

Planning Committee

12 April 2017

Reference:
APP/17/00173

Area Team:
South Team

Case Officer:
Mrs S Day

Ward:
Heswall

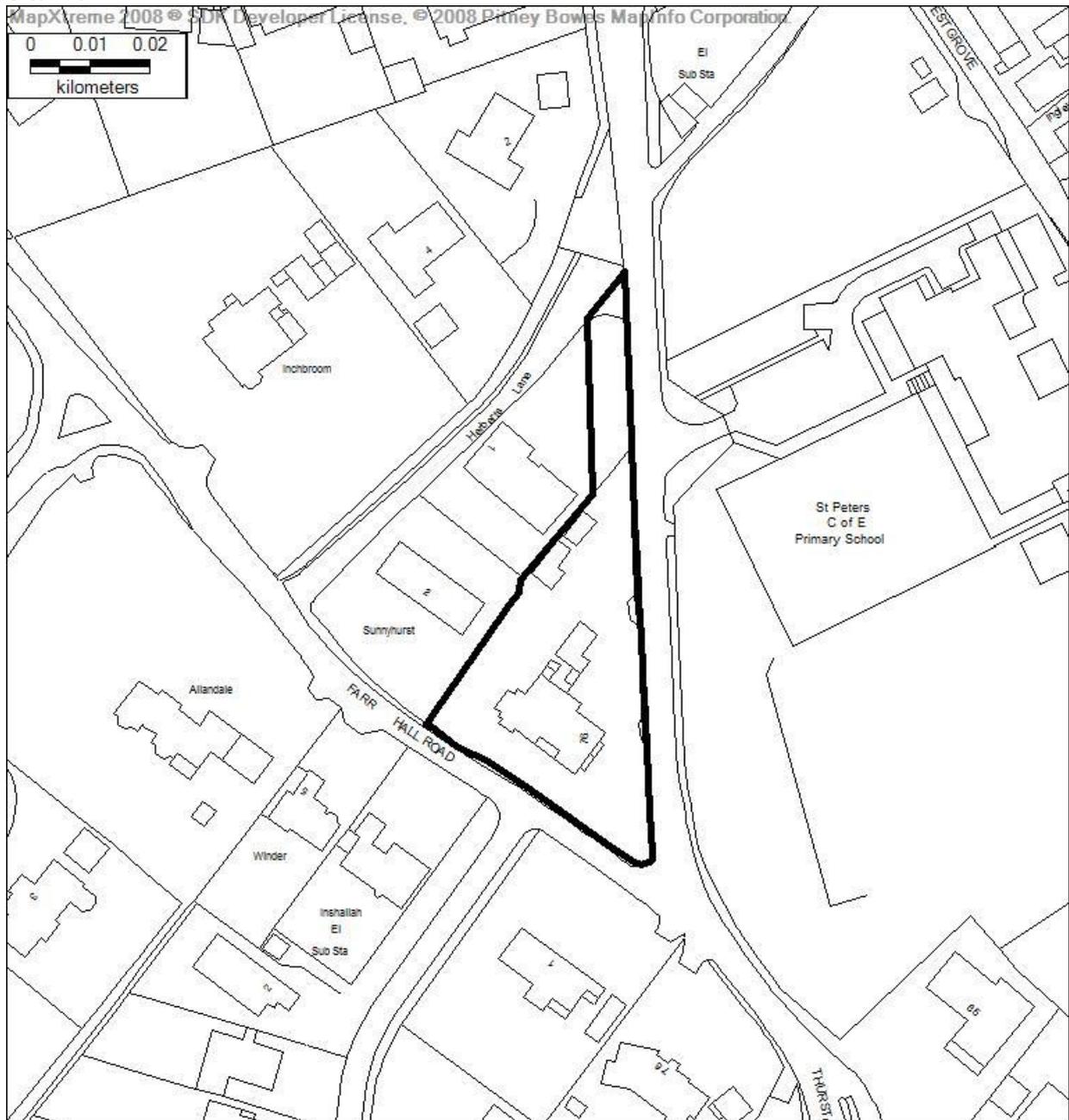
Location:
Proposal:

Axholme, 76 THURSTASTON ROAD, HESWALL, CH60 4SA
Demolition of existing two storey five bedroom house and associated outbuildings. Construction of new three storey apartment building containing six apartments, each with three bedrooms, balcony terraces or garden access, ground level parking spaces and associated external landscaping.

