

Planning Committee

19 October 2017

Reference:
OUT/17/00927

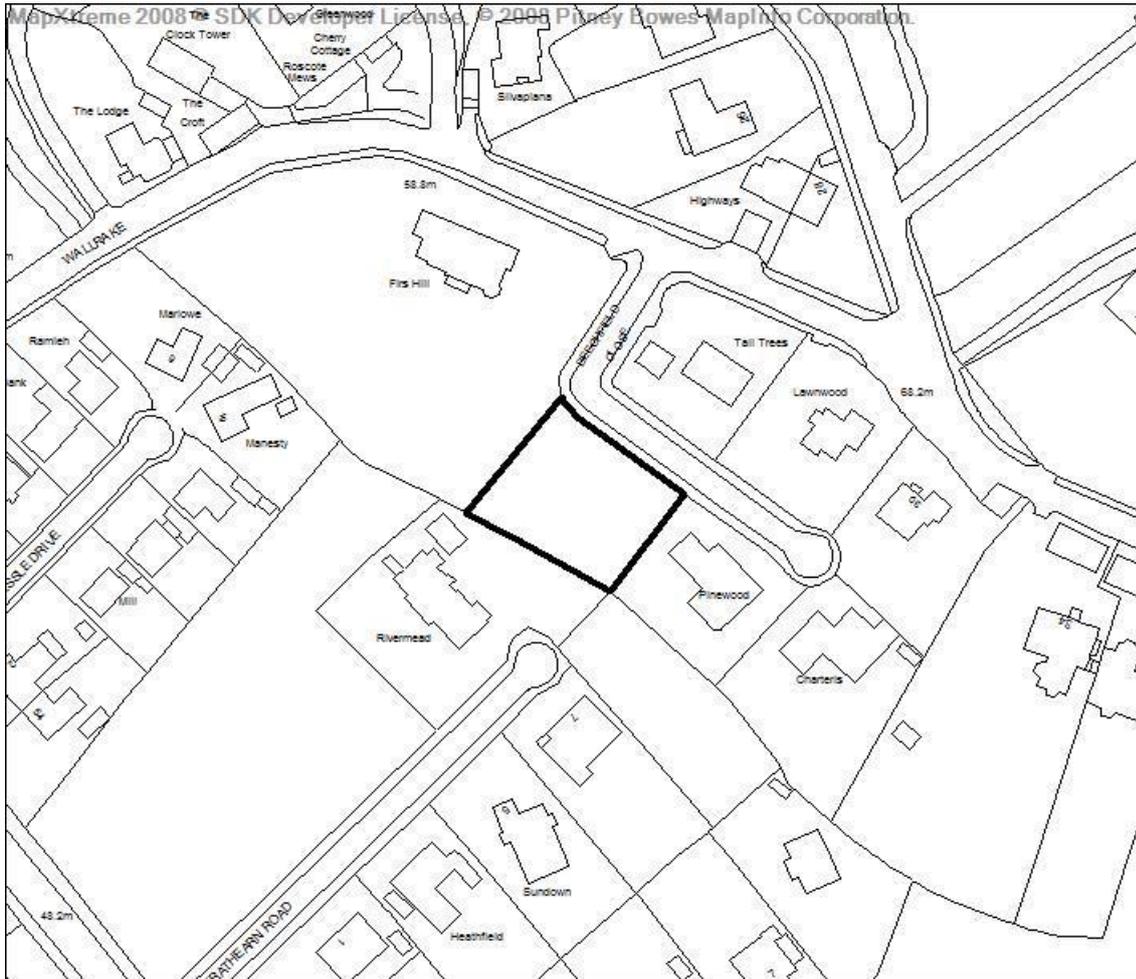
Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Heswall

Location: LAND AT BEECHFIELD CLOSE, GAYTON, CH60 8PD
Proposal: Outline planning permission (to include access and scale only) for the proposed construction of 1No. detached storey dwelling and attached garage.
Applicant: Mr Colvin
Agent : Edward Landor Associates

Site Plan:



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Development Plan Designation

Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 9 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 4 letters of objection have been received, listing the following grounds:

1. topography of the site
2. sloping land levels
3. loss of trees
4. scale of development
5. impact onto Rivermead
6. loss of privacy
7. loss of light

An objection makes reference to a Covenant on the land however this is not a planning matter.

CONSULTATIONS:

Highways - No Objections subject to footway informative

The Heswall Society - Concerns regarding the scale of the proposed development

DIRECTORS COMMENTS:

REASON FOR REFERRAL

A Qualifying petition of objection containing 91 signatures has been submitted on the grounds that the development would result in a significant loss of trees and the deterioration of the character of Heswall.

INTRODUCTION

The proposal is for outline consent for the erection of a detached dwelling, the outline consent seeks approval of access and scale. The plans do show an indicative siting of the dwelling on the plot however this would be subject to approval of reserved matters.

PRINCIPLE OF DEVELOPMENT

The proposal is for outline consent for a detached two-storey dwelling within a residential area, the principle of development is therefore considered acceptable.

SITE AND SURROUNDINGS

The plot currently forms part of the garden of Firs Hill Wallrake but as a development would form part of Beechfield Close which is a small residential development containing 4 frontage properties, the rear of the site backs on to a bungalow plot on Strathearn Road.

