



## Planning Committee

<b>Date:</b>	<b>Wednesday, 20 April 2016</b>
<b>Time:</b>	<b>6.00 pm</b>
<b>Venue:</b>	<b>Committee Room 1 - Wallasey Town Hall</b>

**Contact Officer:** Vicky Rainsford  
**Tel:** 0151 691 8271  
**e-mail:** [victoriarainsford@wirral.gov.uk](mailto:victoriarainsford@wirral.gov.uk)  
**Website:** <http://www.wirral.gov.uk>

**1. MINUTES (Pages 1 - 6)**

To approve the accuracy of the minutes of the meeting held on 17 March 2016.

**2. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST**

Members of the committee are asked whether they have any personal or prejudicial interests in connection with any application on the agenda and, if so, to declare them and state the nature of the interest.

**3. REQUESTS FOR SITE VISITS**

Members are asked to request all site visits before any application is considered.

**4. OUT/15/00709: DALE END, 178 BARNSTON ROAD, BARNSTON, CH61 1AR  
PROPOSAL: AMENDED APPLICATION (RESUBMISSION OF OUT//14/00730) FOR TWO NEW DETACHED DWELLINGS AND RETENTION OF THE EXISTING GARAGE (OUTLINE APPLICATION WITH SOME MATTERS RESERVED). (Pages 7 - 16)**

**5. APP/15/01465: PLANT AND MACHINERY, 7-11 NEW HALL LANE, HOYLAK, CH47 4BP - CHANGE OF USE FROM WAREHOUSE TO GYMNASIUM (Pages 17 - 22)**

6. **APP/15/01507: LAND TO THE EAST SIDE OF KINLOSS ROAD, GREASBY - ERECTION OF 2NO. RESIDENTIAL APARTMENT BLOCKS WITH A TOTAL NUMBER OF 19 APARTMENTS, WITH ASSOCIATED LANDSCAPING AND CAR PARKING (100% AFFORDABLE HOUSING) - AMENDED CAR PARKING LAYOUT (Pages 23 - 32)**
7. **APP/15/01512 - NORTON COURT, 154 BOROUGH ROAD, SEACOMBE, CH44 6NJ - CONVERSION AND EXTENSION OF EXISTING BUILDING FROM 15 APARTMENTS WITH GROUND FLOOR RETAIL SPACE TO AN ASSISTED LIVING FACILITY CONTAINING 22 NO. ONE-BED APARTMENTS WITH ANCILLARY ACCOMMODATION FOR STAFF, RESIDENTS AND VISITORS (Pages 33 - 38)**
8. **APP/15/01545: 23 LATCHFORD ROAD, GAYTON, CH60 3RN - VARIOUS EXTENSIONS AND INTERNAL ALTERATIONS (Pages 39 - 42)**
9. **APP/15/01657: 4 BRACKLEY CLOSE, LISCARD, CH44 3EJ - DOUBLE STOREY SIDE EXTENSION AND LOFT ALTERATIONS WITH DORMERS & FRONT PORCH.(ALTERATIONS TO PREVIOUSLY APPROVED APP/08/06693) (AMENDED PLANS) (Pages 43 - 48)**
10. **APP/16/00005: 6 MORLAND AVENUE, BROMBOROUGH, CH62 6BE - GARAGE CONVERSION, FIRST FLOOR EXTENSION AND INTERNAL ALTERATIONS. (Pages 49 - 52)**
11. **APP/16/00135: 32 BERYL ROAD, NOCTORUM, CH43 9RT - RETROSPECTIVE CONSENT FOR A FRONT BOUNDARY WALL WITH PROPOSED EXTERNAL VISUAL CHANGES AND REDUCED HEIGHT. (Pages 53 - 56)**
12. **APP/16/00210: 14 LARCOMBE AVENUE, UPTON, CH49 6NB - TWO STOREY REAR EXTENSION (Pages 57 - 60)**
13. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 07/03/2016 AND 06/04/2016 (Pages 61 - 86)**
14. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

# Public Document Pack Agenda Item 1

## PLANNING COMMITTEE

Thursday, 17 March 2016

Present: Councillor A Leech (Chair)

Councillors D Realey D Elderton  
P Brightmore E Boulton  
S Foulkes K Hodson  
T Johnson D Mitchell  
I Williams P Cleary

Deputies: Councillors G Watt (for Cllr P Hayes)

### 170 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 18 February 2016.

**Resolved – That the minutes be approved.**

### 171 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members were asked to declare any disclosable pecuniary and non pecuniary interests in connection with any items on the agenda and to state the nature of the interest.

