

Planning Committee

17 March 2022

Reference:
APP/21/01952

Area Team:
**Development
Management Team**

Case Officer:
Miss A McDougall

Ward:
**Moreton West and
Saghall Massie**

Location: 22 EDGEHILL ROAD, MORETON, CH46 6AN
Proposal: Erection of attached dwelling house.

Applicant: Mr & Mrs Grimes
Agent : Bryson Architecture

Qualifying Petition: No

Site Plan:



Development Plan designation:

Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:

1.0 WARD MEMBER COMMENTS

1.1 *No comments received.*

2.0 SUMMARY OF REPRESENTATIONS

REPRESENTATIONS

14 neighbour notification letters were sent out, to date 12 objections have been received and 1 letter of support, the grounds of objection are;

- impact onto light
- obstruct view
- parking
- loss of privacy
- detrimental appearance
- noise and disruption

CONSULTATIONS

Local Highway Authority - No objection subject to informative

3.1 Reason for referral to Planning Committee

3.1.1 The application has been submitted by an employee of the Local Planning Authority and objections have been received to the proposed development.

3.2 Site and Surroundings

3.2.1 The plot is currently the side garden plot of 22 Edgehill Road, no 22 is an end of row two storey house (4 houses in the row). The area is residential in character with no defined building line, the properties are staggered and include large areas of greenspace giving an open and spacious character to the street scene.

3.3 Proposed Development

3.3.1 The proposal is for the erection of a two storey dwelling attached to the eastern elevation of no 22 Edgehill Road that will accommodate the side garden of the existing plot. The works also include a designated driveway to both the application site (existing) and to no22.

The plans have been amended to show the building set back by 1m to lessen the impact onto 24 Edgehill Road.

3.4 Development Plan

3.4.1 HS4 Criteria for New Housing Development Policy

Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal

fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;
- (ii) the proposal not resulting in a detrimental change in the character of the area;
- (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;
- (v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;
- (vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and
- (vii) the provision of adequate individual private or communal garden space to each dwelling.

For all proposals whose main elevations are parallel, or nearly so, an adequate distance should be kept between habitable rooms in separate dwellings. In addition, where the gable end of one property fronts onto the rear elevation of another, then an adequate separation should be achieved.

3.5 Other Material Planning Considerations

3.5.1 NPPF

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. Strategic policies should set out a clear strategy for accommodating objectively assessed needs, in a way that makes as much use as possible of previously-developed or 'brownfield' land.

Planning policies and 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.

3.5.2 Emerging Wirral Local Plan and its status

Wirral Borough Council is in the process of submitting a new local plan for examination.

On the 21 March 2022 full council approved publication of the Draft Local Plan Under Regulation 19 of the Town and Country Planning Act (Local Planning) (England) Regulations 2012 before submission to the Secretary of State.

In attaching weight to emerging plans such as Wirral's para 48 of the NPPF is relevant as it states:

"Local planning authorities may give weight to relevant policies in emerging plans according to:

- a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given);
- b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and
- c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given)."

As the Wirral Local Plan is at an early stage it is a Material Consideration and can be afforded limited weight in the decision making process.

3.6 Assessment

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

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

3.7 Principle of Development:

3.7.1 The site is adjacent to a residential dwelling located within the designated Primarily Residential Area, the principle in accordance with Wirrals UDP Policy HS4 is considered acceptable.

3.8 Design:

3.8.1 The proposed dwelling reflects the proportions, height and appearance of the established dwellings within the street scene and within the row of houses it would form part of.

3.8.2 The overall design approach ties in with that of the existing street scene. The layout of the proposed dwelling is traditional with outlook to the front and rear elevations for habitable rooms.

3.8.3 The design includes a single storey rear element that would project 2.6m from the rear elevation of no22, this is also inline with the house extension policy HS11 of the Wirral UDP in that it does not exceed 3m along the party boundary.

3.9 Highways:

3.9.1 There are no parking restrictions on the highway, there are designated areas of off street parking as well as some properties having private driveways. The proposal includes a driveway to the front of the house similar to no22 and 24. Therefore there are no Highway Implications relating to this proposal.

3.10 Ecology:

3.10.1 There are no Environmental/Sustainability issues relating to these proposals.

3.11 Amenity:

3.11.1 The existing residential plot is large for one dwelling with a generous side garden. The property boundary has a slight angle with no24, the plot width of no24 is wider to the front. The proposed dwelling would follow the building line of no22 which is set much further forward than no24.

3.11.2 The side elevation of the proposed house would retain a distance of approximately 3m from the front side of no24 (this boundary distance does narrow to the rear of no24) and is to the north west side of this neighbouring property. The projection of roughly 4m forward of no24 would have an impact onto the front door, the first floor front window and the driveway. However given the orientation of the proposed dwelling, the set back from the building line of no22 by 1m and the distances between the proposed house and no24, the impact is not considered to be of such a level that would cause unacceptable harm to neighbouring amenity.

3.11.3 The proposed dwelling meets the councils interface distances, provides appropriate gardens for both the application plot and the remaining plot of 22. The proposed dwelling is approximately 36m from the opposite facing houses and 33m to the houses to the rearm the garden depth is roughly 18m which is considered appropriate in terms of residential amenity.

3.11.4 The proposed dwelling is characteristic of the surrounding residential area and is not considered to result in unacceptable harm to neighbouring amenity, therefore the proposal is acceptable in accordance with Wirrals UDP Policy HS4.

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 scale, siting and appearance of the proposed dwelling reflects the established character and pattern of development, the proposal is therefore acceptable having regard to Wirrals UDP 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 1 April 2022.

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

3. Before any above ground construction commences, samples or details of the external facing 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.

Further Notes for Committee:

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access on the adopted highway. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation, as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council Highway Management team area manager via www.wirral.gov.uk prior to the commencement of the works for the approval of the proposed details

Last Comments By: 01/03/2022 11:58:25

Expiry Date: 01/12/2021