

Planning Committee

16 November 2017

Reference:
APP/17/01158

Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
Hoylake and Meols

Location: Land adjacent to 15 HERON ROAD, MEOLS, CH47 9RU
Proposal: Proposed new dwelling with associated landscaping, access and single-storey garage to the rear of the site

Applicant: Mr Reed
Agent : ArchitectFolk

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

Location: 14 HERON ROAD, MEOLS, CH47 9RU
Application Type: Outline Planning Permission
Proposal: Proposed new dwelling on land adjacent to 14 Heron Road, Meols.
Application No: OUT/16/01538
Decision Date: 19/01/2017
Decision Type: Approve

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 8 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 1 objection received, objecting on the grounds of:

- Proposed house closer to side boundaries than existing properties;
- Garage is too close to neighbouring property

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - No objection

Head of Environment & Regulation (Traffic and Transportation Division) - No objection

DIRECTORS COMMENTS:**REASON FOR REFERRAL**

Councilor Gerry Ellis requested that the application be taken out of delegation.

INTRODUCTION

The application is for the erection of a new dwelling on land between 14 and 15 Heron Road. The proposal includes associated landscaping, access onto Heron Road and a single-storey garage to the rear of the site.

The site currently benefits from an extant outline planning permission (OUT/16/01538) for a new dwelling.

SITE AND SURROUNDINGS

The application site consists of a plot of land located between 14 and 15 Heron Road. The site is designated as a Primarily Residential Area and predominantly consists of two-storey, semi-detached properties along Heron Road. There is an access track running along the rear of the site with open fields opposite the site.

POLICY CONTEXT

The site is designated as a Primarily Residential Area within the Wirral Unitary Development Plan and as such the principle of residential development is acceptable. The proposal is primarily subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development. UDP Policy TR9 and Joint Waste Local Plan Policies WM8 and WM9 are also applicable.

The National Planning Policy Framework (NPPF) is also relevant. The NPPF states that the purpose of the planning system is to contribute to the achievement of sustainable development. There is now a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. The development site is considered to be in a sustainable location close to public transport links and local shops on Meols Parade. Good design is a key aspect of sustainable development and should be used to contribute positively to make places

better. NPPF paragraph 64 makes it clear that development of poor design which fails to take the opportunities for improving the character and quality of an area and the way it functions should be refused.

APPEARANCE AND AMENITY ISSUES

This is a full application for the erection of a dwelling house. As noted, the site already benefits from outline planning permission, although that was with all matters reserved. A site plan was submitted with the outline permission which showed a dwelling with an extremely similar footprint to this current proposal, but this was only indicative. Therefore, it is only the principle of a new dwelling on this site which has been approved.

The application site is similar in width and depth to the other properties which front onto this part of Heron Road and will include off-street parking and a small garden to the front of the site and a larger private garden to the rear, and it is therefore considered that the proposal will not be an overdevelopment of the site. Whilst the proposed dwelling may be sited slightly closer to the side boundaries than surrounding properties, there is no risk of terracing, with a distance of approximately 1 metre either side of the dwelling, and the spacious character will therefore be retained.

Whilst all the other dwellings along this part of Heron Road are semi-detached properties it is not considered that a detached property will appear particularly out of character. The proposed dwelling has been designed with the same ridge and eaves height as the properties either side and will also be similar in appearance, with a front gable element, brick to the ground-floor and render to the first-floor, and these are features which replicate the existing dwellings. The proposed dwelling will therefore appear in keeping with the surrounding properties and will not harm the character of the area.

There are no primary habitable windows on the side elevation of the properties either side and it is considered that the proposal will not result in a loss of light or outlook to neighbouring properties. The main outlook from the properties either side are to the front and rear elevations and this will be undisturbed, with only a proposed single-storey element projecting further to the rear than the main two-storey part of the neighbouring dwellings. The only windows on either of the main side elevations of the proposed dwelling is a high-level ground-floor window and a first-floor window for the stairwell, both to the north elevation. The high-level window will not allow for any significant outlook and a condition has been attached to obscurely glaze the first-floor window, ensuring that there will be no loss of privacy to the neighbouring property.

There will be a single-storey garage to the rear of the site, accessed from an unadopted track that runs along the rear of the Heron Road properties. There are a number of other, similar structures along this unadopted track and the proposed garage will therefore not be out of keeping with this. The proposed garage is of a suitable scale and is located to the very rear of the site, away from existing dwellings, and will therefore not harm any residential amenity.

Overall, the proposed dwelling is considered to be suitable in design and scale within this location and will not harm the character or appearance of the street scene, nor will it have an unacceptable adverse impact upon the amenities of neighbouring properties and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and the National Planning Policy Framework.

SEPARATION DISTANCES

All required separation distances are met in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

The addition of one new dwelling in this location will not have a detrimental impact upon highway safety. There is off-street parking provided to the front of the site on Heron Road, together with off-street parking and a garage to the rear and this is therefore considered to be acceptable.

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 proposed development is considered to be acceptable in design and scale and will not harm the character or appearance of the street scene, nor will it have an unacceptable adverse impact upon the amenities of neighbouring properties and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and the National Planning Policy Framework.

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 is considered to be acceptable in design and scale and will not harm the character or appearance of the street scene, nor will it have an unacceptable adverse impact upon the amenities of neighbouring properties and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and the National Planning Policy Framework.

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 12th September 2017 and listed as follows: AF109 B100; AF109 B101

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

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. The first-floor window in the side (north) elevation of the dwelling hereby permitted shall be obscurely glazed and retained as such thereafter.

Reason: In the interest of residential amenity

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 shall be undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. The submission of a Section 50 Highway Opening Notice is required prior to the commencement of any works on the adopted highway. You should contact the Council's Highway Management Team via www.wirral.gov.uk prior to the commencement of development for further information.

Last Comments By: 17/10/2017 11:52:05
Expiry Date: 07/11/2017

