

Planning Committee

21 March 2019

Reference:
APP/18/00884

Area Team:
North Team

Case Officer:
Mr P Howson

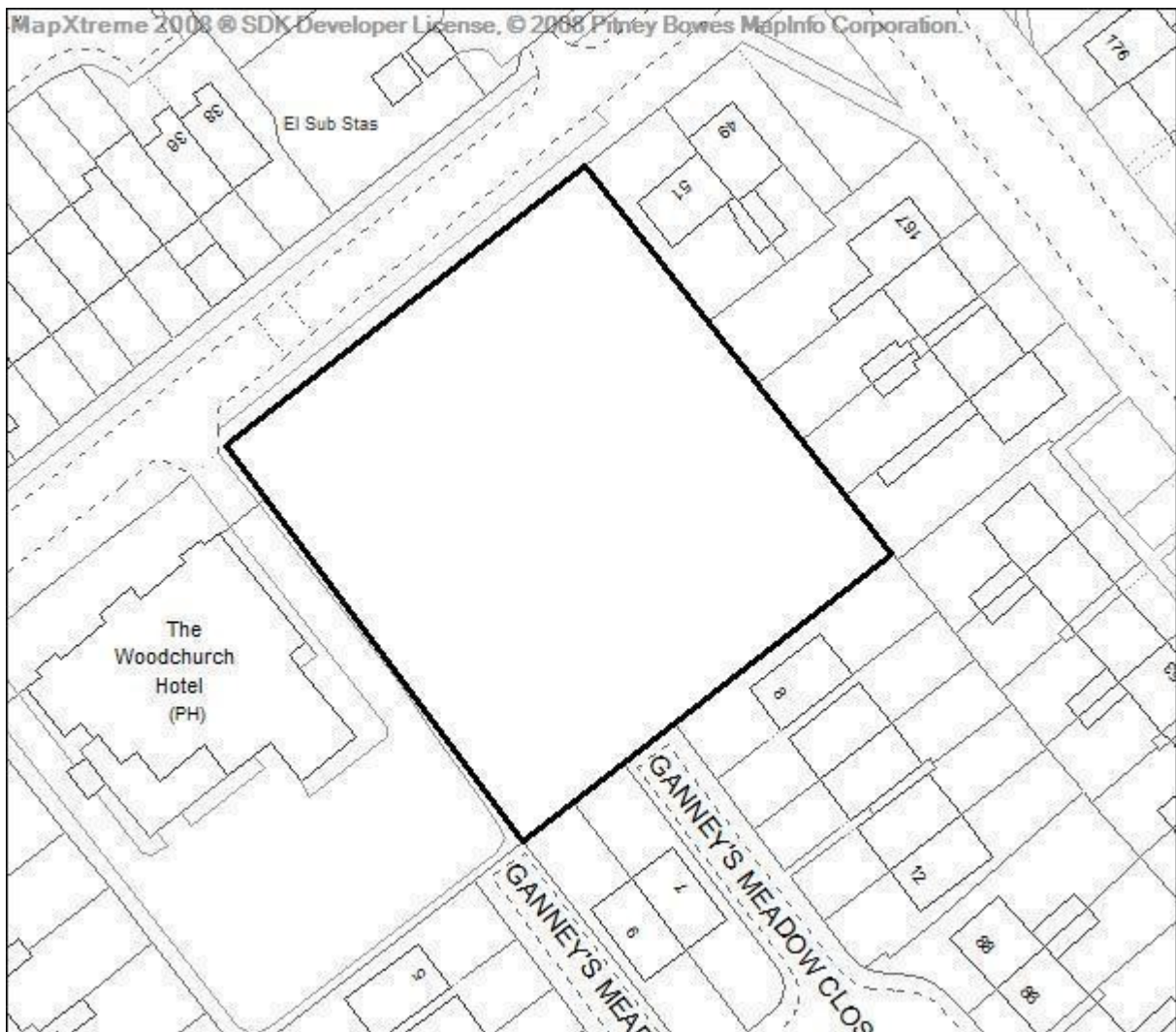
Ward:
Upton

Location: VACANT LAND AT GRASSWOOD ROAD, WOODCHURCH
Proposal: Development of ten houses and four apartments with associated parking and landscaping

Applicant: Grasswood Ltd
Agent : Ainsley Gommon Architects

Qualifying Petition: Yes, Number of Signatures: 52

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: Land north west of Woodchurch Hotel, Grasswood Road, Woodchurch.
L49 7NX

Application Type: Outline Planning Permission

Proposal: Erection of seven 2 storey houses and integral garages, (outline).

