

Planning Committee

15 December 2016

Reference:
LBC/16/01077

Area Team:
North Team

Case Officer:
Miss A McDougall

Ward:
New Brighton

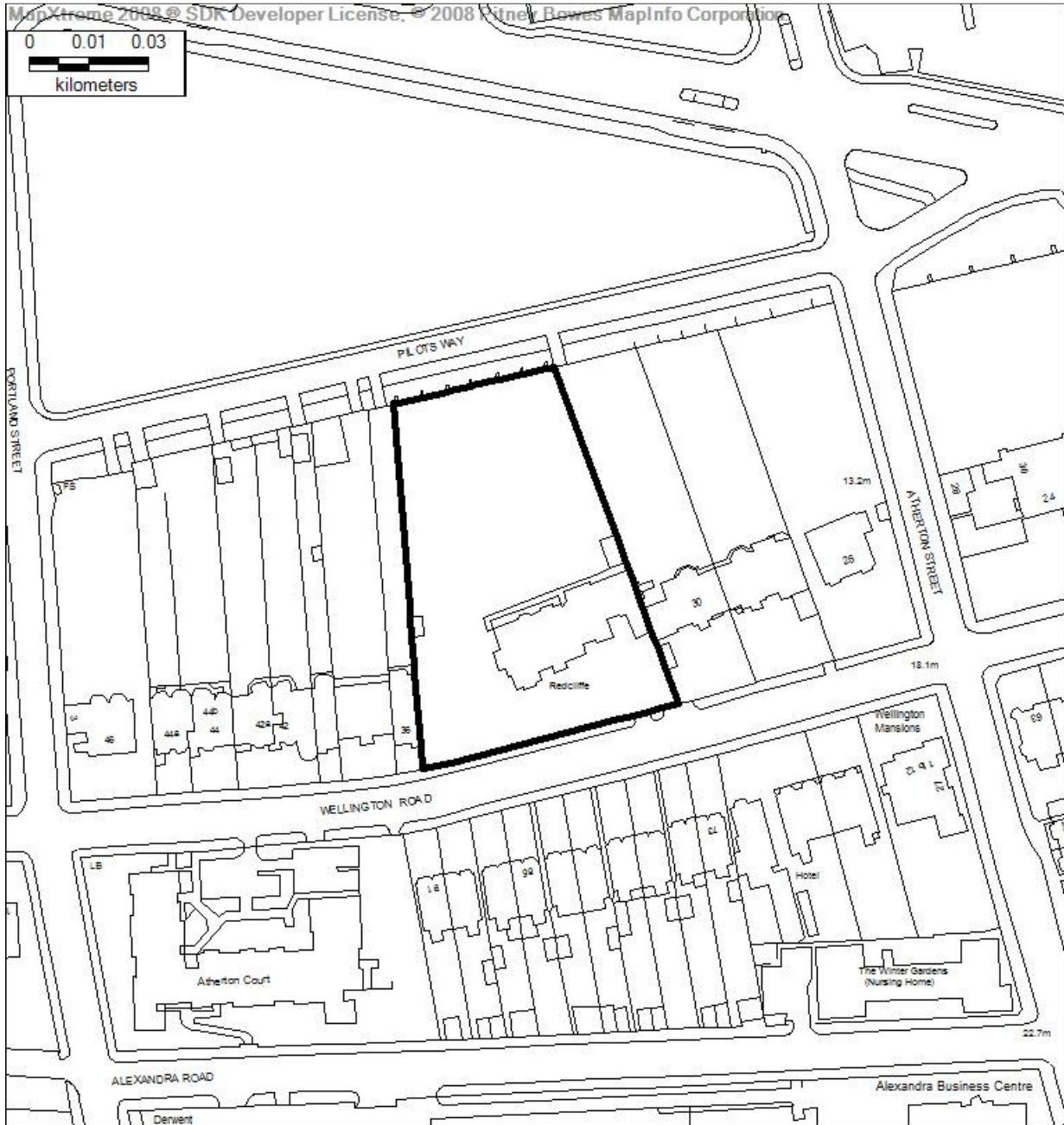
Location: Redcliffe, 34 WELLINGTON ROAD, NEW BRIGHTON, WIRRAL

Proposal: Works to the boundary wall to create two new access points

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, 2 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a qualifying petition of objection signed by 28 signatures and 2 objections have been received, listing the following grounds:

1. breaking up the wall
2. inappropriate
3. out of keeping
4. changing appearance of the wall

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection signed by 28 signatures has been submitted.

