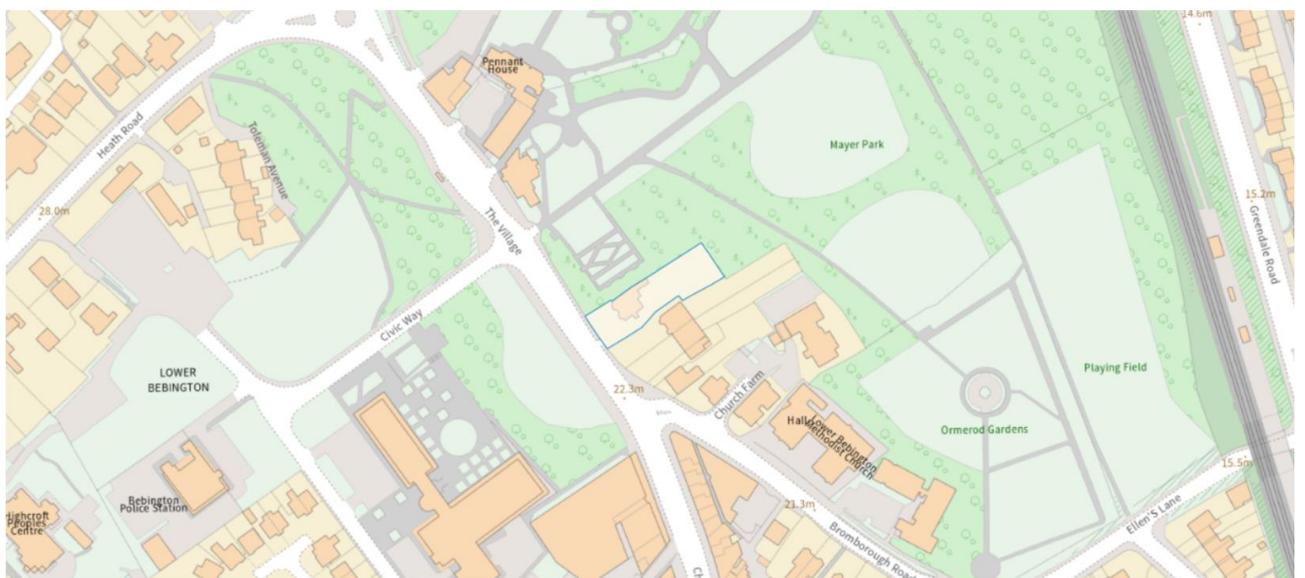


Planning Committee	9 th November 2023
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Reference:	Area Team:	Case Officer:	Ward:
APPH/23/00355	DM	Mr T Barton	Bebington

Location:	71 The Village, Bebington, Wirral, CH63 7PL
Proposal:	Re-instatement of gate and pier and part of wall to front; Excavation works to front, side and rear; Construction of car port to side; Demolition of rear extension; Construction of terrace and part basement level and part ground floor level extension to rear; Alterations
Applicant:	Mr N Robson
Agent :	Mr D Oldham Condy & Lofthouse Ltd



Qualifying Petition	No
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Development Plan designation:	Primarily Residential Area and Lower Bebington Conservation Area
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Planning History:	<p>LDP/23/00318 To replace timber frame windows with aluminium frames of visually similar appearance under permitted development rights section A.3 Approved but not yet implemented.</p> <p>APP/22/00084 Removal of two trees and part of boundary wall (retrospective) and installation of extended dropped kerb and re-instatement of piers and part of boundary wall to front; excavation works (retrospective) and installation of hard standing to front, side and rear; construction of car port to side; demolition of rear extension (part retrospective); construction of part single and part two storey extension, terrace and replacement dormer to rear; installation of dark aluminium windows to replace existing (retrospective); alterations Refused for the following reasons: 1. The proposed replacement/new windows by reason of their siting and design and the loss of the characterful/historic original windows would be detrimental to the character and appearance of the host house and the conservation area</p>
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contrary to National Planning Policy Framework (2021) Chapters 12 Achieving well-designed places and 16 Conserving and enhancing the historic environment, Policies HS11 House Extensions and CH2 Development Affecting Conservation Areas of Wirral's Unitary Development Plan and Supplementary Planning Guidance 11 House Extensions.