Application No: OUT/92/05086

Decision Date: 06/03/1992

Decision Type: Approve

Location: Land North East and south of, Woodchurch Hotel, Grasswood Road,
Woodchurch, Wirral, CH49 7NX

Application Type: Outline Planning Permission

Proposal: Erection of a retail unit and car parking (outline)

Application No: OUT/00/05827

Decision Date: 26/07/2001

Decision Type: Refuse

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

- 1.1 Councillor Jean Robinson has commented on the application in support of the objectors. The objectors comments are summarised below.

2.0 SUMMARY OF REPRESENTATIONS**2.1 REPRESENTATIONS**

Having regard to the Council's Guidance for Publicity on Planning Applications, 129 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing 2 letters of representation and a qualifying petition signed by 53 signatures has been received objecting to the proposal. The objections can be summarised as follows:

- a) The development is not social housing
- b) The development would overbear the existing houses
- c) Overlooking
- d) Loss of light from landscaping

2.2 CONSULTATIONS

Head of Environment & Regulation (Traffic and Transportation Division) – no objection subject to conditions

Environmental Protection – no objection

Housing Strategy – no objection subject to conditions

Merseyside Fire and Rescue Service - no objections

United Utilities – no objection subject to condition

Lead Local Flood Authority - no objection subject to condition

3.1 Reason for referral to Planning Committee

3.1.1 The application has received a qualifying petition of objection

3.2 Site and Surroundings

3.2.1 The proposed development site comprises of a rough grassed area. A drinking establishment sits immediately adjacent to the proposed development site. The dwellings which front out onto New Hey Road and Ganneys Meadow Road back onto the proposed development site. The dwellings laid out as part of the original estate are modestly proportioned with sharply pitched roofs, projecting chimneys, front gables and dormer windows. There are examples of later infill development within the vicinity.

3.3 Proposed Development

3.3.1 The application proposes the erection of ten houses and four apartments with associated parking and landscaping.

3.4 Development Plan

3.4.1 The Wirral Unitary Development Plan 2000

- HS4 Criteria for New Housing Development
- HS6 Principles for Affordable Housing
- GR5 Landscaping and New Development
- GR7 Trees and New Development
- TR9 Requirements for Off Street Parking
- 3.4.2 • TR12 Requirements for Cycle Parking

Supplementary Planning Document SPD2 Designing for Self-Contained Flat Development & Conversions

Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton are also applicable. Policy WM8 requires development to incorporate measures for achieving efficient use of resources, Policy WM9 also requires development to provide measures for waste collection and recycling, including home composting

3.5 Other Material Planning Considerations

3.5.1 The National Planning Policy Framework (2018)

- Achieving sustainable development
- Decision-making
- Delivering a sufficient supply of homes
- Making effective use of land
- Achieving well-designed places

3.6 Assessment

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

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

3.7 Principle of Development:

3.7.1 The application seeks approval for the erection of residential dwellings within a Primarily Residential Area under the current Wirral Unitary Development Plan which is considered acceptable in principle subject to all other material planning considerations.

3.8 Design:

3.8.1 Policy HS4 of the Wirral UDP sets out the criteria for new housing development. Proposals should be of a scale which relates well to surrounding property with regard to existing densities and form. Proposals should not result in detrimental change in the character of the area. Policy HS13 of the Wirral UDP relates to self-contained flat conversions and requires development proposals to otherwise comply with Policy HS4.

3.8.2 Paragraph 127 of the revised National Planning Policy Framework states that planning decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development, are visually attractive as a result of good architecture, layout and appropriate and effective landscaping and establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit. Planning decisions should create places that provide a high standard of amenity for existing and future users.

3.8.3 The dwellings laid out as part of the original estate are modest in their scale, proportion and detail. The grain of development within the vicinity is semi-regular with areas of open greenspace punctuating the building line. A simple palette of materials has been employed across the estate. There are other examples of later infill developments within the vicinity.