Beechfield Close has a mixture of house types, the south side of Beechfield Close is on a lower ground level than the houses to the north side, for example the land levels of Tall Trees opposite is approximately 2.5m higher than the land level of the application site.

The adjoining plot Pinewood is relatively modern and is set low on the site, the proposed indicative contextual elevation shows the proposed dwelling reflecting the height and scale of Pinewood with a generous side separation between the two houses.

POLICY CONTEXT

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.

HS5 Density and Design Guidelines Policy

In the following existing residential areas as outlined on the Proposals Map, in addition to the criteria in Policy HS4, proposals for new residential development will be subject to controls over density and layout as follows:

Gayton; Zone 2, Density should be at a maximum of 7.5 dwellings per hectare, with plot frontages and set backs comparable to those of plots in close proximity. Open plan frontages will not be permitted. Zone 2 consists of large family houses set in extensive, well-treed grounds with strong boundaries. New development should reflect this character in its density and siting.

UDP Policy TR9 and Joint Waste Local Plan Policies WM8 and WM9 are also applicable

APPEARANCE AND AMENITY ISSUES

The outline consent seeks approval of access and scale only at this stage, the proposed access will be off Beechfield Close with an opening formed within the existing sandstone wall, there are no highway objections to the proposed access and the appearance of the access would be similar to the access at Pinewood.

The proposed scale of the dwelling is two-storey, the indicative plans shows a single storey garage element to the side however the layout and appearance of the dwelling will be determined as part of any reserved matters submission. The existing houses that make up Beechfield Close are all two-storey detached and all differ in design, therefore a two-storey dwelling is considered appropriate to the character of the area in this instance.

The proposed development plot is substantial in size and the host dwelling Firs Hill would maintain a large area of private garden following any subdivision, the plot is considered to be large enough to withstand a development as proposed and remain in keeping with the established developments within Beechfield Close.

The application plot mirrors the neighbouring plots within Beechfield Close, SPG note 6 states that new dwellings should be set 19m back from the frontage however the existing houses in Beechfield Close are between 5m and 13m back from the frontage, therefore the indicative siting of the dwelling reflects the character of Beechfield Close and is considered acceptable when viewed within the established street scene.

The property would adjoin a bungalow to the rear, Rivermead on Strathearn Road, the siting of a dwelling on this plot could meet the current interface distances window to window given the land level differences, the indicative layout plan currently shows distances of 28m to Tall Trees and approximately 22m to Rivermead, the land levels to the rear of the application site and the rear of Rivermead do not greatly differ, the ground level of Rivermead is set at 58.14 above datum level, the rear boundary of the application site is 58.02 and rises 58.53 to the centre of the site and 60.53 at pavement level of Beechfield Close.

The layout and appearance of the proposed dwelling which are subject to reserved matters would have to be considered carefully in respect to Rivermead and the existing rear facing windows so as not to have a detrimental impact onto residential amenity.

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Concerns have been raised with regards to tree protection, there is a TPO at the rear of the site, it is likely given the scale of the plot and the interface distances required that there would be minimal intrusion onto the setting of these trees which are identified on the topographical survey, due to the TPO, tree protection conditions would be imposed as part of the landscape reserved matters application.

The application site is considered to be appropriate for this type of development which would be characteristic of the area and neighbouring plots, the proposed outline consent is therefore acceptable having regard to Wirral's UDP Policy HS4.

SEPARATION DISTANCES

Whilst the layout plan is indicative only it is considered that the plot size could withstand a two-storey dwelling that meets the Council's current interface distances of 21m window to window even with the change in land levels.

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 plot is substantial enough to withstand a two-storey dwelling without compromising the amenity of existing neighbouring properties, therefore the outline consent with approval of access and scale are considered acceptable having regard to Wirral's UDP Policy HS4.

Summary of Decision:

Having regard to the individual merits of this application the decision to grant Planning Permission has been taken having regard 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 plot is considered to be of an appropriate scale that can withstand a two-storey dwelling, the proposal is therefore considered acceptable having regard to Wirral's UDP Policy HS4.

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 **layout** of the development;

(b) The external **appearance** of the development;

(c) 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. 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.

4. All existing trees which are not directly affected by the building(s) and works hereby approved shall be clearly located and described in the required landscaping scheme. Such trees shall be retained and shall not be lopped, topped, felled, pruned, have their roots severed or be uprooted without prior approval of the Local Planning Authority. Any such tree which subsequently dies, becomes seriously diseased or has to be removed as a result of carrying out this development shall be replaced with a tree of a species and size and in such position, as the Local Planning Authority may require, in conjunction with the general landscaping required herein.

Prior to the commencement of construction the trees to be retained on the site shall be protected by chestnut paling fences 1.5 metres high erected to the full extent of their canopies or such lesser extent as may be approved by the Local Planning Authority, the fencing to be removed only when the development (including pipelines and other underground works) has been completed; the enclosed areas shall at all times be kept clear of excavated soil, materials, contractors' plant and machinery.

Reason: To ensure that the trees are not damaged during the period of construction, as they represent an important visual amenity which the Local Planning Authority considers should be substantially maintained and kept in good condition.

5. No development shall take place until a Site Waste Management Plan, confirming how 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 of the Waste Local Plan.

6. 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 development and the highway and that satisfactory gradients are achieved.

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: 01/09/2017 10:55:01
Expiry Date: 13/09/2017