

Planning Committee

21 June 2018

Reference:
APP/18/00445

Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
Eastham

Location: Site of lock up garages, MALLOWDALE CLOSE, EASTHAM
Proposal: Construction of 6 new houses and 1 new bungalow
Applicant: Magenta Living
Agent : B.Y.A. Ltd Architects

Site Plan:



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Development Plan designation:
Primarily Residential Area

Planning History:
There is no relevant planning history for this site

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 31 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been a petition of objection containing 34 signatures and 4 individual objections received, objecting on the grounds of:

- Loss of parking area, and insufficient parking;
- Highway safety concerns for emergency vehicles;
- Overlooking;
- Out of character;
- Proposal will 'box in' existing houses;

CONSULTATIONS

Environmental Health - No objection

Highways - No objection

DIRECTORS COMMENTS:

REASON FOR REFERRAL

A qualifying petition of objection was received.

INTRODUCTION

The application is for the erection of 6 new houses and 1 new bungalow at the site of garages on the corner of Mallowdale Close and Darleydale Drive.

SITE AND SURROUNDINGS

The site currently contains two rows of lock-up garages and an area of grass, located within a Primarily Residential Area. The surrounding area contains predominantly two-storey terraced dwellings, with a large electricity pylon also located within the application site.

POLICY CONTEXT

The application is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development and the National Planning Policy Framework. Policy HS4 states that new residential schemes should not result in a detrimental change in the character of the area and should be of a scale which relates well to the surrounding area.

APPEARANCE AND AMENITY ISSUES

The existing garages and their associated hardstanding/forecourt have a negative visual impact upon the overall character of the area and it is considered that their demolition will have a beneficial impact upon the appearance and character of the area. The site is considered to constitute brownfield land within a Primarily Residential Area.

The proposal will create six two-storey dwellings, within three pairs of semi-detached dwellings. The dwellings have been sited so that required separation distances are met with existing properties to the front and rear of the site. The new dwellings will be a distance of 21.5m from properties at the rear (2-14 Mallowdale Close), whilst properties opposite the front of the site (1-9 Mallowdale Close) will be just over 21m away. The blank side elevation of the new dwellings will be more than 17m from the properties to the side (28-32 Mallowdale Close). There will be a distance of more than 10m from first-floor windows to any neighbouring private garden. These distances all comply with the required separation distances and ensure that the proposal will not have an unacceptable adverse impact upon the amenities of neighbouring properties.

The siting of the properties allows for one off-street parking per dwelling, with a good-sized rear garden each and the amount of development is therefore considered to be suitable for this site and in keeping with the general pattern of development in the area.

The proposed bungalow will be located on the southern part of the site, on an existing grassed area. This area contributes little to the character of the area, and appears to be used infrequently by local residents due to its fairly constrained size. The proposed bungalow will generally follow the established building line of Darleydale Drive and, given that it is located on the corner, will address both Mallowdale

Close and Darleydale Drive, to ensure that it contributes visually to the character of the area. The bungalow will have one off-street parking space (accessed from Mallowdale Close) and a good-sized private amenity area and will provide adequate living conditions for future occupiers.

Whilst the design of the proposed dwellings is fairly standard, it is considered to be suitable for this area, where the dwellings have little distinctive character or design features. A mix of brickwork, front canopies and window details all add some interest to the proposed dwellings.

Overall, the proposed development is considered to make good use of brownfield land and will be in keeping with the general character of the surrounding residential area, and the proposal therefore complies with Wirral Unitary Development Plan Policy HS4 and the National Planning Policy Framework.

SEPARATION DISTANCES

Separation distances are dealt with in more detail above.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal will result in the loss of garages and the available off-street parking associated with them, and a number of objections have been received on these grounds. However, the site is private land and the garages could be made unavailable for use without requiring planning permission. Each of the new dwellings have one off-street parking space, whilst an additional area of off-street parking is to be created adjacent to the pylon.

With regards to the concerns about emergency vehicles accessing the site, the width of the roadway is not being altered and there will therefore be no change to this situation. The carriageway is a sufficient width for emergency vehicles and it is therefore considered that there are no highway safety or parking grounds to warrant refusal of the application.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

An Ecological Survey was submitted which concluded that there was no sign of bats or nesting birds at the site.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development will make good use of an existing brownfield site and will not have an adverse impact upon the amenities of neighbouring properties or the character and appearance of the street scene. 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 will make good use of an existing brownfield site and will not have an adverse impact upon the amenities of neighbouring properties or the character and appearance of the street scene. 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 April 2018 and listed as follows:
1870-01; 1870-06C; 1870-10

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. Construction of the development authorised by this permission shall not begin until the Local Planning Authority (LPA) has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and any amendments to the existing highway made necessary by this development, including details of the vehicle accesses, tactile paved pedestrian crossings to the junction of Mallowdale Close / Darleydale Drive, street lighting amendments, surface water drainage connections and amendments to the footway in Mallowdale Close. The approved works shall be completed in accordance with the LPA written approval and prior to occupation of the development.

Reason: In the interests of highway safety having regard to Wirral Unitary Development Plan Policy HS4

Further Notes for Committee:

1. In order to fulfill Condition 4, it will be necessary to enter into a legal agreement with the Council to secure the works under the Highways Act and the New Roads and Streetworks Act. The agreements would include details of the works to be carried out including all necessary new vehicle accesses, footways, street lighting, surface water drainage, tactile pedestrian paved crossings and street furniture.

Consent is required for the formal closure of an existing highway. All costs will be recharged to the applicant, who should contact the Council's Highway Management team via www.wirral.gov.uk for further information.

Last Comments By: 24/05/2018 15:24:45

Expiry Date: 07/06/2018