

Planning Committee

19 March 2020

Reference:
APP/19/01874

Area Team:
**Development
Management Team**

Case Officer:
Mr N Williams

Ward:
**Bidston and St
James**

Location: Land at the corner of Caxton Close and Third Avenue, Beechwood,
Wirral CH43 9XQ

Proposal: Erection of 4 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:

There is no relevant planning history for this site.

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, 9 notifications were sent to adjoining properties. At the time of writing, there had been 1 objection received, on the grounds of:

- Reduced access;
- Large scale development detrimental to health and safety of residents;
- Nowhere locally for children to play;
- Increased traffic
- Air quality and environmental issues

CONSULTATIONS

Highways - No objection

Environmental Health - No objection

3.1 Site and Surroundings

- 3.1.1 The application site is located on the corner of Caxton Close and Third Avenue. The site currently contains a row of disused garages, with a grass verge fronting the site onto Third Avenue. The site is within a Primarily Residential Area and is surrounded by bungalows and two-storey houses.

3.2 Proposed Development

- 3.2.1 The application is one of five planning applications submitted for the erection of bungalows along Third Avenue. This application proposes the construction of 4 bungalows fronting onto Third Avenue, with one off-street parking space each and a private rear garden area.

3.3 Development Plan

- 3.3.1 The proposed development is primarily subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development.

3.4 Other Material Planning Considerations

- 3.4.1 The National Planning Policy Framework states that there should be a presumption in favour of sustainable development and advises that small and medium sized sites can make an important contribution to meeting the housing requirement of an area. It also advises that planning decisions should promote an effective use of land in meeting the need for homes and other uses and should promote and support the development of under-utilised land and buildings. 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;
- Scale, Design & Layout;
- Highways; and
- Amenity

3.6 Principle of Development:

3.6.1 The site is almost wholly previously developed, containing a row of disused garages and extensive hardstanding. It is designated as part of a Primarily Residential Area within Wirrals Unitary Development plan and is considered to constitute brownfield land. The principle of developing the site for residential purposes is therefore considered to be acceptable.

3.6.2 As set out above, the National Planning Policy Framework supports making effective use of land and promotes the development of under-utilised land. In this instance, the site contains unused garages and a large area of hardstanding which has little use. The small grass verge fronting the site is of limited use and will be incorporated into the front garden areas of the new dwellings. It is therefore considered that the residential development of this site would comply with the broad principles of the National Planning Policy Framework and can be supported.

3.7 Scale, Design & Layout:

In this instance, the site contains unused garages and a large area of hardstanding which has little use. The small grass verge fronting the site is of limited use and will be incorporated into the front gardens of the new dwellings.

3.7.1 The development proposes four bungalows fronting onto Third Avenue, each with an off-street parking space off Third Avenue and a private amenity area to the rear. The layout is considered suitable and sufficiently in keeping with the urban grain of the surrounding area.

3.7.2 The area has a mix of dwelling types, with both two-storey houses and bungalows. There are bungalows along Third Avenue built fairly recently which contribute positively to the character of the street scene and this proposed development will therefore be in keeping with these.

3.7.3 The design of the proposed bungalows is fairly traditional and simple, which is in keeping with the character of the other new bungalows within the immediate area. A series of canopies above the entrance doors, together with brick headers above the windows will provide some visual interest. Overall, the design of the proposed bungalows is considered to be suitable for the site and will not detract from the overall character of the area.

3.7.4 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.

3.8 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 have 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 Amenity:

3.9.1 The windows within the proposed dwellings will be a sufficient distance from surrounding properties. Given that they are only bungalows they will not have a significant direct impact on surrounding windows or amenity spaces.

3.9.2 The development of this site for 4 bungalows 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.

3.9.3 In terms of amenity for future occupiers, each proposed habitable room will be served by a standard window with sufficient outlook, whilst there are good-sized garden areas to both the front and rear of the properties. Overall, the development will provide good living conditions for future occupiers.

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: P282.3_200; and the amended plans received on 31st January 2020 and listed as: P282.3_203B; P282.3_204A; P282.3_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 Caxton

Close/Third Avenue and new footways. 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, a full scheme of 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: 13/01/2020 11:42:20

Expiry Date: 07/02/2020