

Planning Committee

Reference:
APP/17/00636

Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
**West Kirby and
Thurstaston**

Location: 18 BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL
Proposal: Demolition of the existing dwelling and replacement with 2 No. new dwellings(Amended plans and elevations)

Applicant: Mr & Mrs McEvoy
Agent : LHGProjects

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: 18, Brookfield Gardens, West Kirby. L48 4EL
Application Type: Full Planning Permission
Proposal: Erection of a garage/garden shed.
Application No: APP/89/06724
Decision Date: 02/10/1989
Decision Type: Approve

Location: 18 BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL
Application Type: Outline Planning Permission
Proposal: The proposal is for outline planning permission to build a 2 1/2 storey detached property to be in keeping with the existing dwelling within the area.
Application No: OUT/16/00247
Decision Date: 15/04/2016
Decision Type: Approve

Location: 18 BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL
Application Type: Reserved Matters
Proposal: Reserved matters application for the approval of access, appearance, landscaping, layout and scale following approval of OUT/16/00247 for the erection of a 2 1/2 storey detached dwelling

Application No: DLS/16/00925
Decision Date: 24/08/2016
Decision Type: Approve

Location: 18 BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL
Application Type: Full Planning Permission
Proposal: First Floor and rear extension including an increase in ridge height.

Application No: APP/16/01474
Decision Date: 23/01/2017
Decision Type: Approve

Location: 18 Brookfield Gardens ,West Kirby EL
Application Type: Full Planning Permission
Proposal: Demolition of existing house and erection of three detached houses
Application No: APP/78/09423
Decision Date: 18/05/1978
Decision Type: Refuse

Location: 18 BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL
Application Type: Planning Pre-Application Enquiry
Proposal: Part demolition of existing dwelling and erection of a detached 3 storey house

Application No: PRE/15/00315/ENQ
Decision Date: 11/11/2015
Decision Type: Pre-Application Reply

Summary Of Representations and Consultations Received: Consultations

Environmental Protection - No objection

Traffic Management - No objection subject to pavement crossing informative

Wirral Wildlife - No comments received

Neighbours

In line with the Councils policy for publicity of planning applications letters were sent to neighbouring properties and a notice posted on site. The plans have been amended twice and neighbours re-notified both times. 15 letters of objection have been received and 11 letters of support from neighbouring properties.

The reasons for objection relate primarily to the loss of on street parking spaces through the creation of driveways to the proposed houses. It is felt that this will reduce the availability of on street parking and exacerbate an existing problem.

Objections have also been raised regarding the scale, massing and design being inappropriate to the surrounding area.

DIRECTORS COMMENTS:

REASON FOR REFERRAL

The application has received 15 individual objections which requires it to be determined by Planning Committee

INTRODUCTION

The proposed development is the erection of two three storey detached houses following the demolition of the existing property. Both properties have two off street parking spaces proposed in front of the properties, with the southernmost plot (plot2) having an integral garage.

PRINCIPLE OF DEVELOPMENT

The site is within a primarily residential area where new dwellings are acceptable in principle subject to Unitary Development Plan Policy HS4.

SITE AND SURROUNDINGS

18 Brookfield Gardens is a two storey detached house. There is vehicular access to the north of the property adjacent to no. 16. Surrounding properties are a mix of terraced and semi-detached with a few detached houses, including a new property to the south of 18 which was part of the original curtilage. Properties are largely 2 storey to the south of the site and three storey to the north. Whilst the properties to the southern end of Brookfield Gardens mostly have off street parking, the terraced properties to the north do not.

The site falls away steeply to the rear and backs onto the Wirral Way, Brookfield gardens also falls towards the north so that the adjacent property (16) is at a lower level.

POLICY CONTEXT

Wirral Unitary Development Plan (UDP) Policy HS4 sets out the criteria for new housing development. New dwellings can be acceptable where they are of a scale which relates well to surrounding properties and do not result in a detrimental change to the character of the surrounding area. UDP Policy TR9 with SPD4 and Joint Waste Local Plan Policies WM8 and WM9 are also applicable.

The National Planning Policy Framework is an important material consideration. The NPPF supports well designed sustainable development.

APPEARANCE AND AMENITY ISSUES

The proposals are for 2 detached houses, the houses are three storey with the upper floor set into the roof space. The siting is such that they are positioned slightly forward of the property to the south (which is a new build) and behind the front of the house at no. 16.

The design is cotemporary but picks up references from surrounding older buildings through articulation of the front elevation and a strong vertical emphasis. Both properties include a single storey flat roofed rear element. The properties will complement the existing new dwelling to the south of the site.

Plot 1, which is nearest to 16 Brookfield gardens originally projected significantly beyond the rear

boundary of 16 both as the three storey house and a 4m deep single storey projection. Given concerns about the potential overshadowing of 16 and the significant overbearing impact of the new house, which is at a higher level, this has been amended. The house at plot 1 now has a rear building line which matches 16 and the single storey projection has been reduced to 3m in depth to reflect the size and scale of extension which would normally be acceptable.

The proposals have been amended a second time to swap the houses on the plots over. This means that the house on plot 1 is now the wider of the 2. The previous changes to the position of the building in relation to no. 16 remain the same. Thus the impact of the development on neighbouring properties is acceptable.

A concern of many objectors is the impact of the development on parking in Brookfield Gardens. A number of houses do not have off street parking which places a reliance on the availability of on street parking. The proposed development will generate the demand for up to an additional 4 cars which can be accommodated off street. However the creation of a second driveway will mean the loss of some on street parking. As the existing dwelling already has a driveway, this change is considered minimal.

SEPARATION DISTANCES

Separation distances to existing properties opposite the development are 25m which is satisfactory.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway objections to this proposal.

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 proposals will result in the addition of two houses in a sustainable location which are not in conflict with the provisions of UDP Policy HS4 or Policy TR9 & SPD4, and the Policies WM8 & WM9 in the Joint Waste Local Plan the NPPF.

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) & Joint Waste Local Plan (Adopted 18 July 2013) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposals will result in the addition of two houses in a sustainable location which are not in conflict with the provisions of UDP Policy HS4 Policy TR9 & SPD4, and the Policies WM8 & WM9 in the Joint Waste Local Plan the NPPF.
or the NPPF.

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 18/5/2017 and 21/8/2017 and listed as

follows: Block and location plan, 516.000 B, 516.004 A, 516.003 A, 516.002 B and 516.001 B.

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

Reason: To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy HS4 of the Wirral Unitary Development Plan.

4. 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 Joint Waste Local Plan.

5. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

Reason: To ensure that the development is satisfactorily sited and designed in relation to adjacent developments.

Further Notes for Committee:

Last Comments By: 11/09/2017

Expiry Date: 13/07/2017