

# Planning Committee

31 May 2018

Reference:  
**APP/18/00265**

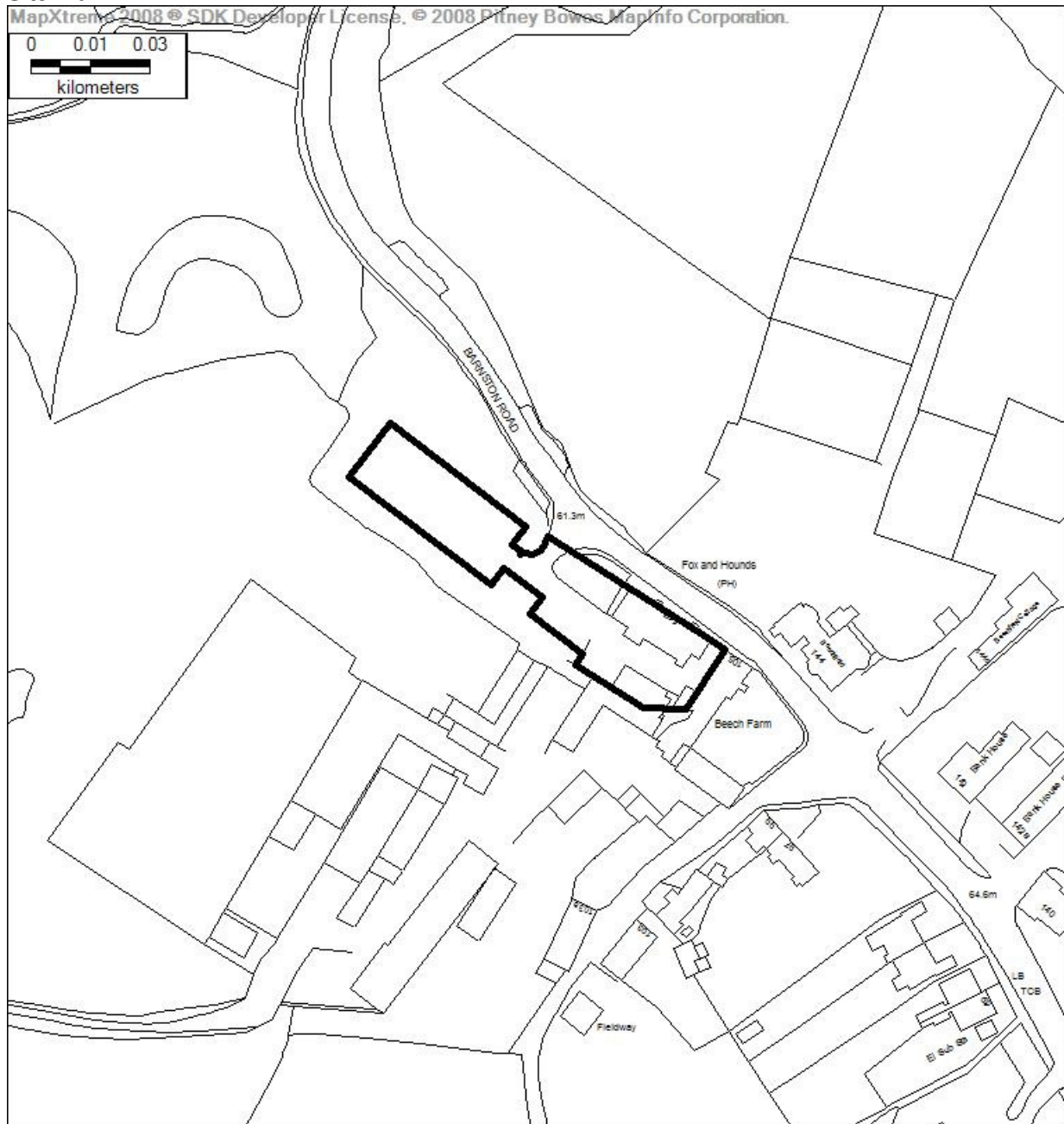
Area Team:  
**South Team**

Case Officer:  
**Mr N Williams**

Ward:  
**Pensby and Thingwall**

**Location:** Fox & Hounds, 107 BARNSTON ROAD, BARNSTON, CH61 1BW  
**Proposal:** Erection of side extension, rear extension and link to outbuilding, bin store, access and parking alterations and revised landscaping  
**Applicant:** Stange and Co  
**Agent :** MTP Town Planning Ltd

## Site Plan:



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**Development Plan designation:**

Green Belt  
Conservation Area (for illustrative purposes)

**Planning History:**

Location: Fox & Hounds, Barnston Road, Barnston, Wirral, L61 1BW  
Application Type: Full Planning Permission  
Proposal: Erection of two storey extensions to existing hotel, change of use of stable block to bedrooms and layout of new car parking area.  
Application No: APP/82/21732  
Decision Date: 27/04/1983  
Decision Type: Refuse

Location: Fox & Hounds Hotel, Barnston Rd, Barnston, L61 1BW  
Application Type: Full Planning Permission  
Proposal: Erection of single storey extension to existing hotel and layout of new car parking area  
Application No: APP/83/23002  
Decision Date: 05/10/1983  
Decision Type: Refuse

Location: Fox & Hounds Hotel, Barnston Rd, Barnston, L61 1BW  
Application Type: Full Planning Permission  
Proposal: Erection of single storey extension to existing hotel and layout of new car parking area  
Application No: APP/84/24582  
Decision Date: 04/10/1984  
Decision Type: Refuse

Location: Fox & Hounds 107, Barnston Road, Barnston. L61 1BW  
Application Type: Full Planning Permission  
Proposal: Two storey extension at rear of property and layout of new car park with access to Barnston Road.  
Application No: APP/85/05215  
Decision Date: 21/10/1985  
Decision Type: Approve

Location: Land north west of Fox and Hounds Public House, 107, Barnston Road, Barnston. L  
Application Type: Full Planning Permission  
Proposal: Extension to existing car park to provide 43 car parking spaces.  
Application No: APP/88/05529  
Decision Date: 01/06/1988  
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 from the Barnston Conservation Society, objecting on the grounds of the loss of landscaping and increase car park.

