

Planning Committee

19 July 2018

Reference:
APP/18/00579

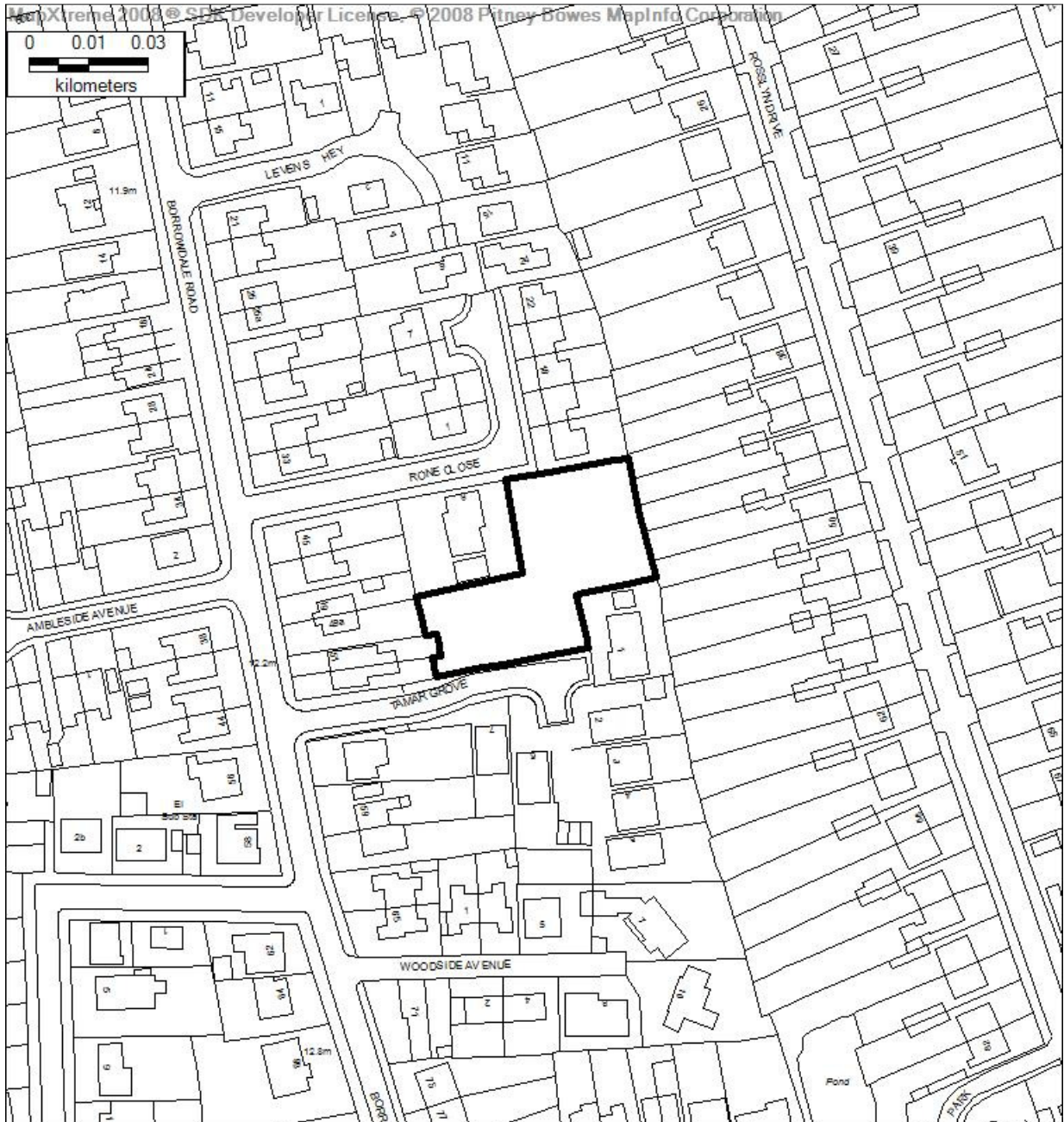
Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
**Moreton West and
Saughall Massie**

Location: LAND ADJACENT TO 8 RONE CLOSE, MORETON, CH46 0UF
Proposal: Development containing 6 dwellings at land associated with 8 Rone Close
Applicant: GB Developments
Agent : N/A

Site Plan:



© Crown copyright and database rights 2018 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan designation:

Primarily Residential Area

Planning History:

Location: LAND ADJACENT TO 8 RONE CLOSE, MORETON, CH46 0UF
Application Type: Full Planning Permission
Proposal: Proposed erection of 6 dwellings at land associated with 8 Rone Close
Application No: APP/14/01448
Decision Date: 19/01/2015
Decision Type: Approve

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 a petition of objection containing 29 signatures and 2 individual objections. The objections can be summarised as:

1. Detrimental effect on the amenity of residents;
2. Overlooking;
3. Noise and disturbance;
4. Overdevelopment;
5. Insufficient parking

CONSULTATIONS:

Engineers - No objection

Environmental Health - No objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Bruce Berry requested that the application be taken out of delegation regardless of officer recommendation as residents believe that the application is overdevelopment and will have a detrimental effect on the amenity of residents in the area. In addition, a qualifying petition of objection was received.

INTRODUCTION

The application is for the erection of 6 dwellings at land associated with 8 Rone Close, comprising of 4 semi-detached properties together with 2 detached properties.

