

Planning Committee

26 May 2020

Reference:
APP/20/00034

Area Team:
**Development
Management Team**

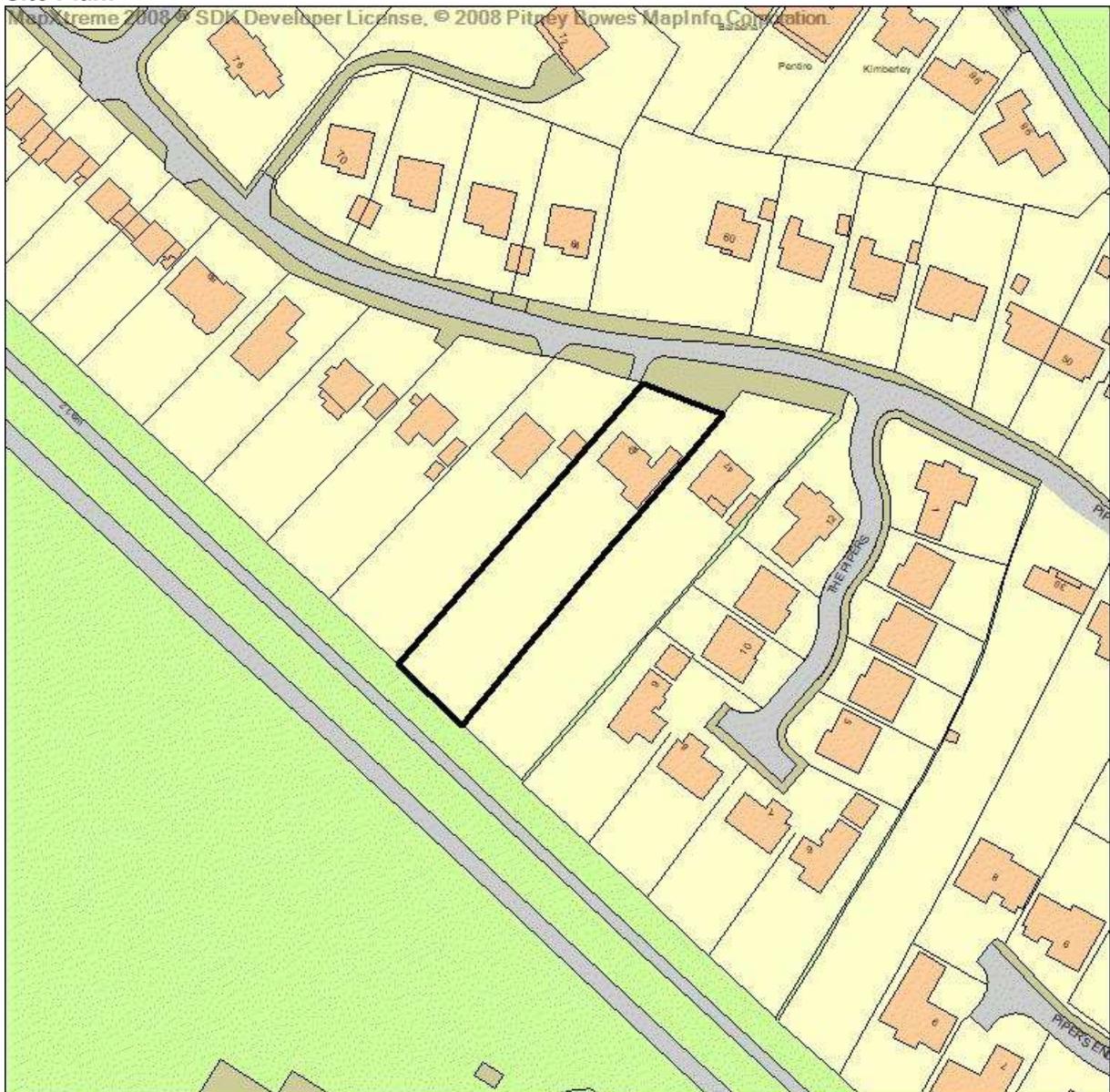
Case Officer:
Mr G Roberts

Ward:
Heswall

Location: Strathtay, 49 PIPERS LANE, HESWALL, CH60 9HY
Proposal: [AMENDED PLANS] Extension to existing property comprising additional ground floor living space, first floor bedrooms, re-enveloping and balcony.
Applicant: Mrs Goodman
Agent: Architectural Emporium