**CONSULTATIONS**

**Environmental Health** - No objection

**Highways** - No objection

## **Director's Comments:**

### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is a departure from the Unitary Development Plan.

### **INTRODUCTION**

The application is for the erection of single-storey side and rear extensions, together with a link to the existing outbuilding and alterations to the parking layout and landscaping.

The proposed extensions will result in the restaurant area being enlarged, with the link building allowing for the existing outbuilding to be utilised as a kitchen.

### **SITE AND SURROUNDINGS**

The Fox and Hounds is a public house within the Barnston Village Conservation Area. It is a two-storey, white-rendered building which fronts directly onto Barnston Road, and has a large parking area directly to the north of the building. The site is located within the Green Belt.

### **POLICY CONTEXT**

As the site is within the Green Belt, the proposal is subject to Wirral Unitary Development Plan (UDP) Policy GB2: Guidelines for Development in the Green Belt. Policy GB2 states that there is a general presumption against inappropriate development in the Green Belt. There is no provision allowed within this policy for extensions to non-domestic buildings, and this proposal is therefore contrary to this policy.

The guidance in the National Planning Policy Framework (NPPF) is also directly relevant in this case. Paragraph 89 of the NPPF states that the construction of new buildings in the Green Belt should be regarded as inappropriate, other than for certain exceptions. One of these exceptions includes "the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building". In this instance, the proposed extensions are only single-storey and are considered to be proportionate to the footprint of the existing building, which is much larger than the proposed additions. The extensions will read as extensions to the existing building, with the proposed extensions to the rear will be within a courtyard area and not particularly visible from outside the site, which is screened from the open countryside by a large farm complex to the rear. It is therefore considered that the proposed extensions are in keeping with this aspect of the National Planning Policy Framework and can be supported. Additionally, the NPPF also states that local plans should support "the sustainable growth and expansion of all types of businesses and enterprise in rural areas" and this proposal is considered to broadly comply with the principle of this.

The site is also within the Barnston Village Conservation Area, and the proposal is therefore subject to Wirral UDP Policy CH2: Development Affecting Conservation Areas and Policy CH21: Barnston Village Conservation Area.

### **APPEARANCE AND AMENITY ISSUES**

Only the single-storey side extension will be visible from the public highway and this has been designed with an oak frame with elements of render to match the existing building. It has also been set back from the front elevation of the building by approximately 2 metres, ensuring that it will appear subordinate and proportionate to the main building, which is two-storeys tall and much larger than the proposed extension. It is not considered that the proposed additions will detract from the overall character of the building, which contributes greatly to the character of the Barnston Village Conservation Area.

#### Parking Layout

The layout of the car park area will be altered to provide an additional 13 parking spaces, taking the total number from 40 to 53. The applicant contends that the number of spaces in the current parking area restricts the amount of custom and has actively been looking to increase the number of spaces available. The proposal will see some existing areas of landscaping removed for new parking area, both near the entrance to the site and towards the northern end of the existing car park.

Despite the increase in parking spaces and hardstanding at the northern end of the site, including the partial loss of an existing grass bank and the relocation of two small trees, the site will still be screened from the wider area by trees and vegetation.

The new parking spaces towards the front of the site will see the removal of some landscaping areas. However, an existing hedge to the front of the site (adjacent to the building) will be retained and will continue to partly screen the parking area from Barnston Road. The larger landscaping area which runs along Barnston Road (further north from the building) will not be affected by the scheme and therefore the visual impact of the amended car park on the street scene of Barnston Road and the Conservation Area will be minimal. A condition has been attached for full details of the landscaping of the site to be secured.

Overall, it is considered that the proposed extensions form appropriate and proportionate additions to the existing building which will have limited impact upon the openness of the Green Belt and the Barnston Village Conservation Area. Additionally, the alterations to the car park area will have minimal visual impact upon the character of the site.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance as no residential properties will be directly affected by the proposed development.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There is no sufficient reason to warrant refusal of the application on highway safety grounds.

#### **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**

Although there no provision in UDP GB2 for the proposed development, the proposal would constitute appropriate and proportionate additions to the existing building, together with some external alterations within the site, which will not harm the openness of the Green Belt or have a detrimental impact upon the character of the Barnston Village Conservation Area. The proposal is therefore compliant with the National Planning Policy Framework and Wirral Unitary Development Plan Policy CH2 and CH21.

#### **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 proposal will constitute appropriate and proportionate additions to the existing building, together with some external alterations within the site, which will not harm the openness of the Green Belt or have a detrimental impact upon the character of the Barnston Village Conservation Area. The proposal is therefore considered to comply with the National Planning Policy Framework and Wirral Unitary Development Plan Policy CH2 and CH21.

**Recommended                      Approve**  
**Decision:**

#### **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 8th March 2018 and listed as follows: B103; B105; B106; B107; B108 Rev B; B109 Rev B; and the amended plan received on 8th May

2018 and listed as: B104 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 CH2 of the Wirral Unitary Development Plan

4. Notwithstanding the information submitted with the application, prior to first use of the development hereby permitted, full details of the landscaping of the site shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first use of the proposal and shall be retained as such thereafter unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** For the avoidance of doubt and in the interests of amenity, having regard to Wirral Unitary Development Plan Policy CH2

**Last Comments By:** 18/04/2018  
**Expiry Date:** 03/05/2018