2. The proposed box dormer, by reason of its size, siting, design and loss of characterful existing dormer, would have a detrimental impact on the character and appearance of the host house and the conservation area contrary to the National Planning Policy Framework (2021) Chapters 12 Achieving well designed places and 16 Conserving and enhancing the historic environment, Policies HS11 House Extensions, CH2 Development Affecting Conservation Areas and CH3 Demolition Control within Conservation Areas of Wirral's Unitary Development Plan and Supplementary Planning Guidance 11 House Extensions.

3. The proposed hard standing/excavation works to front to form a vehicle parking area, by reason of its siting, size/surface area and the loss of trees/vegetation, would harm the character and appearance of the conservation area contrary to Policy GR5, GR7, CHO1 and CH2 of Wirral's Unitary Development Plan, Supplementary Planning Guidance 11 House Extensions and National Planning Policy Framework (2021) Chapters 12 Achieving well designed places and 16 Conserving and Enhancing the Historic Environment.

APP/21/01379

Demolition of existing rear extension. Excavation works to form a self-contained lower ground residential unit with associated external courtyard. Erection of a ground floor rear extension with outdoor terrace and rear dormer window. Widening of access and remodel of the driveway for additional off-street parking and erection of a detached car port.

Refused for the following reasons:

1. The proposed box dormer, by reason of its size, siting and design, would have a detrimental impact on the character and appearance of the host house and the conservation area contrary to the NPPF - Requiring Good Design, Policies HS11 - House Extensions, CH2 Development Affecting Conservation Areas, CH3 Demolition Control within Conservation Areas and SPG11 - House Extensions.

2. The proposed living conditions of the self-contained lower ground floor residential unit, by reason of the poor levels of light and outlook to the bedrooms and the lounge and the poorly designed access with regards to designing out crime, would be unsatisfactory contrary to NPPF paragraph 130(f), Policies HS4 - Criteria for New Housing Development and HS13 - Self-contained flat conversions and Supplementary Planning Document 2 - Designing for self-contained flat developments and conversions.

3. The proposal, by reason of the lack of arboricultural impact appraisal submitted, is not the right information for decision making contrary to NPPF paragraph 43.

Location: 71 THE VILLAGE, BEBINGTON, CH63 7PL
Application Type: Full Planning Permission
Proposal: Change of Use from Office to Dwellinghouse
Application No: APP/20/01744
Decision Date: 15/01/2021
Decision Type: Approve
Implemented.

Location: The Orchard, 71, The Village, Bebington. L63 7PL
Application Type: Full Planning Permission
Proposal: Erection of a first-floor extension at rear.
Application No: APP/88/06758
Decision Date: 16/12/1988
Decision Type: Approve
Not implemented.

	<p>Location: The Orchard,71 The Village ,Bebington ,L63 7PL Application Type: Full Planning Permission Proposal: Single storey extension to rear of offices to provide kitchen and W.C Application No: APP/84/25150 Decision Date: 31/07/1984 Decision Type: Conditional Approval Implemented.</p> <p>Location: The Orchard,71 The Village,Bebington,L63 7PL Application Type: Full Planning Permission Proposal: Change of use from residential to private office suite. Application No: APP/79/14316 Decision Date: 13/03/1980 Decision Type: Conditional Approval Implemented.</p> <p><u>Trees</u></p> <p>CA/19/0067. Permission granted to fell a Beech tree which was causing damage to the boundary wall and in close proximity to the neighbouring house. This appears to have been implemented with the removal of a tree to to the side of the driveway since 2019.</p>
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Summary Of Representations and Consultations Received:

1. Ward Member Comments	<p>Councillor Lamb has requested that this application be decided by the planning committee due to the issues raised by objectors and the potential knock-on effects to other potential work in the conservation area.</p> <p>Councillor Williams has raised concerns about the unauthorised developments at the site.</p>
2. Summary of Representations	<p><u>REPRESENTATIONS</u></p> <p>The Friends of Mayer Park have objected to the application on the following grounds: -</p> <ul style="list-style-type: none"> • Demolition of gate post and 2m of the front boundary wall to the right of the entrance of the drive. • Demolition of retaining wall around a tree to the left of the front entrance of driveway, exposing the root system and causing stress to the tree due to the ability of water retention provided by this retaining wall. • Removal of shrubs/tree(s) in the rear garden and the removal of the hedging that formed part of the boundary to the front of the house which, were burnt on site. • Demolishing of a two-storey tower block on the rear elevation which has already taken place to make way for the new extension. Black aluminium framed windows have then been installed to the rear elevation. • The proposed extension is over-development of the site. It's size and appearance are detrimental to the surrounding area and will have a significant impact on the setting of Mayer Park, an area of great historical importance and interest within the boundary of the Mayer Buildings and Legacy. Together with the buildings to the right of the house, these buildings are the last at this end of the old Village of Lower Bebington with the buildings on the other side of the road being lost to the Civic Centre and Council Offices. • Extensive lowering of the front garden and removal of shrubs lining the boundary with number 73 The Village thereby widening the current

driveway. Advantage is being taken under the current works to replace utility services in carryout this work in preparation for parking bays prior to planning consent.