Qualifying Petition: Yes, Number of Signatures: 36

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: Strathtay, 49 PIPERS LANE, HESWALL, CH60 9HY
Application Type: Full Planning Permission
Proposal: Redevelopment of plot to create 2 detached residential dwellings, works to include partial removal and extension of existing house, with new three-bedroom home to be constructed alongside, with garden split into two
Application No: APP/19/00989
Decision Date: 04/09/2019
Decision Type: Refuse

Location: Strathtay, 49 Pipers Lane, Heswall, Wirral, CH60 9HY
Application Type: Full Planning Permission
Proposal: Erection of single-storey front extension
Application No: APP/03/06386
Decision Date: 15/09/2003
Decision Type: Approve

Location: 49, Pipers Lane, Heswall. L60 9HY
Application Type: Full Planning Permission
Proposal: Erection of conservatory at rear.
Application No: APP/95/06659
Decision Date: 15/01/1996
Decision Type: Approve

Location: 49, Pipers Lane, Heswall. L60 9HY
Application Type: Full Planning Permission
Proposal: Erection of a garage to side of property.
Application No: APP/92/06834
Decision Date: 07/12/1992
Decision Type: Approve

Summary of Representations and Consultations Received:

1.0 WARD MEMBER COMMENTS

1.1 No comments received.

2.0 SUMMARY OF REPRESENTATIONS

2.1 REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 7 notifications were sent to adjoining properties. A second batch of notifications were sent out after the scheme was amended in response to Officer comments. In total 1no. petition comprising 36 signatures and 5no. objections were received (the 5 objectors were signatories on the petition).

No planning issues were raised alongside the petition; however the following planning issues were raised in the 5no. objections:

1. Overlooking/loss of privacy - 5;
2. Impact on the Character and Appearance of the Area - 4;
3. Scale, form and dominance - 3;
4. Loss of daylight/sunlight or overshadowing - 2;
5. Appearance and design of development and materials proposed - 2;
6. Effect on Wildlife/Nature Conservation - 1;
7. Layout and density of buildings/overdevelopment - 1;
8. Non-compliance with paragraph 58 of the NPPF - 1;
9. Non-compliance with paragraph 122 of the NPPF - 1;
10. Non-compliance with paragraph 127 of the NPPF - 1;
11. Non-compliance with paragraph 130 of the NPPF - 1;
12. Non-compliance with Policy HS4 - 1;
13. Previous planning refusal ref: APP/19/00989 - 1

2.2

CONSULTATIONS

Dwr Cymru / Welsh Water - No objection. 1no. condition and 1no. Informative requested;

Wirral Wildlife - No objection. 3no. conditions and 3no. informatives requested;

Merseyside Environmental Advisory Service - No objection. Preliminary bat survey and 1no. condition requested; and

Heswall Society - Objection. The planning issues raised relate to:

1. Scale, form and dominance;
2. Layout and density of buildings/overdevelopment;
3. Impact on the Character and Appearance of the Area;
4. Loss of daylight/sunlight or overshadowing;
5. Overlooking/loss of privacy;
6. Appearance and design of development and materials proposed;
7. Effect on Wildlife/Nature Conservation; and
8. Non-compliance with SPG11 - House Extensions.

3.1 Reason for referral to Planning Committee

3.1.1 The application has been referred to Planning Committee due to the submission of a 36-signature petition. Additionally, there were 5 objections.

3.2 Site and Surroundings

3.2.1 No.49 Pipers Lane (or "Strathtay") is a rendered/clad detached dwelling which has undergone several extensions including the erection of a single storey side garage, a single storey front garage and the erection of a single storey conservatory at the rear. The property, which is part two storey and part single storey, is set in a Primarily Residential Area of mixed design, mainly detached, properties. The property is set in a large plot that slopes downwards to the south and west in the direction of the Dee Estuary.

