

# Planning Committee

19 July 2018

**Reference:**  
**APP/18/00621**

**Area Team:**  
**South Team**

**Case Officer:**  
**Mrs S Day**

**Ward:**  
**Heswall**

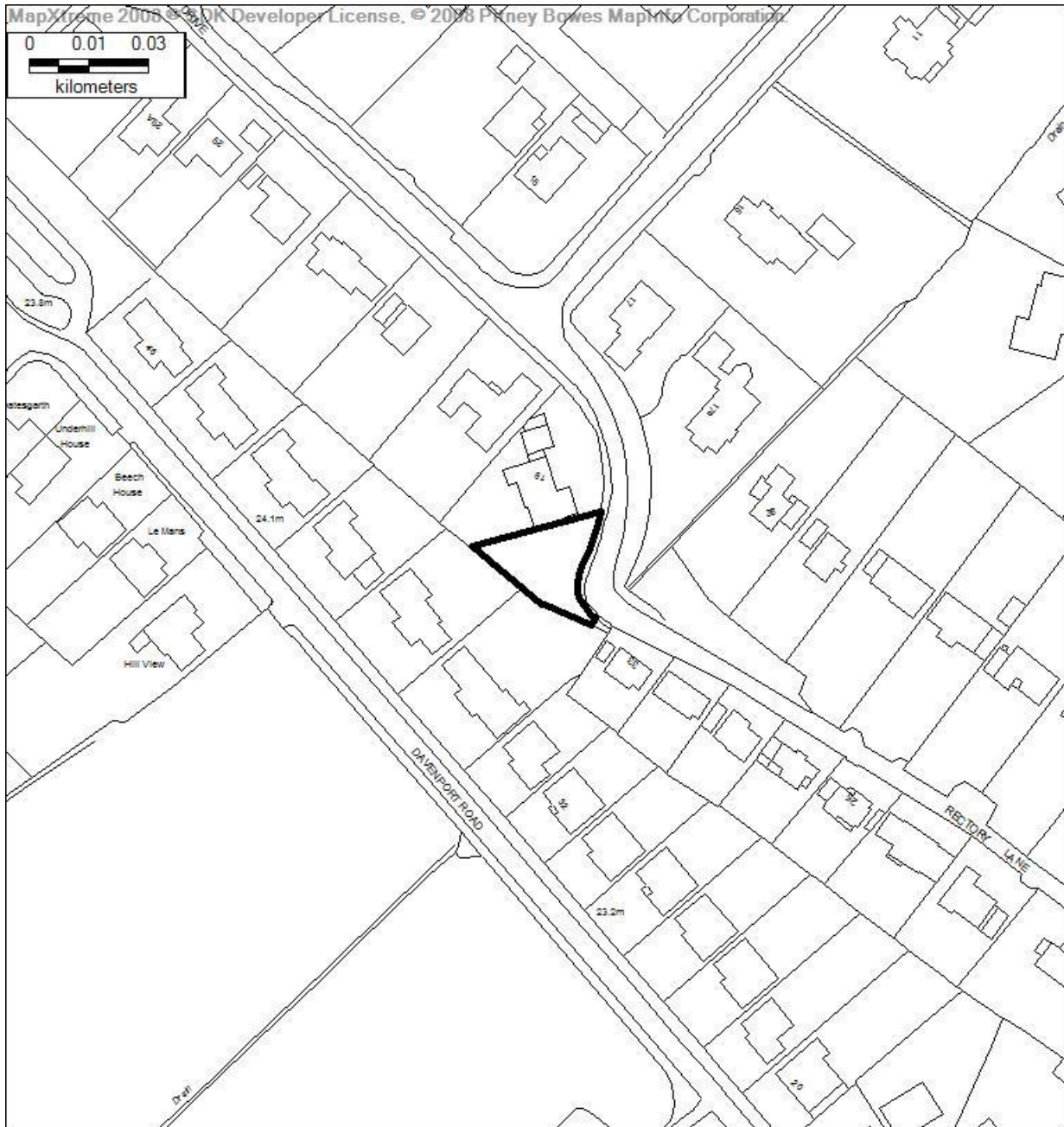
**Location:**  
**Proposal:**

Farr End, 19 FARR HALL DRIVE, HESWALL, CH60 4SH  
The proposal is for a new dormer style bungalow with garden space and two off road parking spaces.

**Applicant:**  
**Agent :**

Mr & Mrs Clarke  
SHACK Architecture Ltd

## Site Plan:



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**Development Plan designation:**

Primarily Residential Area

**Planning History:**

Location: Farr End, 19 Farr Hall Drive, Heswall, Wirral, CH60 4SH  
Application Type: Full Planning Permission  
Proposal: Demolish existing conservatory and the erection of a new rear conservatory.  
Application No: APP/03/06887  
Decision Date: 13/10/2003  
Decision Type: Approve

Location: Farr End, 19 FARR HALL DRIVE, HESWALL, CH60 4SH  
Application Type: Full Planning Permission  
Proposal: The proposal is for a new dwelling on a plot of land adjacent to the existing house. The new dwelling will be a dormer style bungalow with garden space and two off road parking spaces.  
Application No: APP/18/00080  
Decision Date: 14/03/2018  
Decision Type: Withdrawn

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

Having regard to the Council's Guidance on Publicity for Planning Applications, letters were sent to 10 neighbouring properties and a Site Notice was displayed. 24 individual objections have been received and a qualifying petition signed by 53 signatures. The Heswall Society also objected to the proposals. The objections can be summarised as follows:

1. Flooding would be exacerbated
2. Insufficient parking for visitors
3. Overlooking and loss of privacy to neighbours
4. Plot too small and completely out of character with the area.
5. The house is too close to the highway and may result in conflict with horses and pedestrians
6. The house is too close to the site front boundary and will be overbearing.