INTRODUCTION

The application is for listed building consent for works to a wall to the rear of Redcliffe which is a Grade II Listed building. the works consist of two break through point either side of an existing pedestrian gate to allow for access to the rear of the site.

The works require listed building consent in its own right however there is a current planning application for two detached bungalows that would benefit from the proposed access, the application for new housing is planning reference APP/16/01051.

PRINCIPLE OF DEVELOPMENT

The proposal is for works to a listed building, the principle of development is considered acceptable.

SITE AND SURROUNDINGS

The wall is a high sandstone wall that runs across the rear boundary of the property known as Redcliffe which is a Grade II Listed building, Redcliffe is currently undergoing redevelopment to be converted into flats. The wall runs across the rear boundary of the properties that are sited on Wellington Road, however the appearance of the wall differs along the Pilots Way elevation and there are numerous properties that have installed garages and openings along this rear elevation.

The rear wall runs along Pilot Way, there are no houses opposite and the outlook is across an open

piece of land and towards the river front.

POLICY CONTEXT

The proposal is for works to a Grade II Listed building and will be assessed in accordance with Wirral's UDP Policy CH1 and CH2 and CH18 together with the Wellington Road Conservation Area Appraisal and Management Plan.

Policy CH1 states; 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.

Policy CH2 states; Development located within, adjacent to, or otherwise affecting the setting or special character of a Conservation Area, will be permitted where the visual and operational impact of the proposals can be demonstrated to preserve or enhance:

(i) the distinctive characteristics of the Area, including important views into and out of the designated Area;

(ii) the general design and layout of the Area, including the relationship between its buildings, structures, trees and characteristic open spaces; and

(iii) the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Area.

When granting consent, special regard will be given to matters of detailed design, especially within main frontages and prominent elevations, and to the nature, quality and type of materials proposed to be used.

APPEARANCE AND AMENITY ISSUES

The proposal consists of two access points to the rear boundary wall, the two access points are located equal distance from the original pedestrian gateway between supporting legs of the original wall.

The two breakthrough points are square in design and reflect the flat top style of the original wall. There are some ill-conceived access points along Pilots Way, however there are successful breakthroughs to the rear of some of the properties.

The proposal takes into account the existing features of the wall and retains the top section to allow the bulk of the wall to remain in situ, the two points are set either side of the gated access and create a visual balance without compromising the appearance of the wall. The plans show details of metal work gates however the design is overly detailed and would not suit the simple appearance of the wall, the gate plan however is indicative only and the full details and fixtures of the gates can be conditioned to be submitted at a later date.

The two access points are proposed to serve two detached dwellings located at the lower level of the Redcliffe site, this planning application has yet to be assessed and determined. Whilst the two applications will affect one another, the impact of the development to the wall is assessed on its individual impact and not in conjunction with the houses, the appropriateness of the access points are assessed as a stand-alone development and whether they are acceptable in relation to the site itself and the overall character of the area.

In terms of Policy CH1 the siting of the access points is considered visually acceptable, the layout of the

two access points in relation to the appearance of the wall when viewed from Pilots Way are unobtrusive and retain the overall scale and appearance of the wall and do not have a detrimental impact when viewing Redcliffe from Pilots Way.

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

The works to the wall is considered acceptable having regard to the character of the area, the objectives of Conservation preservation and the appearance of the wall having regard to Wirral's UDP Policy CH1.

Summary of Decision:

Having regards to the individual merits of this application the decision to grant Listed Building Consent 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 breakthrough points in the wall are not considered to harm the appearance of the Listed Building or the objectives of preserving the Conservation Area, the proposal is therefore acceptable having regard to Wirral's UDP Policy CH1.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The works for which Listed Building Consent is hereby granted shall be begun before the expiration of three years from the date of this consent.

Reason: To comply with Section 18 of the Planning (Listed Building and Conservation Areas) 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 8 August 2016 and listed as follows: 701.

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

3. No development shall begin until details of the gateways and means of enclosure have been submitted to and approved by the Local Planning Authority. The development shall be carried out prior to occupation and in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

Reason(s): To ensure any new gates do not harm the appearance of the listed building or conservation area

Last Comments By: 21/09/2016

Expiry Date: 03/10/2016