3.2.2 The adjacent properties on either side No.47 and No.51 are bungalows, and the properties sit on a staggered building line. No.47 is set further forward at a higher level, whilst No.51 is set further back at a lower level.

3.2.3 The surrounding area, including the application site, is designated as a Site of Biological Importance.

3.3 Proposed Development

3.3.1 The application is firstly for the adaptation of the existing single storey part of the property into two storeys which will have its roof hipped into the roof of the existing two storey part of the property. This will be achieved either via a first floor extension to the existing single storey part of the property, which will first involve the demolition of the existing side garage and rear conservatory, and then include the addition of a two storey side extension and a single and double storey rear extension. Alternatively, it will be achieved through a complete demolition and rebuild of the single storey part of the property (including the side garage and rear conservatory).

3.3.2 Additionally, there will be a small first floor extension to the front of the existing two storey part of the property, whilst the front garage will be retained and used as a store. The adapted house will increase from a 3-bed house to a 5-bed house.

3.4 Development Plan

3.4.1 The following Wirral UDP policies and guidance have been considered in the determination of this planning application:

1. Policy HS11: House Extensions; and
2. SPG11: House Extensions.

The following policies are also relevant:

1. Policy NC5: The Protection of Sites of Local Importance to Nature Conservation;
2. Policy NC6: Sites of Biological Importance;
3. Policy NC7: Species Protection; and

3.4.2 Policy HS11: House Extensions

Proposals for house extensions will be permitted subject to all the following criteria being complied with:

(i) the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

(ii) the materials matching or complementing those of the existing building;

(iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;

(iv) dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof;

(v) flat roofs being restricted to the rear or side of the dwelling and only acceptable on single storey extensions;

(vi) where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses;

(vii) where the rear extension is two storey and the existing house semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary;

(viii) to avoid the effect of 'terracing', where two storey side extensions are added to the sides of semi-detached houses of similar style with a consistent building line and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1.0 metre from the front elevation and 1.0 metre from the common boundary; or at least 2.0 metres from the front elevation;

(ix) single storey extensions on terraced dwellings allowing an adequate area of amenity space to be retained.

3.4.3 Supplementary Planning Guidance Note 11: House Extensions

SPG11 states that it is always important to consider the specific character of the building being extended and to take account of the context of the property. Extensions should reflect the existing dwelling and should retain the character, scale, design and materials of the existing property.

Extensions built close to the boundary with a neighbouring property may have an adverse impact on the enjoyment of that property. Extensions should not result in a significant loss of privacy, daylight or sunlight to neighbouring properties, nor be visually overbearing or dominant when viewed from adjoining houses. Rear extensions should not dominate nor significantly alter the existing levels of sunlight, privacy and daylight to adjoining properties. Where the property stands in a line of detached dwellings, to avoid a terracing effect the two storey side extension should be set back from the front of the dwelling by 1m and should have a lower ridge height as well as leaving a distance of 1m between the extension and side boundary in order to maintain a visual break.

Roof alterations can have a detrimental impact on the character of the area and lead to a substantial loss of privacy and amenity to neighbours. In order to be in keeping, the roof of a proposed extension should reflect that of the existing dwelling in terms of pitch, angles and materials used. A lower ridge line will often allow the extension to remain in scale with the

existing.

Where two habitable rooms to principal elevations face one another such that direct overlooking is likely to occur, the windows shall be a minimum of 21 metres apart. Where a sole window to a main habitable room faces a blank wall they must be a minimum of 14 metres apart. The use of side windows in extensions adjacent to boundaries should be avoided where these would result in significant overlooking. Overlooking can often be reduced through the use of screen walls or fences at ground floor level, obscure glazing to windows which are not to main habitable rooms and doors, or the installation of high level windows (minimum height 1.7m). Balconies will not be acceptable where they would increase overlooking into neighbours' properties to an unacceptable degree and create a feeling of being overlooked from a higher level.