- Overall fear for the protection of the conservation area due to a lack of compliance.

CONSULTATIONS

Highway Assets (prior to amended plans)

No objection with informative.

Informative:

"Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. 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 S184 Highway 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."

Traffic and Transportation (prior to amended plans)

No objection.

- The proposed works are all contained within a private boundary and do not impact on the adopted highway to any great extent.
- The level of proposed on-site car parking is in accordance with the SPD4 maximum standards.
- Visibility at the site access onto The Village is also satisfactory.
- Servicing to the development can be undertaken from The Village in similar fashion to neighbours and is a satisfactory arrangement.
- It's unlikely the proposals will generate a significant level of traffic and it is therefore considered to have no material impact on the highway, as such there are no Traffic and Transportation objections to the proposal, subject to the widened access being approved by Wirral Highways.
- The necessary works to The Village footway to construct the new vehicle access will require the following informative:

"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 S184 Highway 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."

Tree Preservation Officer (Post Amended Plans)

No objections to the revised proposal provided that a suitably worded condition secures the tree protection outlined in the Arboricultural method statement Rev F.

Historic England (Consulted by reason of Historic England's Charter of Advisory Services required because the application proposes the extension of an existing

	<p>building within a Conservation Area and the application site is more than 1000 square metres: https://historicengland.org.uk/services-skills/our-planning-services/charter/when-we-are-consulted/proposals-for-development-management/)</p> <p>No comment.</p>
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<p>3.1 Site and Surroundings</p>	<p>The application relates to a detached two storey dwelling with basement and loft floors. Mayer Park borders the northern side and eastern rear of the site. The B-classified The Village Road is located to the western front of the site.</p> <p>The building is set on a large plot and set back from the main highway. The properties located to the southeast of the site consist of a row of three terraced houses, which are set slightly to the rear of No.71. Opposite the site is the Bebington Town Hall frontage green space and after that the Bebington Town Hall.</p> <p>A single storey rear extension has been erected to provide a kitchen and staff toilets for the former office use of the building. The dormer window to the rear of the house appears to be original, or at least there since 2005 according to mapping images.</p> <p>The Lower Bebington Conservation Area Appraisal notes that: <i>"Ferry services to Liverpool expanded, whilst the Birkenhead Docks began, for the first time, to turn a profit. The ability of people to commute in large numbers to these centres of economic and industrial activity enabled the large-scale expansion of housing to occur in settlements like Bebington. Fine properties constructed during this period include The Orchard at no. 71 The Village, with more terraced and semi-detached properties springing up also, for example nos. 6-12 Bromborough Road and the Rectory to St Andrews Church. The 1874 OS map shows a succession of these substantial properties in their own grounds, mostly dating from sometime in the C19th."</i> [Bold added for emphasis].</p>
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<p>3.2 Proposed Development</p>	<p>The following developments are proposed: -</p> <ul style="list-style-type: none"> • Construction of part two storey and part single storey extension and terrace to the rear. The terrace will also have a chimenea. This would also require the removal of a canopy to the rear, which does not require planning permission. • Construction of car port to the side. • Installation of gate to vehicle access. Planning permission required because adjacent to classified road and the gates are more than 1m in height adjacent to a highway in a conservation area. • Excavation to front, side and rear is proposed to allow for the lower ground floor rear extension, a sunken courtyard to the rear, external access to the lower ground floor to the side and a light well to the lower ground floor front. • Installation of new white aluminium windows to the basement front and to the first floor rear elevation. Planning permission required because the shape is different to the existing windows. <p>The demolition of the single storey rear extension. As the cubic content of the rear extension at 75 cubic metres exceed 50 cubic metres then this rear extension can be demolished subject to either the granting of prior approval or the granting of</p>
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	<p>planning permission. Under the prior approval process, the only matters that can be considered are the method of demolition and the restoration of the site such as the hard surfacing below the extension and the restoration of the rear wall that would be exposed, neither of which are a concern. The Lower Bebington Conservation Area does not have an Article 4 Direction removing permitted development rights for the dwelling house.</p> <p>The access piers and front wall that have previously been removed without planning permission, despite needing planning permission, are now proposed to be restored as part of this application.</p> <p>The developments shown on the plans do not require planning permission: -</p> <ul style="list-style-type: none"> - The demolition of the two-storey rear toilet block (already removed). Does not require planning permission because the cubic volume is less than 50 cubic metres. The bricks that were used to infill the wall to the rear of the existing house are similar in appearance to the existing and therefore did not require planning permission. - The installation of porous hard surfacing to the front to replace the former hard surfacing of the driveway. - The installation of patio and path hard surfacing to the side and rear. - Installation of 2m high wall to the side of the extension to divide the front and rear garden areas. Planning permission not required as the height does not exceed 2 metres. <p>The plans have been amended with the following:</p> <ul style="list-style-type: none"> - Tree to front is no longer proposed to be removed. - Part of front boundary wall no longer proposed to be removed. - Installation of hard surfacing to the front garden to form off-street parking no longer proposed. - Installation of extended dropped kerb to front no longer proposed. - An updated arboricultural impact assessment and method statement to reflect the amendments made. - Plan accuracy amendments re the width of the existing access and the height of the existing walls to front.
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<p>3.3 Development Plan</p>	<p>Under the provisions of Section 70(2) of the Town and Country Planning Act 1990, Section 38(6) of the Planning and Compulsory Purchase Act 2004 and the provisions of the NPPF (paragraph 2), applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.</p> <p>The adopted development plan (as is relevant to this proposal) is the Wirral Unitary Development Plan (2000) (hereafter referred to as the 'UDP') and the Joint Waste Local Plan for Merseyside and Halton.</p>
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Relevant policies of the UDP are:

