

Planning Committee

19 March 2020

Reference:
APP/19/01872

Area Team:
**Development
Management Team**

Case Officer:
Mrs S Williams

Ward:
**Bidston and St
James**

Location: Land at corner of Corwen Close and Third Avenue., Wirral, CH43 9UX
Proposal: Erection of 3 bungalows with associated hard and soft landscaping

Applicant: Hampton Developments NW Ltd
Agent : LJ Architects Ltd

Qualifying Petition: No

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

No planning history directly relevant to this proposal

Summary Of Representations and Consultations Received:**1.0 WARD MEMBER COMMENTS**

1.1 Councillor Liz Grey requested that the application be taken out of delegation on the grounds that residents are concerned about the quantity of dwellings proposed, and that local electricity and sewers are already struggling.

2.0 SUMMARY OF REPRESENTATIONSREPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 8 notifications were sent to adjoining neighbouring properties. At the time of writing this report one objection has been received, which raised the following concerns:

- 1) The proposed planning application includes the removal of our one tree and small amount of grass available on our road;
- 2) The application is a part of a group of applications in the road. The access in the road will be greatly reduced, we already have sewage issues and this will make it much worse;
- 3) The residents on third avenue are mostly disabled with homes built to accommodate them, we often have ambulances needed and a large scale building development will be detrimental to the health and safety of current residents;
- 4) Currently the areas children have to play are very limited, these bungalows take up every available area for local children. There is nowhere locally and affordable to local children;
- 5) The removal of our only trees will be detrimental to the air quality, I am a severe brittle asthmatic and the removal of our one tree, plus the increased traffic is not good for current residents.

CONSULTATIONS

Highways - No objection

Environmental Protection - Raised no objection

3.1 Site and Surroundings

3.1.1 The site currently contains a row of single-storey garages, with a large area of hardstanding in front of them and a small area of grass to the front with two trees being sited on this verge. The surrounding area is predominantly residential, containing mostly two-storey houses. It is designated in Wirral's Unitary Development Plan as a Primarily Residential Area.

3.2 Proposed Development

3.2.1 The application is for the construction of 3 No. bungalows with associated curtilage parking.

3.3 Development Plan

3.3.1 The application site is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, National Policy NPPF - Requiring Good Design, Policy HS4: Criteria for New Housing Development of Wirral's Unitary Development Plan

3.3.2 With regards to HS4, it is considered that the scale of new housing should relate well to surrounding properties, in particular with regard to existing densities and form of development. The proposal should not result in a detrimental change in the character of the area and access and services being capable of satisfactory provision, particularly for off-street parking areas and garages, and adequate vehicular access.

3.4 Other Material Planning Considerations

3.4.1 NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

3.5 Assessment

3.5.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development;
- Design;
- Highways;
- Ecology; and
- Amenity

3.6 Principle of Development:

3.6.1 The site is located as land designated as a primarily residential area. The principle of new dwellings within this location is considered acceptable subject to the requirements outlined above.

3.7 Design:

3.7.1 The proposed bungalows are simple in design, with canopies over the front doors being the main feature. The middle unit of the proposed bungalows will also be set back slightly, and this will break up the continuous front elevation, albeit this will also have minimal visual impact. The new units being bungalows will add some interest and variety to the surrounding street scene.

3.8 Highways:

3.8.1 Although the proposed dwellings will replace existing garages and areas of hardstanding, numerous visits to the site, including in early morning and evening, indicate that these garages appear to be no longer in use and it is therefore unlikely that their removal will result in significant levels of parking being dispersed onto surrounding streets. Each of the dwellings has one off-street parking space which is sufficient for modest two-bedroom bungalows.

3.8.2 It is considered unlikely that any increase in traffic caused by this development, together with the other bungalows proposed along Third Avenue, would have a significant highway safety impact upon the immediate area.

3.9 Ecology:

3.9.1 There is one existing tree on the grass verge at the front of the site which is now set to be removed as part of the scheme. This tree appears to be in reasonable condition but is not protected by a Tree Preservation Order, or worthy of being covered by one. A condition has been attached for a landscaping scheme to be submitted prior to first occupation, and replacement tree planting will therefore be secured.