Applicant:
Agent :

Mr Mahony
Owen Ellis Architects

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: Garden north of (adjacent) 76, Thurstaston Road, Heswall. L60 4SA
Application Type: Full Planning Permission
Proposal: Erection of a detached bungalow and garage.
Application No: APP/88/06670
Decision Date: 06/10/1988
Decision Type: Approved

Location: North of Axholme ,76 Thurstaston Road ,Heswall ,L61 0H
Application Type: Full Planning Permission
Proposal: Erection of detached bungalow
Application No: APP/84/26155
Decision Date: 17/01/1985
Decision Type: Approved

Location: Land adjacent to,'Axholme',Thurstaston Road,Heswall,L60 4SA
Application Type: Full Planning Permission
Proposal: Erection of one dwelling.
Application No: APP/80/16246
Decision Date: 02/10/1980
Decision Type: Approved

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

Having regard to the Council's Guidance for Publicity of Planning Applications, letters were sent to 12 neighbouring properties and a Site Notice was displayed near the site. 32 letters of support have been received and 32 objections. The objections can be summarised as follows:

1. Proposed building is too high in relation to surrounding properties and out of keeping with the character of the area.
2. Development will result in a loss of privacy to adjacent houses
3. Insufficient parking on site
4. The existing building is an important feature house and should not be demolished.
5. Development is very close to a school and the increased in traffic will be dangerous
6. Construction traffic will cause disruption and be hazardous
7. Development will overlook the school playground and impact on privacy of pupils

CONSULTATIONS:

Highways - No objection

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE:**

The application has received over 34 individual objections which means that under the current Scheme of Delegation, it requires determination by Planning Committee.

INTRODUCTION

Demolition of existing dwelling and the erection of a three storey building containing six flats. The proposals include 8 parking spaces within the site upgrading the existing access from Thurstaston Road.

PRINCIPLE OF DEVELOPMENT

The application site is within a Primarily Residential Area where new dwellings and flats are acceptable in principle subject to the relevant UDP policies.

SITE AND SURROUNDINGS

The existing building is an attractive two storey Arts and Crafts house located on a prominent corner site adjacent to the Lower Heswall Conservation Area. The house is bounded on two sides by Thurstaston Road and Farr Hall Road. The site and existing house are elevated above Farr Hall Road. The site currently takes access from Thurstaston Road and Herberts Lane. The site has a mature garden with a number of trees and has a mature hedge around its perimeter. The frontage to Thurstaston Road has no footpath along the boundary of the site. The site is adjacent to the boundary Lower Heswall Conservation area which runs along the eastern side of Thurstaston Road, opposite to the site.

POLICY CONTEXT

76 Thurstaston Road is located in a primarily residential area which is adjacent to the Lower Heswall Conservation Area. As such, proposals for new development will be subject to consideration under Unitary Development Plan Policies HS4, , TR9, CH2, CH14, GR7 and SPD2 - Designing for Self Contained Flat Conversions.

Policy HS4 - Criteria for new housing development requires that the proposal in general terms must relate well to adjacent properties and not result in a detrimental change in the area or to the amenity of neighbouring properties.

Policy HS13 - While only applicable to self-contained flat conversions, criteria protection the privacy of neighbours and occupants including the layout of car parking areas and windows to prevent overlooking is relevant. Main living rooms should have reasonable outlook and not be lit solely by rooflights. Access to rear yards/gardens should also be provided.

Policy TR9 - Sets out the requirement for off street parking provision within new development and road safety and traffic management considerations.

Policy GR7 - Trees and New Development, seeks to ensure that new development protects and retains important trees and is integrated within existing landscaped areas.

Supplementary Planning Document 2 (SPD2) - sets out proposals should be of a scale relative to surrounding properties and one-third of the site should remain as amenity space.

The National Planning Policy Framework (NPPF)

The NPPF was published on 27th March 2012 and supports sustainable housing development which encompasses good design and widens the choice of high quality homes. Any development is required to make a positive contribution to an area and use opportunities to improve the character and quality of an area. Planning policies and decisions should optimise the potential of sites to accommodate development.

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.

APPEARANCE AND AMENITY ISSUES

The current application is a resubmission following the withdrawal of an application for 8 flats. The design has been amended to take into consideration concerns relating to the size, design, impact on neighbours and the character of the area.

The existing building is a two storey rambling property with a varied roof scape and single storey outriggers and outbuildings. The site is bounded by a mature hedge of over 2m in height and a number of mature trees which give intermittent views into the site. Whilst the site is generally level, the land falls away to the south west so that the existing property is elevated above Farr Hall Road. The site is not in the Conservation area, although it is adjacent and the trees on site are not protected. It is not considered that the proposal would adversely affect or harm the setting of the adjacent Conservation Area and a combination of both design and palette of proposed materials (conditioned for further details to be approved) will ensure a high quality development that contributes positively to the area and streetscene.