3.8.4 The proposed development would have a defined frontage set behind landscaped front garden areas. The building line would read as a continuation of the adjacent dwelling which marks the corner of New Hey Road and Grasswood Road. The primary frontage would be made up of two house types. Whilst not entirely in keeping with traditional character of the wider estate, Grasswood Road is a lower ranking route and there are other examples of later infill development immediately adjacent and the application is acceptable in this regard.

3.9 Highways:

3.9.1 Policy TR9 of the Wirral UDP sets out general requirements for off-street parking across the Borough. The Supplementary Planning Document on Parking Standards requires 1 space per one bedroom house, an average of 1.5 spaces for 2 bedroom houses and 2 spaces for houses with 3 bedrooms or more. The standard for cycle parking is one stand per flat.

3.9.2 The Highways Engineer has raised no objection to the proposed development. However, the Engineer has advised that a sum of £2500 is required for the relocation of the traffic humps along Grasswood Road. A condition has been imposed to this effect.

3.10 Ecology:

3.10.1 The proposed development site lies within Flood Zone 1. The Lead Local Flood Authority raised an initial objection to the proposed development citing concerns over the lack of information on how surface water will be managed and sustainable drainage proposals. A revised drainage strategy was submitted and the LLFA has subsequently removed their objection subject to conditions.

3.11 Amenity:

3.11.1 The standards for new housing development are set out within Policy HS4 of the Wirral UDP. Policy HS4 requires proposals to incorporate adequate private or communal garden space for each new dwelling. Adequate distances should be kept between habitable rooms in separate dwellings and blank gables. Whilst Policy HS4 does not prescribe adequate interface distances the Local Planning Authority uses the following standard; habitable

room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be 14 metres from any blank gable.

- 3.11.2 Paragraph 127 of the revised National Planning Policy Framework states that planning decisions should create places that provide a high standard of amenity for existing and future users.
- 3.11.3 The Supplementary Planning Document on new flat development and conversions sets out the following standards; all habitable rooms should have reasonable outlook and not be lit solely by roof lights and not be in close proximity of high walls/fencing or established trees. Adequate landscaped garden space should be provided for the exclusive use of residents.
- 3.11.4 Adopted policy does not prescribe what constitutes an adequate garden area. However, this is normally governed by the interface distances between habitable rooms and each of the proposed dwellings would benefit from garden areas which would allow occupants to dry clothes, accommodate pets and allow for child's play etc. Whilst the amenity space available for the occupiers of the proposed apartments would be irregular in shape it would be at least 91 sqm in area which is considered adequate.
- 3.11.5 The proposed dwellings would provide adequate outlook to future occupiers. The dwellings proposed to occupy Plots 11-14 would be sited at least 25 metres away from the main rear face of the existing dwellings which front onto New Hey Road and there would therefore be no materially adverse impacts upon the occupiers of these dwellings with regard to amenity. The proposed apartment block would be constructed within 3.8 metres of the boundary of the proposed development site, therefore outlook from the bedroom windows of two of the apartments would be limited. Whilst this would be contrary to the standards set out above the main living areas of the two ground floor apartments would provide adequate outlook and would open out directly onto the rear amenity area.

3.12 Other:

- 3.12.1 The applicant has submitted an Affordable Housing Statement. The Statement states that 2 units would be affordable. The Local Planning Authority has advised the applicant that they would need to enter into a legal agreement to secure affordable units either on site or via a commuted sum.

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 application is considered acceptable in principle and subject to conditions is considered to be in accordance with Policies HS4, HS6, GR5, GR7 and TR9 of the Wirral UDP and the revised National Planning Policy Framework.

Recommended Decision: **Approve subject to a section 106 agreement**

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 01 August 2018, 24 August 2018 and 14

February 2019 and listed as follows: 001, 010 Rev. C, 011 Rev. B, 012 Rev. A, BLKA.120.1 Rev. A, BLKA.120.2 Rev. A, BLKC/D.120.1 Rev. A, BLKC/D.120.2 Rev. A, BLKB.120.2 Rev. A, BLKB.120.1 rev. A

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

3. The development hereby permitted shall be finished in accordance with the Materials Schedule submitted to the Local Planning Authority. For the avoidance of doubt the materials are as follows; Ibstock Westbrick Red Purple Multi (0662), Ibstock Caledonian Buff Blend (0390), K Rend Silicone in Polar White, Marley Modern Interlocking Tile in Smooth Grey (MA104285), UPVC white windows, Grey Doors and black UPVC rainwater goods. There shall be no variation unless otherwise agreed in writing by the Local Planning Authority.

