDP Policy HS4.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

   ***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 3 May 2016 and listed as follows: 47_2016_01.

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

3. On insertion the windows hereby approved, and any subsequent windows installed at ground floor to the North East, North West and South West facing side elevations shall be fitted with fixed and obscure glazing up to a height of 1.7m from the finished first floor internal floor level and shall be permanently retained in that condition thereafter.

   Reason: Having regard to neighbouring residential amenity.

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 occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

   Reason(s): To ensure a proper standard of separation from, and standard of amenity with respect to, neighbouring property.

5. Before any construction commences, samples of the 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.

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 policies WM8 and WM9 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 previous 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 EM9.

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council's Highway Management team via www.wirral.gov.uk or 0151 606 2004 prior to the commencement of development for further information

Last Comments By: 14/06/2016
Expiry Date: 28/06/2016