The proposals involve the demolition of the existing building and its replacement with a three storey building containing 6, three bedroom flats. The building sits in a similar position to the existing dwelling but has a slightly larger footprint. The increase in footprint is mainly to the east and north and so impacts less on neighbouring properties. The orientation of the building with its principle elevations facing south west and north east is the same as the existing house. The rear (south west) elevation has balconies in each of the end gables up to and including the third floor. These are enclosed by the gable walls and so do not look sideways into the adjoining garden of Sunnyhurst. The new building has been sited so that it is 10m away from the garden of Sunnyhurst, like the existing building, thus the new building will have no greater impact on the privacy and amenity of Sunnyhurst than the existing house.

The design of the proposed development is traditional and has a hipped roof with gable features on the main elevations. The proposed materials reflect those of the existing building with a rendered finish and clay tiles. The front of the building faces into the car parking area to the north, as does the existing building and the rear elevation faces Farr Hall Road. The ridge height of the new building is just over 2m higher than the existing house, however the proposed building has a bulkier profile due to the additional storey. In terms of distance to the properties on the opposite side of Farr Hall Road, the forward most part of the new building, which is the balconies, is just over 29m from the existing houses. SPG11 would require a distance of 27m, taking into account the increase in height. This therefore exceeds the policy requirements.

The existing access to the site is a shared access from Herberts Lane, however there is also a vehicular access from Thurstaston Road. The proposals involve the upgrading of the Thurstaston Road access as the sole access into the site. To achieve the necessary visibility splays, the existing hedge will be removed and a new mature hedge planted further into the site to provide splays. a pavement area will be provided on either side of the access for a distance of approximately 10m in each direction, tapering back into the existing hedge. Although the proposal increases the number of residential units and this, vehicles entering and leaving the site, the upgrading of the access and the provision of some paving on this side of Thurstaston Road is an improvement to the existing situation. Whilst the provision of a larger run of paving to the north of the access was explored, it was considered that the impact on the character of the Conservation area through the loss of further hedge and trees would not be justified in highway safety terms by an increase of 5 units.

The development includes 8 parking spaces in an area which is already largely hard surfaced. This is a satisfactory number for this size of development and ensures that as much existing garden and trees are retained. In addition, existing hard surfaced areas are to be landscaped and grassed to increase the amenity area round the building. The application is accompanied by a tree survey and a method statement for protection of trees during demolition and construction. 10 trees are to be lost as a result of the development, these are mainly flowering cherry trees along the boundary with Farr Hall Road and not the most significant trees on site.

SEPARATION DISTANCES

The proposed development exceeds the required interface distances and as such will not have an adverse impact on the amenity of neighbours.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The application is accompanied by a bat roost and bat emergence survey.

HEALTH ISSUES

Sustainable development incorporation good design should a positive health impact.

CONCLUSION

The proposed development complies with the relevant local and national planning policies and will make a positive contribution to the character of the area.

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 complies with the relevant local and national planning policies and will make a positive contribution to the character of the area.

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. NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the facing and roofing 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.

3. PRIOR TO FIRST OCCUPATION OF THE DEVELOPMENT, a landscape management plan, including long term design objectives, management responsibilities and maintenance schedules for all landscape areas, shall be submitted to and approved by the Local Planning Authority. The landscape management plan shall be carried out as approved before any of the flats hereby approved are occupied.

Reason: In the interests of visual amenity and conservation and to comply with Policy GR5 of the Wirral Unitary Development Plan.

4. Before the existing hedge is removed, details of a scheme of planting to provide a replacement boundary hedge for the site along the boundary with Thurstaston Road shall be submitted to and approved in writing by the Local Planning Authority. The agreed planting shall be carried out in accordance with the details so approved within the first planting season immediately following the carrying out of the development. Any plant which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: To safeguard the amenities of neighbouring occupiers and to ensure that the proposed development does not prejudice the appearance of the locality and to accord with Policy HS4 of the Wirral Unitary Development Plan.

5. No part of the development shall be brought into use until the proposed vehicular access to Thurstaston Road has been constructed. These works shall be in accordance with details, which have been submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of highway safety and to accord with Policy HS4 of the in the Wirral Unitary Development Plan.

6. NO DEVELOPMENT SHALL TAKE PLACE UNTIL a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of

construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interests of highway safety and to accord with Policy PO3 of the Wirral Unitary Development Plan.

7. 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.

8. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

Reason: To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

9. 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:

Last Comments By: 23/03/2017

Expiry Date: 14/04/2017