Policy HS11 - House Extensions

This policy permits domestic extensions subject to proposals being of an appropriate scale in relation to the size of the plot and not unduly dominant; with regard had to the effect on light to and the outlook from neighbours' habitable rooms and to not result in significant overlooking. Policy HS11 also seeks proposals to replicate the design features of the existing dwelling and to be finished in matching materials.

GR5 Landscaping and New Development

In order to secure the protection and enhancement of visual amenity the Local Planning Authority will require applicants to submit full landscaping proposals before full planning permission is granted. Proposals should:

- (i) include a clear specification of landscaping proposals indicating the species mix, the location, height and density of new planting, as well as areas of new ground modelling or other land features proposed;
- (ii) be appropriate in terms of the nature and location of the development proposed, the visual prominence of the site, the potential visual impact of the development and the character of the surrounding area;
- (iii) provide for new planting and for the protection, replacement or enhancement of existing features such as ponds, trees, bushes, shrubs or hedges including, where relevant, appropriate boundary treatment and provision for the protection of wildlife;
- (iv) take full account of the effect of proposals on visibility at access points, the effect of local climatic influences and the potential for misuse or erosion which may affect the appropriateness of landscaping proposals.

Layouts that would leave landscaped areas which are not easily supervised, or which would prejudice the supervision of other sensitive areas of the site will be resisted.

Planning permission will be subject to conditions relating to the protection of existing features specified for retention, the timing and aftercare of new planting including provision for the replacement of stolen, damaged, diseased or dead plants or trees throughout the period until newly planted stock is established and capable of normal unaided growth.

Policy GR7 – Trees and New Development

In assessing the protection to be given to trees on development sites the Local Planning Authority will consider the general health, structure, size and life expectancy of trees, their visual value in the locality and their value for nature conservation.

Policy TR9 – Requirements for Off Street Parking

This policy requires the assessment of off-street parking provision to be guided by a number of considerations, including the availability of alternative modes of transport, road safety and traffic management issues.