Front extensions will clearly impact on the street scene and will rarely be acceptable on semi-detached properties, or detached properties in a row which are of similar design and appearance, properties that are prominent in the street scene or where there is a definite building line.

3.4.4 Policy NC5: The Protection of Sites of Local Importance for Nature Conservation

Outside areas protected under Policy NC1 and Policy NC3 the Local Planning Authority will protect habitats of special local importance for nature conservation where they represent scarce, rare or threatened habitat, good examples of habitats typical to Wirral, diverse or rich habitats which actively support a wide range of important species, or areas known to provide for the shelter, breeding or foraging of legally protected species.

In evaluating proposals which may affect such habitats the Local Planning Authority will in particular consider:

- (i) the nature, layout, and density of development proposed;
- (ii) the impact on the long-term ecological viability of the habitat affected;
- (iii) the appropriateness of measures taken to minimise damage to the habitat and disturbance to wildlife; and
- (iv) the appropriateness of provision for the future maintenance of the site.

Development affecting such habitats will only be permitted where the Local Planning Authority is satisfied that the continued ecological viability of the habitat or wildlife interest of the site can be adequately safeguarded by means of appropriate conditions and/ or legal agreements.

Appropriate conditions will include, where necessary, the requirement to provide an adequate "buffer zone" of a scale and nature appropriate to the interest to be protected and the retention of linkages to other wildlife sites within the surrounding area.

3.4.5 Policy NC6 Sites of Biological Importance

The following sites are areas of special local importance for nature conservation. Their boundaries are shown on the Proposals Map. Proposals which have potential to damage or disturb the habitat or wildlife interest of these sites will be dealt in accordance with Policy NC5:

19. Pipers Lane, Heswall

3.4.6 Policy NC7: Species Protection

Development which would have an adverse effect on wildlife species protected by law will not be permitted unless the Local Planning Authority is satisfied that the protection of the species can be secured through the use of planning conditions and/or planning obligations.

3.5 Other Material Planning Considerations

3.5.1 The revised National Planning Policy Framework is a material planning consideration in the

determination of this planning application.

- 3.5.2 Paragraph 117 states that planning policies and decisions should promote an effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions.
- 3.5.3 Paragraph 124 states that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development and creates better places in which to live and work.
- 3.5.4 Paragraph 127 states that planning decisions should ensure that developments:
- a) 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;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) 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;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
 - f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.
- 3.5.5 Refused planning application ref: APP/19/00989 for the redevelopment of the plot to create 2no. detached residential dwellings, including the partial removal and extension of existing house, with a new three bedroom home to be constructed alongside, and the garden split into two, is also a material planning consideration.

3.6 Assessment

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

- Principle of development (appropriateness of residential extensions in a Primarily Residential Area and a Site of Biological Importance);
- Design;
- Environmental/Sustainability; and
- Amenity.

3.7 Principle of Development:

3.7.1 The site is located within a Primarily Residential Area where the principle of development is considered acceptable subject to compliance with relevant policies and guidance referred to above.

3.8 Design:

3.8.1 With regards to the first-floor extension, it is not deemed necessary to require a 1m set back or a lower ridge height to ensure that the proposal remains subordinate to the main dwelling or to avoid a terraced appearance. This is because the property does not stand within a

uniform line of detached dwellings, instead properties are staggered, which ensures that a visual break is maintained. In this instance, it is also considered that to set down the roof ridge would detract from the appearance of the house, the hybrid house/bungalow character of which it is not deemed essential to retain. Furthermore, the 2m increase in ridge height from that of the existing single storey element is not considered to be an unreasonable increase in height. Whilst it is accepted that this increase will partially reduce the views of some properties opposite, it is not considered that their outlook will be harmed, and moreover partial loss of views are not a material planning consideration.

