

Planning Committee

18 January 2018

Reference:
APP/17/01331

Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
**West Kirby and
Thurstaston**

Location: Stone Hive, DARMONDS GREEN, WEST KIRBY, CH48 5DU
Proposal: Construction of two-storey dwelling adjacent to Stone Hive

Applicant: Carista Developments Ltd
Agent : Collins Architecture

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

- Location: Stone Hive, 53, Grange Road, West Kirby. L48 5DU
Application Type: Full Planning Permission
Proposal: Conversion into two dwellings.
Application No: APP/89/07811
Decision Date: 15/02/1990
Decision Type: Approve
- Location: Stone Hive, DARMONDS GREEN, WEST KIRBY, CH48 5DU
Application Type: Full Planning Permission
Proposal: Extended entry porch and first floor dressing room/study over existing ground floor cloakroom
Application No: APP/13/00650
Decision Date: 22/08/2013
Decision Type: Approve
- Location: Stone Hive, DARMONDS GREEN, WEST KIRBY, CH48 5DU
Application Type: Full Planning Permission
Proposal: Retention of lean-to store/shed to side of house.
Application No: APP/15/01394
Decision Date: 04/12/2015
Decision Type: Approve
- Location: Stone Hive, DARMONDS GREEN, WEST KIRBY, CH48 5DU
Application Type: Full Planning Permission
Proposal: Proposed two storey extension to provide additional family accommodation at existing dwelling. The lower level of the proposal is built into the existing garden topography providing a section of subterranean development.
Application No: APP/16/00235
Decision Date: 19/04/2016
Decision Type: Approve
- Location: Stone Hive, DARMONDS GREEN, WEST KIRBY, CH48 5DU
Application Type: Outline Planning Permission
Proposal: Construction of new single-storey dwelling adjacent to existing house (Outline)
Application No: OUT/16/01192
Decision Date: 16/12/2016
Decision Type: Approve
- Location: Stone Hive, DARMONDS GREEN, WEST KIRBY, CH48 5DU
Application Type: Full Planning Permission
Proposal: Construction of three-storey dwelling adjacent to Stone Hive
Application No: APP/17/00750
Decision Date: 08/08/2017
Decision Type: Refuse

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 22 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there

had been two petitions of objection containing 56 and 49 signatures and 7 individual objections received, objecting on the grounds of:

- Increase in traffic and parking;
- Road safety concerns;
- Negative impact on Stone Hive, a house with local historical interest;
- Overlooking and loss of privacy;
- Out of character and out of scale;

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

A qualifying petition of objection has been received.

INTRODUCTION

The application is for the construction of a two-storey dwelling on land adjacent to Stone Hive.

Outline permission was granted in 2016 for the erection of a single-storey dwelling on this site, under reference OUT/16/01192. Although the application was for outline permission, the access, layout and scale of the proposal was assessed at that stage. A more recent application for a three-storey dwelling was refused in August 2017 due to the scale of the building and due to likely overlooking to the neighbouring property.

SITE AND SURROUNDINGS

The application site was, until recently, part of the garden of Stone Hive, which is a large, two-storey dwelling located near the corner of Darmonds Green and Grange Road. Since outline permission was granted for the site, it appears to have been sold off as a separate parcel of land.

The site is within a Primarily Residential Area, as designated in Wirra's Unitary Development Plan and the surrounding area is almost wholly residential, with a number of dwellings which are of a high quality design and appearance located along Darmonds Green, including Stone Hive itself.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development, which sets out criteria for new residential schemes, Policy GR5: Landscaping and New Development, and Policies WM8 and WM9 of the Waste Local Plan.

The National Planning Policy Framework (NPPF) states that the purpose of the planning system is to contribute to the achievement of sustainable development. There is a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. NPPF part 7 makes it clear that good design is a key aspect of sustainable development and that poor design which fail to take opportunities for improving the character and quality of the area should be refused.

APPEARANCE AND AMENITY ISSUES

The existing property of Stone Hive is a large, two-storey dwelling which is attached to Darmonds Cottage. Stone Hive has a large garden area between itself and Grange Road, with the levels lowering towards Grange Road, and part of this garden has now been separated to form a new plot for development. The principle of a dwelling on this plot has been established, although the extant outline permission did state that the dwelling would be single-storey.

In comparison to the recently refused application, the current proposal has been revised so that the dwelling is a traditional two-storey house and therefore much more in keeping with the character of the surrounding area. Additionally, the proposed habitable window on the rear elevation has been removed, and the design of the dwelling has been amended to incorporate more brickwork detail.