Policy CH2 – Development Affecting Conservation Areas

Development located within, adjacent to or otherwise affecting the setting or special character of a Conservation Area, will be permitted where the visual and operational impact of the proposals can be demonstrated to preserve or enhance:

	<ol style="list-style-type: none"> 1. The distinctive characteristics of the Area, including important views into and out of the designated Area; 2. The general design and layout of the Area, including the relationship between its buildings, structures, trees and characteristic open spaces; and 3. The character and setting of period buildings and other elements and other elements which make a positive contribution to the appearance and special character of the area. <p>When granting consent, special regard will be given to matters of detailed design, especially within main frontages and prominent elevations, and to the nature, quality and type of materials proposed to be used.</p>
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<p>3.4 Other Material Planning Considerations</p>	<p>Lower Bebington Conservation Area Character Appraisal (2013)</p> <p>National Planning Policy Framework (2021) Chapters 9 Promoting Sustainable Transport, Chapter 12 Achieving well-designed places, Chapter 14 Meeting the challenge of climate change, flooding and coastal change, Chapter 15 Conserving and enhancing the natural environment and Chapter 16 Conserving and enhancing the historic environment.</p> <p>Relevant is the statutory duty of section 72(1) of the Planning (Listed buildings and Conservation Areas) Act 1990 to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas.</p> <p>Permitted development rights for householders Technical Guidance (MHCLG, 2019)</p> <p><u>Supplementary Planning Document 4 (SPD4) – Parking Standards</u></p> <p>This document sets out maximum limits for vehicle parking spaces.</p> <p><u>Supplementary Planning Guidance 11: House Extensions</u></p> <p>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 built close to the boundary with a neighbouring property may have an adverse impact on the enjoyment of that property. Extensions should not be so large as to create an effect of over-dominance or cause significant visual intrusion or significantly impact existing light levels (daylight and sunlight).</p> <p><u>The Emerging Local Plan</u></p> <p>Wirral Borough Council has submitted the Wirral Local Plan 2021-2037 for examination.</p> <p>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. The plan was published in May 2022 and representations were available to be submitted until 25th July 2022. The Local Plan was submitted to the Secretary of State on the 26th October 2022. The local plan and supporting evidence base can be viewed online at www.wirral.gov.uk/lpexam</p> <p>As the Wirral Local Plan has been submitted for examination it (and the supporting evidence base) is a material consideration and can be afforded weight in the decision-making process. In attaching weight to individual policies, paragraph 48 of the NPPF is relevant as it states:</p>
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	<p>“Local planning authorities may give weight to relevant policies in emerging plans according to:</p> <ul style="list-style-type: none"> • the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); • 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 • 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)” <p>Within the emerging local plan the site is designated within the Lower Bebington Conservation Area and Birkenhead to Eastham Conurbation Primarily Residential Area.</p> <p>Householder Applications</p> <p><u>Main policy:</u></p> <p>Policy WD 5 Residential Extensions</p> <p><u>Other supporting policies:</u></p> <p>Policy WS 7 Principles of Design, includes Privacy and Amenity and Parking</p> <p>Policy WS 6 Placemaking for Wirral</p> <p>Policy WD 1 Landscaping including Trees</p> <p>Applications involving heritage</p> <p><u>Main policies:</u></p> <p>Policy WD2 Heritage Assets including Archaeological assets</p> <p>Policy WP4.1 Conservation Areas: Lower Bebington</p> <p><u>Other supporting policies:</u></p> <p>Policy WS 1.2 (H)(5) Conserve heritage assets</p> <p>Policy WS 7 Principles of Design, includes Privacy and Amenity and Parking</p> <p>Policy WS 6 Placemaking for Wirral</p> <p>Policy WS 8 Strategy for Sustainable Construction including historic buildings</p>
<p>3.5 Assessment</p>	<p>The main issues pertinent in the assessment of the proposal are;</p> <ul style="list-style-type: none"> • Principle of development; • Design and heritage; • Trees; and