3.8.2 The double storey rear extension projects back an acceptable distance of 2.4m from where the main rear elevation currently stands (discounting the existing conservatory), with the single storey rear extension element projecting back a further 2.9m. The two storey side extension projects 1.7m to the side from where the existing side elevation currently stands, leaving an acceptable distance of circa 1.5m to the side boundary shared with No.51. Overall, the footprint of the reconfigured property will not be greatly increased, particularly given that the front elevation of the current bungalow element of the house will be trimmed back and the side garage demolished. In view of this fact, it is not considered that the proposal represents overdevelopment or over intensification of the site.

3.8.3 In terms of materials and design features, the property is proposed to be white rendered, with Siberian Larch timber cladding with a stepped shoulder used to clad the ground floor and provide a balustrade to the rear balcony. The side facing element of the balustrade is to be solid and it will extend to 1.7m and run around the corner of the balcony to the rear. Window frames are to be powder coated aluminium, in light grey to compliment the timber cladding. Grey interlocking roof tiles are proposed with matching grey aluminium fascia boards to define the distinctive roof forms. The proposed materials and design features are considered to complement each other, and whilst there is no known example of Siberian Larch timber cladding in the immediate vicinity, it is not considered that there is a prevailing architectural character locally which a deviation away from could harm.

3.8.4 The scale and design of the proposed development is not considered detrimental to the character and appearance of the host dwelling, street scene or the surrounding area. The proposal would not substantially increase the existing footprint of the property and it would not be adversely prominent on the street scene due to its sufficient set back from, and lower siting relative to, Piper's Lane. Overall, it is considered that the proposal complies with Policy HS11, SPG11 and the provisions of the revised NPPF. It will result in a more unified and legible built form compared with the existing property, which is disjointed and peace meal in appearance. As such, it is considered that the proposal will enhance the area by virtue of its attractive, modern, high quality design.

3.9 Highways:

3.9.1 There are no Highway Implications relating to this proposal.

3.10 Environmental/Sustainability:

3.10.1 Given that the site is located within a Site of Biological Importance as set out in Policy NC6, Wirral Wildlife were consulted. In total 3no. of conditions were requested pertaining to the protection of nesting birds during bird breeding season, ensuring that lighting installed is designed and used to minimise impact on bats and their insect food and ensuring that reasonable avoidance measures are followed during construction to protect terrestrial mammals. These conditions have all been added to the decision notice to protect the habitats of these animals and so the LPA is satisfied that the continued ecological viability of the habitat and wildlife interest of the site is adequately safeguarded.

3.10.2 Overall, it is considered that the proposal complies with Policies NC5, NC6 and NC7 and the provisions of the revised NPPF.

3.10.3 In terms of the sustainability of the proposed scheme, the applicant's agent states in the Design and Access Statement that "the property is to feature high performance building envelopes that improve on the standard building regulations. The shape and design of the property allows for natural light and ventilation to be maximised. The layout means internal

space is efficiently arranged with circulation reduced to a minimum. Sustainably sourced materials will be used throughout, with efficient heating and hot water systems to reduce bills and waste. The amount of land removed from site is minimised by the intelligent use of the existing levels with minor adjustments and excavation only".

