

Planning Committee

15 December 2016

Reference:
APP/16/01051

Area Team:
North Team

Case Officer:
Miss A McDougall

Ward:
New Brighton

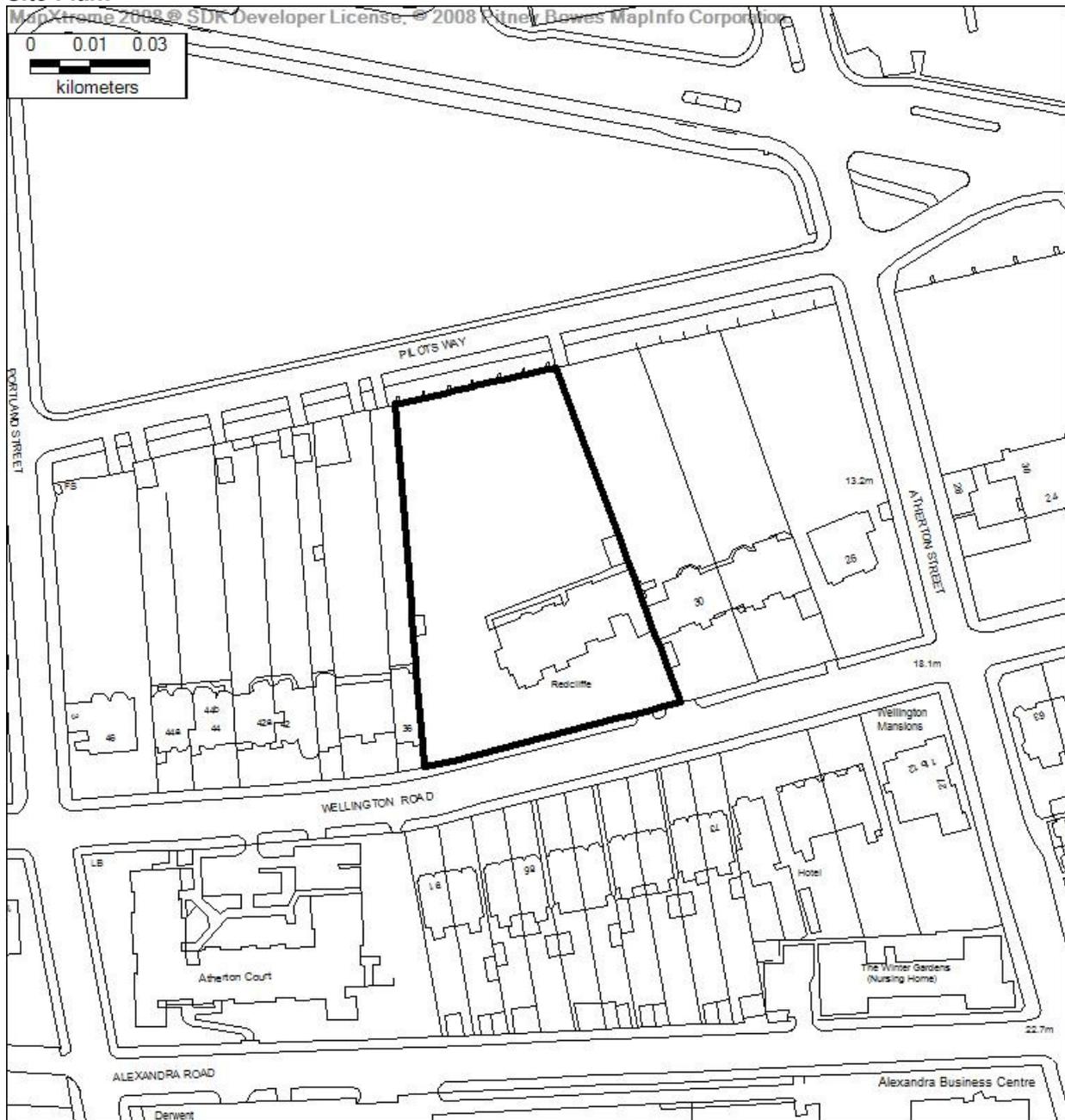
Location: Redcliffe, 34 WELLINGTON ROAD, NEW BRIGHTON