	<ul style="list-style-type: none"> • Amenity.
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3.6 Principle of Development	In principle the proposal is considered acceptable subject to policies listed above.
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3.7 Design and Heritage	<p>In addition to the amendments made during the course of this application, the application differs to and has addressed the reasons for refusal on the previously refused planning applications with the following: -</p> <ul style="list-style-type: none"> - Retrospective consent for the replacement of the original white timber windows with grey aluminium windows is no longer proposed. Instead, their replacement with windows of white painted aluminium with shapes that will be similar in appearance to the windows that they replaced were approved under application ref. LDP/23/00318 as permitted development. The installation of one additional window to the second floor rear elevation that is also similar in appearance to the existing was also approved as permitted development under LDP/23/00318. The dark aluminium windows that have been installed without consent are liable to enforcement action and do not form part of this planning application. - A replacement box dormer is no longer proposed to the rear elevation. - No trees are proposed to be removed. - Reinstallation of a historic gate is proposed to the vehicle access. - An arboricultural impact assessment and method statement has been submitted with the application to ensure no harm to trees which form part of the character and appearance of the area. <p>The aspects of the proposal that still remain on the planning application, with the exception of the newly proposed gates to front, were not included as a reason for refusal on either of the previous two applications that were refused.</p> <p><u>Rear extension:</u></p> <p>The rear outrigger has already been demolished without the need for planning permission due to its small size, despite being shown on the existing plans. The existing plans show the site as it was prior to any recent works being commenced on the site. The single storey rear extension was approved in the 1980s and has an exposed felt roof with upvc windows, detracting from the character of the conservation area. Its removal would therefore be beneficial to the conservation area and in any case due to its small size as stated it could be removed under permitted development rights via a prior approval application in which the Local Planning Authority can only consider the method of demolition and the restoration of the site.</p> <p>Compared to the existing rear extension, the replacement extension is of a better designed legibly contemporary extension rather than a poorly designed pastiche extension such as through the use of aluminium instead of upvc windows, through the use of art-stone corning and through not using an exposed felt roof. The use of different levels to the extension helps to break up the mass and add visual interest. The proposed extension would cover up original windows to the lower rear elevation, but these could be infilled with matching brick or replaced with similar-in-appearance non-original windows without the need for planning permission and a single storey extension could be constructed to the rear of the</p>
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house covering rear windows without the need for planning permission. This would therefore not be reasonable reason for refusal.

The rear extension will be part basement level and part ground floor level and thus will be of low visibility from the surrounding park by reason of the boundary wall and substantial vegetative screening to the site's boundary. The depth of the extension will be smaller than the depth of the existing house and it will not project wider than the existing house. The flat roof proposed would reduce the mass of the extension comparative to a pitched roof extension. A large proportion of the site would still remain undeveloped, and the extension would cover the car parking area for the former offices on the site therefore not leading to loss of greenery on the site. It is therefore considered that the extension will appear subservient to the original house and would not constitute over-development of the site.

The rear extensions will read as a contemporary rather than a pastiche addition to the rear of the historic house with the use of a flat roof. The extension would however still give many design cues back to the historic house in that: -

- the walls are proposed to be reclaimed brick finish to complement the existing brick house.

- art-stone corning is proposed to the ground floor section of the extension to tie the proposal into the existing house which has stone corning above the ground floor bay windows to front and above the original porch to side.

- the paned design of the rear windows. These windows will be black painted aluminium, again helping to identify the extension is a distinct contemporary addition to the historic house whilst also taking design cues from the original house. The windows to the rear of the basement level extension will have lintels to complement the lintels above the existing windows to rear.

- Some elements of pitch to the rooves in the form of the roof lanterns.

- The rear terrace of the extension will feature iron railings and Victorian reclaimed tiles.

A condition is recommended for samples of the external materials and a brickwork panel of the extension to be submitted for approval to ensure that the materials will be complementary to those of the existing building. Subject to these details, I consider that the rear extension would have an acceptable design and would preserve the character and appearance of the conservation area in compliance with policies HS11 and CH2 of Wirral's Unitary Development Plan.

The side wall of the existing single storey rear extension forms the side wall of the site with Mayer Park and the proposed extension is also proposed to form the side wall of the boundary of the house with the park. Both existing and proposed side walls would be the same height, albeit with the proposal benefit of a felt roof not facing onto Mayer Park. The brick panel details would be expected to be such that the majority of the extension is designed to have bricks including the bond to be complementary to the existing house whilst the western side wall of the extension would be expected to have bricks including the bond to match with the existing boundary wall of the site.

Car port:

The car port to side will be made of a timber frame with a slate tile roof. Its size, siting and size are acceptable and would not have a detrimental impact on the