3.11 Amenity:

- 3.11.1 The two storey side and rear extensions do not significantly increase the footprint of the original property, but they do increase the height of the property given the addition of the first floor, which includes a balcony at the rear adjacent to the side boundary with No.51.
- 3.11.2 The two storey side extension, which extends 1.7m to the side, would be located a sufficient distance of 1.5m from the side boundary shared with neighbouring No.51, where it would in any case be adjacent to No.51's intervening detached garage, which acts to some extent as a buffer, rather than the side elevation of the house (which it would be approximately 8m from). In terms of loss of sunlight/daylight, the addition of the second storey will potentially result in some limited overshadowing of No.51's side amenity area early in the morning, however, due to the gardens being south west facing, this will be the extent of any overshadowing. In terms of privacy, there will be one first floor window on the side elevation, but this is to a bathroom so it will be obscured, non-opening up to a height of 1.7m and top hung (this requirement is subject of a condition attached to this decision notice).
- 3.11.3 The double storey rear extension projects back an acceptable distance of 2.4m from the original position of the main rear face of the host property, whilst the single storey rear extension projects back a similarly acceptable distance of 2.9m off this (a total rear projection of 5.3m at ground floor level). These relatively modest levels of rear projection for a detached dwelling on a generously sized plot, will ensure that the enlarged property's rear building line will continue not to project back anywhere near No.51's rear building line (an 8.6m shortfall in the case of the rear face of the single storey rear extension, and an 11.2m shortfall in the case of the rear face of the two storey rear extension).
- 3.11.4 The proposed first floor balcony will be in fairly close proximity (circa 1.5m) to the side boundary with No.51, which without mitigation would present an overlooking issue in respect to the side amenity area to the rear of No.51's detached garage. However, on the side of the balcony (and curving around to the front of the balcony) a series of 1.7m high, 50x100mm Siberian Larch planks at 150mm centres with solid planks behind will form a visual screen to prevent overlooking. This solid screen of timber cladding will ensure that views from the balcony are predominately down garden and that any views of the side amenity space are from a more acceptable distance of 5m plus from the side boundary.
- 3.11.5 Separation distances apply at the front of the property as 2no. first floor habitable room windows on the principal elevation are proposed facing first floor habitable rooms opposite. The separation distance to No.60's front dormer is approximately 47m, whilst the separation distance to No.58's front dormer is 52m. These distances far exceed the minimum separation distance requirement of 21m set out in SPG11. At the rear, 2no. first floor habitable room windows are also proposed, however there are no properties to the rear, so separation distances do not apply.
- 3.11.6 In total 1no. petition comprising 36 signatures and 5no. objections were received (the 5 objectors were signatories on the petition). No planning issues were raised alongside the petition, however the following planning issues were raised in the 5no. objections (many of which were also echoed by Heswall Society):
1. Overlooking/loss of privacy (x5) - Addressed in sections 3.11.2 and 3.11.4;
 2. Impact on the Character and Appearance of the Area (x4) - Addressed in section 3.8;
 3. Scale, form and dominance (x3) - Addressed in section 3.8;
 4. Loss of daylight/sunlight or overshadowing (x2) - Addressed in section 3.11.2;
 5. Appearance and design of development and materials proposed (x2) - Addressed in section 3.8;
 6. Effect on Wildlife/Nature Conservation (x1) - Addressed in sections 3.10.1 to 3.10.3;
 7. Layout and density of buildings/overdevelopment (x1) - Addressed in section 3.8.2;

8. Non-compliance with paragraph 58 of the NPPF 2012 (x1) - Addressed in section 3.8.3;
9. Non-compliance with paragraph 122 of the NPPF 2019 (x1) - Addressed in section 3.8.3;
10. Non-compliance with paragraph 127 of the NPPF 2019 (x1) - Addressed in section 3.8.3;
11. Non-compliance with paragraph 130 of the NPPF 2019 (x1) - Addressed in section 3.8.3 and 3.8.4;
12. Non-compliance with Policy HS4: Criteria for New Housing Development (x1) - Not an applicable policy as the application relates to house extensions as opposed to new housing development; and
13. Previous planning refusal ref: APP/19/00989 (x1) - this refusal related to a 2-unit scheme which was considered against Policy HS4: Criteria for New Housing Development. The current scheme is considered to comply with Policy HS11: House Extensions. As regards the previously identified need to undertake a bat survey to comply with Policy NC7: Species Protection, it is considered reasonable, given the current Covid-19 situation, and the fact that the proposal is otherwise acceptable, to attach a condition to the decision notice requiring a bat survey to be submitted to the LPA prior to the commencement of works.

3.11.7 In terms of amenity, it is considered that the proposed development would not be so extensive as to be overbearing or to result in overshadowing or overlooking in relation to neighbouring properties and so it is in compliance with Policy HS11, SPG11 and the provisions of the revised NPPF.