Proposal: Erection of two detached residential properties to the rear of Redcliffe within the curtilage of the site

Applicant: Mr Ware

Agent : WARE CONSTRUCTION

Site Plan:



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Development Plan allocation and policies:

Conservation Area (for illustrative purposes)
Primarily Residential Area

Planning History:

- Location: 34 Wellington Road, New Brighton, Wirral, CH45 2NG
Application Type: Listed Building Consent
Proposal: Restoration of listed building including new windows and landscaping
Application No: LBC/08/06558
Decision Date: 05/11/2008
Decision Type: Approved
- Location: Flat 6, Redcliffe, 34 Wellington Road, New Brighton, Wirral CH45 2NG
Application Type: Listed Building Consent
Proposal: External refurbishments works, including front porch and internal re-ordering of existing maisonette.
Application No: LBC/03/07507
Decision Date: 17/03/2004
Decision Type: Approved
- Location: West of Redcliffe, 34 Wellington Road, New Brighton, Wirral, CH45 2NG
Application Type: Full Planning Permission
Proposal: Erection of dwelling house
Application No: APP/04/06350
Decision Date: 08/11/2004
Decision Type: Approved
- Location: Land West of Redcliffe, 34 Wellington Road, New Brighton, Wirral, CH45 2NG
Application Type: Listed Building Consent
Proposal: Erection of dwelling house with courtyard garden and parking area
Application No: LBC/04/06400
Decision Date: 08/11/2004
Decision Type: Approved
- Location: Redcliffe, 34 WELLINGTON ROAD, NEW BRIGHTON
Application Type: Advertisement Consent
Proposal: Advertisement giving the company details and the description of the ongoing work on site. Also computer generated images showing the proposed final outcome of the work.
Application No: ADV/16/00900
Decision Date: 19/09/2016
Decision Type: Approved
- Location: Redcliffe, 34 WELLINGTON ROAD, NEW BRIGHTON
Application Type: Full Planning Permission
Proposal: Erect railings around the light wells to the front of the building.
Application No: APP/16/00921
Decision Date: 12/10/2016
Decision Type: Approved
- Location: Redcliffe, 34 WELLINGTON ROAD, NEW BRIGHTON
Application Type: Listed Building Consent
Proposal: Remove timber ceiling braces to display purlins and create a vaulted ceiling in the living areas of apartment 3 and 5B. Erect railings around the light wells to the front of the building and to alter part of the approved design (LBC/08/06558) of the north elevation.
Application No: LBC/16/00922
Decision Date: 12/10/2016
Decision Type: Approved

Location: Redcliffe, 34 WELLINGTON ROAD, NEW BRIGHTON
Application Type: Listed Building Consent
Proposal: To install external lighting and air vents on the facade of the property
Application No: LBC/16/01001
Decision Date: 22/09/2016
Decision Type: Approved

Location: Flat 1, Redcliffe, 34 Wellington Road, New Brighton, Wirral, CH45 2NG
Application Type: Listed Building Consent
Proposal: Proposed glazing to existing arcade at rear.
Application No: LBC/00/05750
Decision Date: 21/06/2000
Decision Type: Refused

Location: Flat 1, Redcliffe, 34 Wellington Road, New Brighton, Wirral, CH45 2NG
Application Type: Full Planning Permission
Proposal: Proposed glazing to existing arcade at rear.
Application No: APP/00/05748
Decision Date: 21/06/2000
Decision Type: Refused

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 35 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report, a qualifying petition of objection and 3 objections have been received. The objections can be summarised as follows:

1. set a precedent
2. no justification
3. intrusive
4. out of character

CONSULTATIONS:

Highways - No Objections

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A petition of objection signed by 28 signatures has been received.

INTRODUCTION

The proposal is for the erection of two detached single storey dwellings with access from Pilots Way.

PRINCIPLE OF DEVELOPMENT

The site is designated a Primarily Residential Area and Conservation Area in the UDP and affects the setting of a Listed Building. The principle of development however is considered acceptable, subject to the impact on character and setting of the Conservation Area and a Grade II listed building.