	<p>character and appearance of the host house or the surrounding conservation area. The hipped roof would be in-keeping with the existing house.</p> <p><u>Front Wall and Piers</u></p> <p>The front sandstone wall and piers are proposed to be re-instated as they were prior to unauthorised development, which is beneficial relative to what is on site now and neutral impact relative to what was on site prior to the unauthorised development.</p> <p>One of the piers was already showing damage in October 2009 and has since fallen off where there was a crack. The damage was likely due to the fixing and removal method of the original gate post, as there was a similar crack on the other gate post to the extent that the agent has stated that the tops of the piers were not fixed to the main body of the pier. The applicant removed the pier top to prevent further damage and removed the walls to prevent damage during works on the site. The top section of the pier that has fallen off is still available and would be re-used to restore the pier. The original stone for the wall that has been removed is still available and will be used for the re-instatement of the wall/piers. The agent has notes that the works will be undertaken by a specialist stonemason</p> <p>I recommend a condition that the wall and piers shall be re-instated within six months of the date of approval in accordance with more specific details which shall first be submitted to and approved in writing by the Local Planning Authority.</p> <p><u>Gate:</u></p> <p>The applicant has submitted a c.1890 photo showing a gate to the access to the house. The application now proposes to re-install this gate using black timber with a design to follow the historic gate. The gate would not be an overbearing height, at 1.2m to match the height of the adjacent sandstone walls and would help to better define the public and private realm. I consider that this aspect of the proposal would have a positive impact on the character and appearance of the conservation area.</p> <p><u>New windows</u></p> <p>The new windows that were not included in the LDP/23/00318 application, which mainly covered replacement of existing windows with the exception of one second floor rear window and are included in this proposal are the basement level windows to the front which will be sunken within the proposed light well to front and two windows to the first floor rear. These will be made of white painted aluminium with a mock sash design as indicated on the plans. These will be in-keeping with the white aluminium framed windows that were approved under the lawful development certificate that can be installed by permitted development sufficiently similar in appearance to the original windows and therefore I consider that the proposed windows will have an acceptable visual impact. The new windows to first floor rear are appropriately proposed to have lintels above in-keeping with the existing.</p> <p>Subject to the recommended details, it is considered that the proposal will have an acceptable design and heritage impact and will preserve the character and appearance of the conservation area in accordance with UDP policies HS10 and CH2 and in accordance with emerging local plan policies WD5, WD2 and WP4.1</p>
<p>3.8 Highways</p>	<p>The gates will be automatic to prevent parking on the classified road in order to open the gates. The proposed works are all contained within a private boundary and do not impact on the adopted highway to any great extent. The level of proposed on-site car parking is in accordance with the SPD4 maximum</p>

	<p>standards. Visibility at the existing site access onto The Village is also satisfactory. Servicing to the development can be undertaken from The Village in similar fashion to neighbours and is a satisfactory arrangement. It is unlikely the proposals will generate a significant level of traffic and it is therefore considered to have no material impact on the highway. I do not recommend an informative as advised by the Local Highway Authority because the dropped kerb to front is no longer proposed to be widened and the original access will now be retained. The proposal is acceptable with regards to highways.</p>
<p>3.9 Trees, ecology and landscaping</p>	<p>The removal of shrubs and hedges does not require planning permission and the proposal does not seek to do this. The proposal does not seek to remove any trees from the site either. Subject to compliance with the amended tree method statement as a condition, the proposal would not result in the loss of trees. The proposal is acceptable with regards to trees.</p> <p>Subject to compliance with the tree method statement, the proposal will not impact landscaping on the site to any great extent. However, in the interests of improving visual amenity in accordance with policy GR5 I recommend a condition that prior to occupation of the approved extension that more specific details of the proposed planting to the boundary shown on the proposed site plan shall be submitted to and approved in writing by the Local Planning Authority. The arboricultural impact assessment notes that 2 x Taxus Baccata Fastigiata trees of 200-220cm tree size are proposed but then the proposed site plan indicates that more planting to the eastern side boundary of the site is proposed.</p> <p>A bat survey submitted during the previously refused application which is still in date showed that the building has low value for roosting bats solely due to gaps identified along the eaves on the western elevation of the building suitable for crevice-dwelling bats. The proposed development will not affect any of the features that could be used by roosting bats which were noted on the building during the survey and therefore no impacts to bat roosts are anticipated.</p>
<p>3.10 Amenity</p>	<p>The basement is no longer proposed to be a self-contained unit and the proposal is therefore satisfactory with regards to living conditions for future occupiers. Sufficient rear garden space will be retained on site.</p> <p>There are no significant concerns with the impact of the proposal on neighbouring residential amenity. The only adjoining property is 73 The Village located to the south of the site. It has no side facing windows that could be impacted upon by the proposal and the rear elevation of the proposed rear extension will not extend further than the rear elevation of 73 The Village. 73 The Village is located to the south of the application site such that overshadowing would be minimal. The car port is sufficiently set back from the front bay window of 71 The Village to not have a significant impact upon it. The proposed rear terrace will be sufficiently set back (8m minimum) and screened from the rear garden of 73 The Village to not result in a significant loss of privacy given that it is a ground floor level terrace and the rear garden of 73 The Village is further to the east than the proposed terrace. The proposal will have an acceptable impact on neighbouring residential amenity.</p>
<p>Summary of Decision (Planning Balance)</p>	<p>Section 70(2) of the Town and Country Planning Act 1990 and section 38(6) of the Planning and Compulsory Purchase Act 2004 require that the determination of planning applications must be made in accordance with the Development Plan, unless material considerations indicate otherwise.</p> <p>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:-</p>