3.10 Amenity:

3.10.1 The dwellings in the surrounding area are mostly two-storey 1960s/70s houses with simple interest or character. The proposed bungalows have minimalist character, with canopies over the front doors being the main feature. The middle unit of the proposed bungalows will also be set back slightly, and this will break up the continuous front elevation, albeit this will also have minimal visual impact. The new units being bungalows will add some interest and variety to the surrounding street scene. Overall, it is not considered that the proposed dwellings will harm the character or appearance of the area and the redevelopment of a site which currently contributes little to the area will be an improvement, with the new bungalows adequately addressing the street scene of Third Avenue.

3.10.2 Each of the proposed dwellings will have good-sized rear gardens, and the density of the

proposed development is considered to be suitable for this site.

- 3.10.3 The side elevation of the proposed dwellings contains two, small glazed windows which will serve the main living room. These windows will be approximately 14.2 metres from the front elevations of the dwellings sited in Corwen Close. This distance includes an existing vehicle access and pavement areas, which are to be retained. Whilst this approximately 14.2 metres separation distance does not strictly apply with the normal requirement of 21 metres, the proposed dwellings are bungalows with a hipped roof, additionally it should be noted that the side windows are minimal in terms of scale and this will ensure that the development does not have an unacceptable adverse impact upon the front windows of the adjacent properties. The proposed development is considered to be a good use of brownfield land and the use of bungalows (with a hipped roof) is therefore proposed in order to lessen the impact on neighbouring properties as far as possible. The proposed dwellings will be approximately 11.65 metres from the rear elevation of 1 Caxton Close and 20.1m from the modern bungalows sited to the front, but for the reasons outlined this is considered acceptable.
- 3.10.4 The development of this site for new builds is likely to have less of an impact on surrounding residents than the existing site, with the removal of the unsightly garages and hardstanding likely to have a positive impact upon the amenities of residents and the overall character of the area. The loss of the small amount of area of grass to the front will have minimal impact upon residents, with a much larger area of designated Urban Greenspace to the east of the site.
- 3.10.5 Overall, the proposed development will not have an unacceptable adverse impact upon the amenities of neighbouring properties or on the character and appearance of the area. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development 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 not harm the character of the area or the amenities of surrounding properties and is therefore considered to comply with the Wirral Unitary Development Plan 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 13th December 2019 and listed as follows: P282.2_200, P282.2_201, P282.2_202; and the amended plans received on 4th February 2020 and listed as:, P282.2_203B, P282.2_204A and P282.2_205A.

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

3. Before any construction above ground level 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 construction above ground level shall begin until the Local Planning Authority has approved in writing a full scheme of works for the construction of the new vehicle accesses from the highway and amendments to the existing highway made necessary by this development, including new vehicular crossings, the reinstatement to standard footway level of any existing vehicle access from the highway rendered obsolete by the development, the provision of a dropped pedestrian tactile crossing to junction of Corwen Close/Third Avenue, new footways, street lighting, amendment to the existing highway drainage and relocation of existing street furniture. 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 regards to the Wirral Unitary Development Plan

5. Prior to first occupation of the dwellings hereby permitted, full details of all hard and soft landscaping together with all boundary treatment shall be submitted to and approved in writing by the Local Planning Authority. The approved scheme shall be implemented in full prior to first occupation

Reason: For the avoidance of doubt and in the interests of amenity having regards to the Wirral Unitary Development Plan

Further Notes for Committee:

1. In order to fulfil 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 footways, vehicle crossings, tactile pedestrian paved crossings.

United Utilities advise that foul and surface water shall be drained on separate systems in order to secure proper drainage and manage the risk of flooding and pollution. Please contact United Utilities at wastewaterdeveloperservices@uuplc.co.uk to discuss further.

Last Comments By: 09/01/2020 14:49:52

Expiry Date: 07/02/2020