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. All planting, seeding and/or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of the building(s) or the completion of the development, whichever is the sooner, and any trees, shrubs, hedges or plants which within a period of five years from the completion of development die, are removed, or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of species protection and visual amenity and the character of the area and to ensure a satisfactory environment having regard to Policies NC7 and GR5 of the Wirral UDP

5. Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification), there shall be no enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.

Reason: To enable the Local Planning Authority to regulate and control the development of land having regard to Policy HS4 (criteria i, ii, vii) of the Wirral UDP and the requirements of Paragraph 127 of the revised NPPF.

6. NO OCCUPATION OR USE OF THE DEVELOPMENT SHALL TAKE PLACE UNTIL all walls and fences indicated on the approved plans have been erected. Thereafter the hereby approved boundary treatment(s) shall be permanently retained and maintained.

Reason: To ensure a satisfactory external appearance and quality of environment in accordance with Policy HS4 of the Wirral Unitary Development Plan.

7. The development hereby permitted by this planning permission, including all components of the sustainable drainage system, shall be carried out in accordance with the approved final Sustainable Drainage Strategy documents:

- *Grasswood Road, Birkenhead, Wirral: Drainage Strategy and Flood Risk Assessment (Revision B / ref CL8273/ SWF Consultants Ltd)*
- *Grasswood Road, Woodchurch, Wirral: Proposed Drainage Layout (01.08.18/ Drawing no CL8273-01/ Revision B/ SWF Consultants Ltd)*

Including any phasing embodied within and maintained in perpetuity in accordance with an

agreed Operation and Maintenance Plan, to be submitted for each development phase, approved by the Local Planning Authority, in consultation with the Lead Local Flood Authority.

The approved drainage scheme shall be **fully constructed prior to occupation** in accordance with the approved details, phasing and timetable embodied within the approved final Sustainable Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority. 'As built' drainage design/layout drawings, proof of adoption and a final Operation and Maintenance Plan, confirming asset details and maintenance arrangements, shall be submitted to the Lead Local Flood Authority, in accordance with any approved phasing, prior to occupation.

Reason: To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with the Paragraph 165 of the National Planning Policy Framework, House of Commons Written Statement 161 for Sustainable Drainage Systems, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

8. No development shall take place until a full scheme of works and timetable for the construction of the new highways and/or amendment of the existing highway made necessary by this development, including new carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, necessary amendments to existing traffic calming on Grasswood Road, any necessary TROs required as a result of the development, tactile paved pedestrian crossings, street furniture, access arrangements onto the adjacent highway, road safety audit and monitoring has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA written approval prior to occupation of the development.

Reason: In the interest of highway safety

9. 6. Prior to the first occupation of the dwellings hereby approved, details of the proposed refuse storage including provision for recycling shall be submitted to and agreed in writing with the Local Planning Authority. The development shall be carried out in accordance with the approved details.

Reason : To ensure the provision of adequate refuse storage in accordance with Policy WM9 of the Joint Waste Local Plan.

Further Notes for Committee:

1. The recommendation of the LLFA to accept a sustainable surface water drainage proposal, is always predicated on the fact that maintenance of the surface water drainage system is secured in perpetuity to manage flood risk for the lifetime of the development.

It is the advice of the LLFA that the maintenance arrangements capable of **ensuring** an acceptable standard of operation for the lifetime of the development, to satisfy paragraph 165 of the NPPF, are adoption by a statutory undertaker/public body or a s106 agreement with the developer to ensure maintenance of all communal components of the system as per the approved Operation and Maintenance Plan.

The proposals state that all communal components of the surface water drainage system will be adopted by the Water and Sewerage Company (United Utilities).

2. In order to fulfil the highway condition, 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 carriageways, footways, street lighting, surface water drainage, traffic signs, road markings, necessary amendments to existing traffic calming on Grasswood Road, any necessary TRO?s required as a result of the development, tactile pedestrian paved crossings, street furniture, access arrangements to the adjacent highway, Road Safety Audit and Road Safety Audit monitoring.

NOTE-there are no existing PROW across this land which require diversion/extinguishment-ref section 8 of the application form.

Last Comments By: 21/09/2018 11:47:42
Expiry Date: 31/10/2018