

# Planning Committee

10 November 2016

**Reference:**  
**OUT/16/01192**

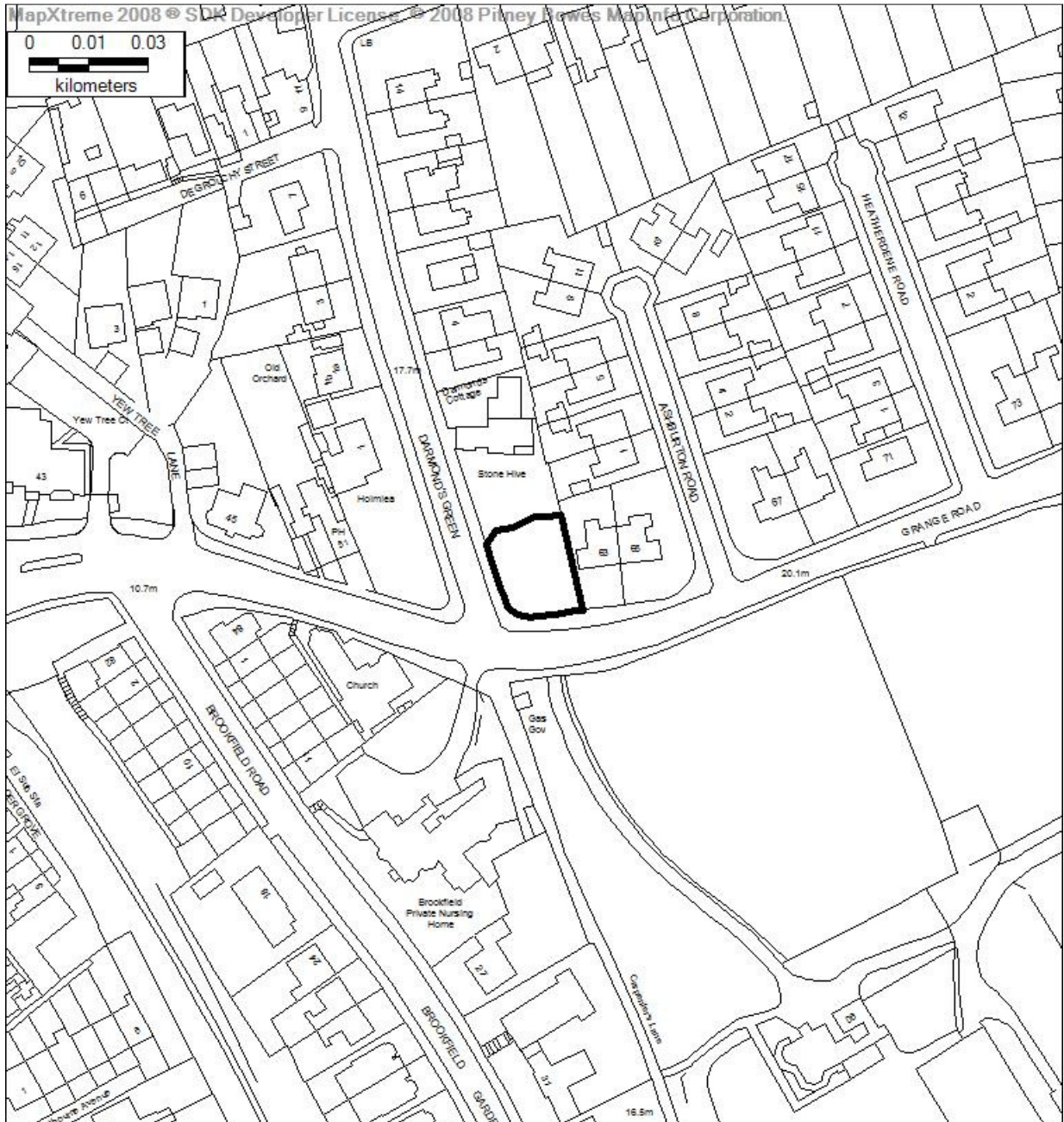
**Area Team:**  
**North Team**

**Case Officer:**  
**Mr N Williams**

**Ward:**  
**West Kirby and  
Thurstaston**

**Location:** Stone Hive, DARMONDS GREEN, WEST KIRBY, CH48 5DU  
**Proposal:** Construction of new single-storey dwelling adjacent to existing house (Outline)  
**Applicant:** Mrs K O'Neill  
**Agent :** SHACK Architecture Ltd