SITE AND SURROUNDINGS

The application site is within the curtilage of Redcliffe 34 Wellington Road which is a Grade II Listed Building and within Wellington Road Conservation Area. The application site is to the north boundary and will be accessed via Pilots Way, the properties along this side of Wellington Road are situated on a much higher land level than Pilots Way, and many of the properties have detached outbuildings accessible from Pilots Way.

The application site is set on a much lower land level than the main house; due to this the rear elevation of 34 Wellington Road and the neighbouring houses along Wellington Road would still be visible if being

viewed from the promenade.

POLICY CONTEXT

Having regard to the location of the two houses the proposal will be assessed in accordance with Wirral's UDP Policies HS4, CH1 and CH18.

HS4 Criteria for New Housing Development Policy

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.

CH1 Development Affecting Listed Buildings and Structures Policy

Development likely to affect a building or structure listed under Section 1 of the Planning (Listed Buildings and Conservation Areas) Act 1990 will be permitted where:

- (i) the proposals are of a nature and scale appropriate to retaining the character and design of the building or structure and its setting; and
- (ii) adequate provision is made for the preservation of the special architectural or historic features of the building or structure.

When granting consent, special regard will be given to matters of detailed design, to the nature, quality and type of materials proposed to be used, and to the need for the alteration or development proposed, in terms of securing the viable, long-term future of the building or structure.

CH18 Wellington Road (New Brighton) Conservation Area Policy

In relation to Wellington Road Conservation Area the principal planning objectives for the area will be to:

- (i) preserve the character of a series of Victorian Villas and terraced gardens with an open coastal aspect;
- (ii) retain common aspects of villa design such as gabled roofs, barge-boarding, stuccoed elevations, decorated friezes and cast-iron balconies overlooking the coastal promenade; and
- (iii) preserve the historic character of Marine Park for formal public recreation.

Only primarily residential uses will be permitted within the existing built-up area and notwithstanding

designation under Proposal GR2, priority will be given to retaining the open aspect of land designated as Urban Greenspace to the north and east of the Conservation Area.

In accordance with the Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton 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 two, 2 bed detached houses that will be located to the north of 34 Wellington Road and accessed via separate points off Pilots Way. Due to the land levels the houses are to be built into the land and will only be visible from Pilots Way, the two properties will only have one visible built elevation which will be to the north facing Pilots Way.

The design of the houses is modern but discreet and will include the existing lawned garden across the roof, we have advised the applicant that some soft boundary planting should be incorporated to define the two houses and the edge of the structures from the flat conversion at 34 Wellington Road.

The layout contains all non-habitable rooms to the rear which will be built into the land and the outlook to the front across the private driveway and the access points in the sandstone wall. The main outlook to the north has a depth within the site of 9m, although there is visibility through the access point across the open land north of Pilots Way. The outlook to the two houses is restricted however the location of the dwellings provides open aspect towards the promenade and the access to the roof garden provides substantial outlook.

The two units have been sensitively designed to have minimal impact onto the setting of the listed building, the boundary wall and the neighbouring properties. The layout of the two properties works well and creates a modern private dwelling with appropriate residential amenity and outlook.

SEPARATION DISTANCES

The rear of the properties is over 40m from the main house and therefore meets the interface distances of 21m window to window.

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 two dwellings are built into the land to the rear of 34 Wellington Road and will not impact the visual setting of the host Grade II Listed Building, the design of the buildings also has a minimal impact onto the setting of the Conservation Area and are considered to be acceptable having regard to Wirral's UDP Policies HS4, CH1 and CH18.

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 two dwellings are built into the land to the rear of 34 Wellington Road and will not impact the visual setting of the host Grade II Listed Building, the design of the buildings also has a minimal impact onto the setting of the Conservation Area and are considered to be acceptable having regard to Wirral's UDP Policies HS4, CH1 and CH18.

Recommended Approve
Decision:

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 6 September 2016 and listed as follows: 600, 601, 700, 701 & 800.

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

3. Before any construction commences, samples of the facing 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 CH18 of the Wirral Unitary Development Plan.

4. Details of all 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: Having regard to the character of the Conservation Area and the visual appearance of the Listed Building

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 policies WM8 and WM9 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 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.

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: 19/10/2016
Expiry Date: 01/11/2016