**CONSULTATIONS:**

**Engineers** - No objections

**Welsh Water** - No objections

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Rowlands requested the application be taken out of delegation as it would be overbearing overdevelopment in contravention of the UDP and SPD2. A qualifying petition of objection signed by 53 signatures has also been received.

**INTRODUCTION**

Erection of a three bedroom detached dwelling adjacent to 19 Farr Hall Drive. The proposed dwelling fronts Farr Hall Drive and has two parking spaces adjacent to Farr Hall Drive.

**PRINCIPLE OF DEVELOPMENT**

The application site lies within a primarily residential area where new houses can be acceptable subject to the relevant policies.

**SITE AND SURROUNDINGS**

The application site is a roughly triangular piece of land which previously formed the side garden to 19 Farr Hall Drive. The land is currently vacant and is higher than the land to the rear on Davenport Road.

19 Farr Hall Drive has recently been remodelled and has a contemporary design. Farr Hall Drive is mainly an unmade road which slopes down towards the application site. Houses on Farr Hall Drive are a mix of architectural styles but mainly comprise detached properties in spacious plots. Rectory Lane joins the south eastern part of Farr Hall Drive. The houses on the southern side of Rectory Lane, adjacent to the application site tend to be detached houses in plots which are closer together and smaller than the prevailing plots on Farr Hall Drive. The northern side of Rectory Lane is more in keeping with the larger plots on Farr Hall Drive.

### **POLICY CONTEXT**

The National Planning Policy Framework, supports development which is sustainable, well designed and which contributes positively to the character of an area.

Wirral Unitary Development Plan Policy HS4 sets out the criteria for new housing. It requires such development to be of an appropriate scale and design to the surrounding area and not to result in a detrimental change in the character of the area.

### **APPEARANCE AND AMENITY ISSUES**

The proposals are for the erection of a two storey dwelling on the side garden of 19. This application is a resubmission following the withdrawal of a similar application earlier in the year.

The current proposals have attempted to address concerns with the previous submission.

The design of the house is modern and reflects the style of 19. The upper floor is contained in dormers within the roof with the rear dormer windows serving a bathroom and a void. The proposed house is significantly smaller with a lower ridge height and footprint. The front building line follows the same angle as 19 but is set further back to reflect the site contours. Two off street parking spaces are proposed adjacent to Farr Hall Drive.

In order to address previous concerns, the house has been pulled further away from Farr Hall Drive and the rear first floor windows do not serve habitable rooms. With rear garden distances to the boundary of between 6m and 10m , it is considered that this is sufficient to protect the privacy and amenity of properties to the rear. Objectors have expressed concern that a further bedroom could be added into the roof void without planning needing planning consent, thus causing overlooking. It is proposed that a condition relating to obscure glazing and one removing permitted development could be applied to resolve this.

Concerns have been raised regarding drainage. A sewer crosses the front of the site and the plans have been designed to take account of this. Welsh water have not objected to the proposals and have suggested a condition relating to surface water.

Whilst it is clear that the application site differs from the scale and spacing of sites to the north on Farr Hall Drive, the orientation of the plot and its proximity to Rectory Lane mean that it forms a transition between both roads. It is considered that the design and the layout are compatible with this section of Farr Hall Drive and would not result in a detrimental change to the character of the locality.

### **SEPARATION DISTANCES**

The proposed dwelling does not have any first floor windows which would cause overlooking to neighbouring properties.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway objections to this proposal.

### **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 dwelling accords with both Unitary Development Plan Policy HS4 and the NPPF.

**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 dwelling accords with both Unitary Development Plan Policy HS4 and the NPPF.

**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 3/5/18 and listed as follows: B101 C, B102 C and B100 B.

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

3. 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 developments.

4. No development shall take place until samples of all external materials, including facing brick and roof tiles, has been submitted to and approved in writing by the Local Planning Authority. The development shall be constructed in accordance with the details as approved.

**Reason:** To ensure a satisfactory development which does not prejudice the amenity of the locality.

5. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by The Local Planning Authority. The plan shall make provision so that delivery / construction traffic do not use Rectory Lane as a point of access and the turning and manoeuvring of large goods vehicles are kept to a minimum.

The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In the interests of highway safety

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015(or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings, extensions or alterations to the dwelling shall be carried out without the express consent of the Local Planning Authority.

**Reason:** In order to protect the character of the area and residential amenities of nearby

occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

7. Prior to the occupation of the dwelling hereby approved, the first floor windows in the rear elevation shall be obscurely glazed and non-opening up to a height of 1.7m above the floor level of the room they serve. They shall be retained as such thereafter.

**Reason** : In the interests of residential amenity

8. No surface water or land drainage shall be allowed to connect directly or indirectly with the public sewerage network.

**Reason;** To prevent hydraulic overloading of the public sewerage system.

**Further Notes for Committee:**

**Last Comments By:** 21/06/2018  
**Expiry Date:** 28/06/2018