## Site Plan:



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**Development Plan Designation:**

Primarily Residential Area

**Planning History:**

Location: Stone Hive, 53, Grange Road, West Kirby. L48 5DU  
Application Type: Full Planning Permission  
Proposal: Conversion into two dwellings.  
Application No: APP/89/07811  
Decision Date: 15/02/1990  
Decision Type: Approved

Location: Stone Hive, DARMONDS GREEN, WEST KIRBY, CH48 5DU  
Application Type: Full Planning Permission  
Proposal: Extended entry porch and first floor dressing room/study over existing ground floor cloakroom  
Application No: APP/13/00650  
Decision Date: 22/08/2013  
Decision Type: Approved

Location: Stone Hive, DARMONDS GREEN, WEST KIRBY, CH48 5DU  
Application Type: Full Planning Permission  
Proposal: Retention of lean-to store/shed to side of house.  
Application No: APP/15/01394  
Decision Date: 04/12/2015  
Decision Type: Approved

Location: Stone Hive, DARMONDS GREEN, WEST KIRBY, CH48 5DU  
Application Type: Full Planning Permission  
Proposal: Proposed two storey extension to provide additional family accommodation at existing dwelling. The lower level of the proposal is built into the existing garden topography providing a section of subterranean development.  
Application No: APP/16/00235  
Decision Date: 19/04/2016  
Decision Type: Approved

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 12 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been a petition of objection received containing 84 signatures, together with 10 individual objections. The objections can be summarised as:

1. Loss of mature trees;
2. Highway safety issues;
3. Loss of amenity for neighbouring properties;
4. Overdevelopment of the plot, and out of keeping;
5. Application does not take into account recent extension approved at Stone Hive;
6. Loss of amenity area for existing property;
7. Amenity space of proposed dwelling is insufficient;

**CONSULTATIONS:**

**Head of Environment & Regulation (Pollution Control Division)** - No objection

**Head of Environment & Regulation (Traffic and Transportation Division)** - No objection

**Director's Comments:**

## **REASON FOR REFERRAL TO PLANNING COMMITTEE**

A qualifying petition of objection containing 84 signatures was received.

## **INTRODUCTION**

The application is for outline permission for the erection of a new single-storey dwelling, adjacent to the existing dwelling at Stone Hive.

Although the application is for outline permission, the access, layout and scale of the proposal are to be assessed at this stage.

## **SITE AND SURROUNDINGS**

The application site is currently part of the garden of Stone Hive, which is a large, two-storey dwelling located on the corner of Darmonds Green and Grange Road.

The site is within a Primarily Residential Area, as designated in Wirra's Unitary Development Plan and the surrounding area is almost wholly residential, with a number of dwellings which are of a high quality design and appearance located along Darmonds Green, including Stone Hive itself.

## **POLICY CONTEXT**

The proposal is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development, which sets out criteria for new residential schemes, Policy GR5: Landscaping and New Development, and Policies WM8 and WM9 of the Waste Local Plan.

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. There is a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. NPPF part 7 makes it clear that good design is a key aspect of sustainable development and that poor design which fail to take opportunities for improving the character and quality of the area should be refused.

## **APPEARANCE AND AMENITY ISSUES**

The existing property of Stone Hive is a large, two-storey dwelling which is attached to Darmonds Cottage. Stone Hive has a large garden area between itself and Grange Road, with the levels lowering towards Grange Road which is where the new dwelling will be located. The plot of Stone Hive is substantially larger than many other plots in the area, and therefore splitting this plot in two for a new bungalow will result in two plots which are more consistent with plot sizes in the surrounding area, and will not constitute an overdevelopment of the site. The property on the opposite side of Darmonds Green and Grange Road, Holmlea (1 Darmonds Green), is similar in size to Stone Hive and planning permission has recently been granted for a new two-storey dwelling on the southern part of the site. The proposal is therefore similar to this, albeit the proposed dwelling subject to this application will be much smaller and less intrusive than that approved at Holmlea.