SITE AND SURROUNDINGS

The site is located between Rone Close and Tamar Grove and is currently used as residential amenity space in relation to 8 Rone Close, with access off Rone Close.

The site is designated as a Primarily Residential Area and there is a mixture of different residential properties within the immediate area, with two-storey dwellings on Rone Close, bungalows on Tamar Grove and a mixture of both on Borrowdale Road. The eastern boundary of the site also borders the rear gardens of two-storey dwellings located on Rosslyn Drive.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development, Policy GR5: Landscaping and New Development and the National Planning Policy Framework (NPPF). 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, whilst the NPPF advocates a presumption in favour of sustainable development as well as delivering a wide choice of high quality homes.

APPEARANCE AND AMENITY ISSUES

This current application is identical to a previous planning permission granted on the site, under reference APP/14/01448. This previous permission, however, expired in January 2018 without ever being implemented. As the site is within a Primarily Residential Area, the principle of developing the site for residential purposes is considered to be acceptable.

Plots 1 - 4

Plots 1 - 4 will consist of two pairs of two-storey, semi-detached properties, and will generally continue the building line established on both Rone Close and Tamar Grove. The rear elevations of these properties will adjoin the rear gardens of properties on Rosslyn Drive. These existing properties have substantial gardens and consequently the new dwellings will be set approximately 45 metres from the main rear elevation of these existing properties. This substantial distance is considered sufficient to ensure that the proposed dwellings do not have an adverse impact upon existing properties at Rosslyn Drive.

There are no primary habitable windows to the side of either 1 Tamar Grove or 14 Rone Close. Plots 1 and 2 will be located 21 metres from the main front elevation of the existing property at 8 Rone Close.

Plots 5 & 6

Plots 5 and 6 will both be two-storey, detached properties. They will be in line with the main front elevation of 8 Rone Close and, together with the other proposed dwellings and (part of) 1 Tamar Grove, will all front onto the new access road.

The rear elevation of Plot 5 will be more than 24 metres from the rear elevation of 49A Borrowdale Road. The front elevation of Plot 6 will be 22 metres from 1 Tamar Grove opposite, and the rear elevation will be approximately 21.4 metres from the main rear elevation of 51 and 53 Borrowdale Road. The side elevation of Plot 6, which will not contain any habitable windows, will be 15 metres from the front elevation of 7 Tamar Grove. All required separation distances are therefore met for these proposed dwellings.

Design and Scale

Although Tamar Grove only contains bungalows, the wider area does contain a substantial number of two-storey dwellings, including 49A - 53 Borrowdale Road and 8 Rone Close, all of which are visible on the street scene of Tamar Grove. The proposed dwellings are traditional two-storey in scale and they will therefore not appear particularly out of keeping within the area or harmful to the character of the street scene. The proposed dwellings will be constructed in brick, which is consistent with both Rone Close and Tamar Grove, whilst the dwellings have sufficient character and interest to ensure that they make a positive contribution to the street scene.

Each of the proposed dwellings will have at least one off-street parking space each, with an additional parking area created within the site. There will be some soft landscaping to the front of each dwelling with adequate-sized private gardens to the rear. The plots sizes are generally consistent with existing plots on Rone Close and Tamar Grove and overall the amount of development is considered to be a suitable and efficient use of this land. The site is within walking distance of Moreton town centre and is therefore a sustainable location, and the proposal is considered to constitute sustainable development.

The proposal will result in the loss of some poor quality trees which are in a poor condition. This will have a few trees to be removed which are poor quality and in a poor condition and their loss would not impact upon the wider amenity of the area. A landscaping scheme will be carried out in order to soften the appearance of the development.

SEPARATION DISTANCES

All required separation distances are met.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal will provide 10 off-street parking spaces for the new dwellings, which is considered to be acceptable. The proposal is unlikely to have any significant traffic or highway safety implications.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

No environmental or sustainability issues are directly associated with this proposal

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal for 6 new dwellings on this site is considered to be acceptable and will not harm the overall character of the area. The scale and design of the proposed dwellings are considered to be acceptable and suitable for the area and will not harm the amenities of neighbouring properties. As such, the proposal is considered to be acceptable and complies with the National Planning Policy Framework and Wirral Unitary Development Plan Policy HS4 and GR5.

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 for 6 new dwellings on this site is considered to be acceptable and will not harm the overall character of the area. The scale and design of the proposed dwellings are considered to be acceptable and suitable for the area and will not harm the amenities of neighbouring properties. As such, the proposal is considered to be acceptable and complies with the National Planning Policy Framework and Wirral Unitary Development Plan Policy HS4 and GR5.

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 4th May 2018 and listed as follows: T007/07; T007/08; T007/09; T007/10; T007/11; T007/12

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. Prior to first occupation of the dwellings hereby permitted the approved landscaping scheme, as set out on Drawing T007/11, shall be implemented in full unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt

5. Notwithstanding the details submitted, 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 access from the highway and any amendments to the existing highway made necessary by this development, including details of the new vehicle access in accordance with LPA commercial crossing specification and amendments to the footway to Rone Close and Tamar Grove. 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. Notwithstanding the information submitted, the access road hereby permitted fails to meet adoptable standards will therefore not be adopted by the Local Planning Authority and will be deemed as a private access road.

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, area manager via www.wirral.gov.uk prior to the commencement of development for further information.

Last Comments By: 08/06/2018

Expiry Date: 29/06/2018