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal is not considered to be detrimental to the character of the wider conservation area. The proposal complies with NPPF Achieving well-designed places and conserving and enhancing the historic environment, Policy HS11 - House Extensions, CH2 Development Affecting Conservation Areas, GR5 Landscaping and New Development, GR7 Trees and New Development of Wirral's Unitary Development Plan, Supplementary Planning Guidance 11 and policies WD5, WD2 and WP4.1 of the emerging local plan and is therefore considered acceptable.

Recommended Decision:

Conditional Approval

Recommended Conditions and Reasons:

1. The development hereby permitted shall begin not later than 3 years from the date of this decision.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby permitted shall be carried out in accordance with the approved plans and document received by the local planning authority on 07/03/2023, 19/09/2023, 03/10/2023 and 19/10/2023 and listed as follows: -

- 21-048-110 Revision F and 21-048-111 Revision E received on 07/03/2023;

- 21-048-130 Revision P received on 19/09/2023;

- the tree protection outlined in the Arboricultural Method Statement Ref. TRE/71TV/Rev F received on 03/10/2023; and

- 21-048-122 Revision G, 21-048-120 Revision Q, 21-048-141 Revision B and 21-048-121 Revision F received on 19/10/2023.

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

3. The construction of the rear extension and car port shall not take place until samples of the materials to be used in the construction of external surfaces of the buildings have been submitted to and approved in writing by the Local Planning Authority. The development shall then be carried out in accordance with the approved details.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area having regards to Wirral Unitary Development Plan Policy CH2 and HS11 of Wirral's Unitary Development Plan.

4. The construction of the rear extension shall not take place until sample panels of all new facing brickwork showing the proposed bricks, face-bond and pointing mortar have been provided on site and approved in writing by the local planning authority. The approved sample panels shall be retained on site until the work is completed and the development shall be carried out in accordance with the approved sample panels.

Reason: To make sure that the appearance of the building is suitable and that it contributes to the character and appearance of the area having regards to Wirral Unitary Development Plan Policy CH2 and HS11 of Wirral's Unitary Development Plan.

5. Before development commences on the approved re-instatement of piers and wall to front, full details and specifications of the approved re-instatement of piers and stone wall to front shall be submitted to and agreed in writing by the Local Planning Authority. The information submitted shall include details of all new materials (including reconstruction with the use of original material as a far as practicable), designs, stone samples, coping samples and finishes. The re-instatement of the pier and stone wall shall then be completed in accordance with the agreed details within six months of the date of this decision.

Reason: To ensure the completed boundary treatments help to preserve the character and appearance of the Conservation Area in accordance with policy CH2 of Wirral's Unitary Development Plan.

6. Before the windows and doors hereby approved are installed, details of their material (including the material of the lintel above), design, specification, method of opening, method of fixing and finish, in the form of drawings and sections of no less than 1:20 scale, shall be submitted to and agreed in writing by the Local Planning Authority. The development shall be carried out only in accordance with the agreed details.

Reason: Inadequate details of these matters have been submitted with the application and to ensure the development preserves the character and appearance of the Conservation Area in accordance with policy CH2 of Wirral's Unitary Development Plan.

7. Details of the species mix, height and density of new planting to the boundary shown on the approved site plan ref. 21-048-130 Revision P shall be submitted to and approved in writing by the Local Planning Authority prior to first occupation of the proposed extension. All planting, seeding and/or turfing comprised in the approved details shall be carried out in the first planting and seeding seasons following the occupation of the extension or the completion of the development, whichever is the sooner, and any planting 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.

Reason: In the interests of improving visual amenity and in accordance with Policy GR5 of Wirral's Unitary Development Plan.

8. The measures contained in the approved arboricultural method statement ref. TRE/71TV/Rev to protect the health of existing trees during construction shall be implemented in full throughout the construction phase.

Reason: To prevent damage to trees in the interests of the visual

amenity of the area and to comply with Policy GR5 and GR7 of the Wirral Unitary Development Plan.

Last Comments By:	29/06/2023
Expiry Date:	12/07/2023