The existing property of Stone Hive has recently been granted planning permission for an extension which will project towards the application site, but even if built this will not significantly impact upon the amenities of future occupiers of the proposed bungalow, whilst sufficient amenity space will still be retained for occupiers of Stone Hive.

The building line on this side of Grange Road is fairly consistent, and the proposed dwelling will not come forward of this. There are also dwellings located on similar corner locations along this part of Grange Road, including the new two-storey dwelling to be built on the opposite corner of Darmonds Green and Grange Road, and the proposed dwelling will therefore not be out of keeping with the pattern of development of the surrounding area.

The site currently has substantial tree cover, although a Holm Oak near the front boundary was recently taken down and two other trees will be removed as part of the scheme. None of these trees were protected, but their loss does have a somewhat negative impact upon the appearance of the site. However, the applicant proposes to plant two replacement trees along the Darmonds Green frontage and these, together with the retained trees, ensure that the site retains the appearance of a fairly well screened site. In addition, the small scale of the proposed bungalow will ensure that it has minimal impact upon the appearance or character of the street scene

The proposed dwelling will be set back from the Darmonds Green boundary by approximately 7 metres which is generally consistent with other properties along Darmonds Green. The design of the proposed dwelling will be dealt with at reserved matters stage but given the corner location of the plot and the good quality appearance of many nearby properties, it is considered imperative that the proposed dwelling addresses both street scenes and is of a high quality design.

There is only a small private amenity area provided to the rear of the proposed bungalow - however, there will be a good-sized garden area between the dwelling and Grange Road and given that this is fairly well screened by vegetation and a large sandstone wall and fence, this will provide sufficient private amenity space for future occupiers of the property. The outlook from windows within the dwelling, although not indicated on the outline plan, are also likely to allow sufficient outlook so as to not harm the amenities of future occupiers.

The windows in the proposed dwelling will only be at ground-level, and they will therefore look directly towards the boundaries of the site, and will not result in overlooking or a loss of privacy to neighbouring properties. The layout plan indicates oriel windows to the rear elevation, so as to avoid a conflict with windows in the existing property. However, whilst it is considered that as the windows in the new dwelling will only be at ground-floor level (and set lower than surrounding properties) these type of windows are not strictly required, nor will they harm residential amenity.

Overall, it is considered that the proposed development of a new single-storey dwelling on this site will not have an adverse impact upon the character of the area or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and GR5, and the National Planning Policy Framework.

#### **SEPARATION DISTANCES**

The windows in the rear of the proposed dwelling will be a distance of approximately 21m from the windows in the main dwelling of Stone Hive, which complies with the required separation distances. All other such distance requirements are also met.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There is off-street parking provided for the new dwelling, accessed off Darmonds Green. This is a sufficient distance from the junction and the erection of one new dwelling on this site is unlikely to result in any significant highway safety issues.

#### **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 of a new single-storey dwelling on this site will not have an adverse impact upon the character of the area or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and GR5, and 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 of a new single-storey dwelling on this site will not have an adverse impact upon the character of the area or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and GR5, and the National Planning Policy Framework.

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

**Recommended Conditions and Reasons:**

1. The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

**Reason:** To comply with the provisions of Section 92 of the Town and Country Planning Act, 1990 (as amended).

2. NO DEVELOPMENT SHALL COMMENCE ON SITE UNTIL details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority within three years from the date of this permission.

- (a) The external **appearance** of the development; and
- (b) The **landscaping** of the site;

The development shall be carried out in accordance with the approved details.

**Reason:** To enable the Local Planning Authority to control the detail of the development and to comply with Section 92 of the Town and Country Planning Act (as amended).

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 5th October 2016 and listed as follows:  
A101 Rev A

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

4. 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.

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 FIRST OCCUPATION OF THE DWELLINGS 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 to be submitted to and agreed in writing by the Local Planning Authority. The approved details shall be implemented in full 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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to the

dwelling shall be erected unless expressly authorised.

**Reason:** In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 18/10/2016

**Expiry Date:** 07/11/2016