Residential Amenity

The rear elevation of the property will be within 4 metres of the boundary with Stone Hive. As noted, to ensure that there will be no overlooking created, this elevation will not contain any habitable windows, which is an alteration from the previously refused application which had proposed a bedroom window on this elevation. The only windows in this elevation will be for a staircase and a condition has been attached to ensure they are obscurely glazed. This proposed elevation will also be significantly further than 14 metres from windows in the front elevation of Stone Hive, ensuring it complies with the required separation distances between habitable windows and blank elevations. There is also some change in land levels, with the application site being set lower than Stone Hive, and this will further ensure that the proposed dwelling does not unduly impact on the occupiers of Stone Hive.

The proposed dwelling will be in close proximity to the boundary with 63 Grange Road. However, the only habitable window on the side elevation of this adjacent property appears to be a secondary window for a kitchen area, with all other habitable windows on the front and rear elevation of the property. It is therefore considered that the proposal will not have an unacceptable impact upon the amenities of occupiers of this property.

All habitable windows within the dwelling will be oriented towards either Darmonds Green or Grange Road, and will be more than 21 metres from the new property opposite on Darmonds Green, whilst there are no properties directly opposite the site on Grange Road. This is sufficient to ensure that the proposal does not impact upon the amenities of any neighbouring dwellings.

Street Scene

This site is in a prominent location close to the junction of Darmonds Green and Grange Road. The majority of dwellings on both of these roads are two-storey in scale and the proposed dwelling will therefore be in keeping with the character and scale of other properties in the area. It will be sufficiently set back from the pavement of both Darmonds Green and Grange Road and will generally follow the established building line of these roads. The proposed dwelling will be of a domestic scale similar to other properties in the area and it is therefore considered that a dwelling of this scale would appear suitable for this site, and would not appear overly obtrusive or harmful to the street scene.

There are two-storey dwellings located on similar corner locations along this part of Grange Road, including a recently-built dwelling on the opposite corner of Darmonds Green and Grange Road, and the proposed dwelling will therefore not be out of keeping with the pattern of development of the surrounding area.

There is sufficient design and interest within the proposed dwelling to ensure that it does not have a detrimental visual impact on its surroundings. The use of a brickwork band and cills will add interest to the predominantly rendered property, whilst the building has been designed to address both Grange Road and Darmonds Green, with the Darmonds Green elevation including a series of windows within a brickwork projection which should enhance the character of the building and ensure that the proposal makes a positive contribution to the street scene.

It is acknowledged that the existing Stone Hive dwelling has a wealth of character and interest, and objections have been received stating that the proposal will impact upon the setting of this. However, this property is neither listed or within a conservation area and therefore the impact that the proposed dwelling has on the setting of this property can only be given limited weight. In any case, the proposed dwelling has been reduced in scale from the most recent application and is now considered to be of a scale which should not have an overbearing impact upon the appearance or setting of this property. As stated, most other dwellings in the area are two-storey in scale, and the proposed dwelling will therefore be in keeping with this. Stone Hive will retain its main garden area to the front, and its setting will therefore not be unduly impacted upon. The lower level of the application site should also minimise the visual impact of the proposed dwelling on its surroundings.

As with the outline planning permission, amenity space will be provided along the Grange Road elevation of the dwelling. This area is fairly well screened by vegetation and a large sandstone wall and fence, and will provide sufficient private amenity space for future occupiers of the proposed dwelling.

SEPARATION DISTANCES

All required separation distances are met.

HIGHWAY/TRAFFIC IMPLICATIONS

There is off-street parking provided for the new dwelling, accessed off Darmonds Green. This is a sufficient distance from the junction and the erection of one new dwelling on this site is unlikely to result in any significant highway safety issues.

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

In conclusion, it is considered that the proposed development will be of a scale that is in keeping with other properties in the area and is of a design which is considered suitable in this location. The internal layout of the proposed dwelling will ensure that the proposal does not harm the amenities of neighbouring properties, and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and GR5, 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 will be of a scale that is in keeping with other properties in the area and is of a design which is considered suitable in this location. The internal layout of the proposed dwelling will ensure that the proposal does not harm the amenities of neighbouring properties, and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4 and GR5, 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 19th October 2017 and listed as follows: 1705-01 Rev B; 1705 03 Rev A

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. 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.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to the dwelling shall be erected unless expressly authorised.

Reason: In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

6. The windows in the north elevation (serving the stairway) and the north-facing window serving Bedroom 4 shall be obscurely glazed and non-opening prior to first occupation and retained as such thereafter

Reason: To protect the amenities of the neighbouring property

7. Prior to commencement of development, a full scheme of works for the reinstatement to standard footway levels of any vehicle accesses from the highway that are rendered obsolete by the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall not be occupied until the approved works have been completed in accordance with the approved scheme.

Reason: For the avoidance of doubt

8. 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

9. Prior to the first occupation of the dwelling, arrangements for the storage, recycling and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with the local planning authority.

Reason: In the interests of amenity and to ensure that the amount of waste for landfill is reduced and to accord with Policy WM9 of the Waste Local Plan.

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: 24/11/2017 13:42:54
Expiry Date: 14/12/2017