3.12 Other:

3.12.1 Dwr Cymru / Welsh Water have a public sewer crossing the rear garden in relatively close proximity to the proposed rear extensions (circa 4.5m - 5m). In view of this they requested a condition stating that no part of the extension will be permitted within 3 metres of the public sewer without prior consent via a Build Over Sewer Agreement to protect its integrity and to avoid damage to it. Due issues with discharging Dwr Cymru / Welsh Water planning conditions this has instead been added as one of two Dwr Cymru / Welsh Water related informatives. The remaining three were provided by Wirral Wildlife.

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 extensions are considered to be acceptable having regard to scale, appearance, amenity and Wirral's UDP Policies HS11, NC5, NC6 and NC7, SPG11 and the provisions of the revised 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 (21 February, 2020) and listed as follows: (drawing nos: 2.100_Rev.A, 2101_Rev.A, 2.200_Rev.A and 2.201_Rev.A, dated: 21 February, 2020)

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

3. The first floor window on the north west elevation shall not be glazed otherwise than with obscured glass (windows to be fixed shut or non-opening up to a height of 1.7m and top hung, opening inwards or outwards) and thereafter be permanently retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS11 of the Wirral Unitary Development Plan.

4. No tree felling, hedgerow removal, vegetation management, ground clearance and/or building works should take place between 1st March and 31st August inclusive. If works are required during this period, then all buildings, trees, hedgerows and vegetation should be checked by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are should be submitted for approval.

Reason: To protect birds during their breeding season and to comply with Policy NC7 in the Wirral Unitary Development Plan.

5. All exterior lighting shall be designed and used in accordance with the guidance of the Bat Conservation Trust.

Reason: To minimise the impacts on bats and their insect food from excessive light spill onto habitats in line with NPPF paragraph 180.

6. As a precautionary measure the following reasonable avoidance measures are required to ensure that the site is kept unattractive to terrestrial mammals during construction works and to minimise any harm to terrestrial mammals which may be present in the vicinity:

- i. A pre-commencement check for terrestrial mammals;
- ii. Work only allowed between 8am and 6pm;
- iii. Any holes or trenches dug during the course of construction works and left open overnight must provide a means of escape (e.g. a ramp) for any animal which may fall in;
- iv. Any temporary exposed open pipe system should be capped in such a way as to prevent terrestrial mammals gaining access whilst the contractors are off-site;
- v. Materials used during the construction works, especially those containing lime, should be stored away from terrestrial mammals pathways so that terrestrial mammals cannot access them, and to the front of the house, not the rear; and
- vi. Access should be left for the terrestrial mammals to move freely between gardens.

Terrestrial mammals gates can be installed if necessary. Residents to be reminded that this access cannot be blocked.

Reason: To protect terrestrial mammals and to comply with Policy NC5 / NC7 in the Wirral Unitary Development Plan.

Further Notes for Committee:

1. The proposed development site is crossed by a public sewer with the approximate position being marked on the attached Statutory Public Sewer Record. Under the Water Industry Act 1991 Dwr Cymru Welsh Water has rights of access to its apparatus at all times. To protect the integrity of the public sewer and avoid damage thereto, no part of the extension will be permitted within 3 metres of the public sewer without prior consent via a Build Over Sewer Agreement. For details, please contact Developer Services on 0800 917 2652.
2. The developer must contact Welsh Water Dwr Cymru if a sewer connection is required under Section 106 of the Water Industry Act 1991 or any alteration to Welsh Water Dwr Cymru's apparatus is proposed prior to any development being undertaken.

3. Lighting should be designed and used to minimise the impacts on bats known to forage in this area as well as their insect food from excessive light spill onto their habitats. All exterior lighting should follow the guidance of the Bat Conservation Trust. Current (June 2014) advice is found at <http://www.bats.org.uk/news/2018/09/new-guidance-on-bats-and-lighting>
4. Where practical and possible, bird and bat boxes could be erected to increase opportunities for a number of UK BAP and LBAP nesting birds and bats.
5. Log piles could be incorporated within the site to create opportunities for hedgehog, amphibians and invertebrates. Other simple measures such as bug boxes, solitary bee houses and hedgehog homes could also be provided within the garden to provide net gain for biodiversity.

Last Comments By: 30/03/2020

Expiry Date: 06/03/2020