No such declarations were made.

### 172 REQUESTS FOR SITE VISITS

Members were asked to submit requests for site visits before any applications were considered.

The following request was unanimously approved:

**OUT/15/00709: Dale End, 178 Barnston Road, Barnston, CH61 1AR: Amended Application (Resubmission of OUT/14/00730) for two new detached dwellings and retention of the existing garage (Outline Application with some matters reserved).**

### 173 ORDER OF BUSINESS

The Chair agreed to vary the order of business.

- 174 **OUT/15/00709: DALE END, 178 BARNSTON ROAD, BARNSTON, CH61 1AR : AMENDED APPLICATION (RESUBMISSION OF OUT/14/00730) FOR TWO NEW DETACHED DWELLINGS AND RETENTION OF THE EXISTING GARAGE (OUTLINE APPLICATION WITH SOME MATTERS RESERVED).**

**Resolved** – That the application be deferred for a formal site visit.

- 175 **OUT/15/01123: MARLFIELD COTTAGE, 4 MARLFIELD LANE, PENSBY, CH61 1AJ : OUTLINE PLANNING PERMISSION FOR TWO NEW DETACHED HOUSES ON LAND TO THE REAR OF 4 MARLFIELD LANE, PENSBY, WIRRAL (AMENDED).**

The Assistant Chief Executive submitted the above application for consideration.

A Petitioner addressed the Committee

Prior to the meeting, with the agreement of the Committee, Councillor M Sullivan (Ward Councillor) submitted a statement with the request that it was disclosed to the Committee. Mr D K Abraham, Borough Solicitor read out the statement to all present.

On a motion by Councillor Brightmore and seconded by Councillor Clearey it was moved

“That the application be refused”

The motion by was put and lost (10:2)

It was then moved by Councillor Realey and seconded by Councillor Williams and

**Resolved** (10:2) That the application be approved subject to the following conditions:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission or two years from the date of the approval of the last of the reserved matters, whichever is the later.

2. Details of the reserved matters set out below shall be submitted to the Local Planning Authority for approval within three years from the date of this permission:

(a) **Appearance**

**(b) Landscaping**

**Approval of all reserved matters shall be obtained from the Local Planning Authority in writing before any development is commenced and shall be carried out as approved.**

**3. Before any construction commences, samples of the facing/roofing/window 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.**

**The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.**

**The detailed landscaping plans shall include:**

- (i) details of boundary treatments and hard surfaces**
- (ii) the location, size and species of all trees to be planted**
- (iii) the location, size, species and density of all shrub and ground cover planting**
- (iv) a schedule of implementation**

**4. No tree, shrub or hedgerow felling, or any vegetation management and/or cutting operations should take place during the period 1st March to 31st August inclusive unless otherwise agreed in writing by the Local Planning Authority.**

**5. No development shall take place before details of the proposed finished floor levels; ridge and eaves heights of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of neighbouring property. The development shall be carried out as approved.**

**6. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in**

writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

7. Prior to first occupation or use of the development, arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details previously submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

8. No development shall take place, including any works of demolition, until a Construction Method Statement has been submitted to and approved in writing by the Local Planning Authority. The approved Statement shall be adhered to throughout the construction period.

The Statement shall provide for:

- i. the parking of vehicles of site operatives and visitors;
- ii. loading and unloading of plant and materials;
- iii. storage of plant and materials used in constructing the development;
- iv. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate;
- v. wheel washing facilities;
- vi. measures to control the emission of dust and dirt during construction;
- vii. a scheme for recycling/disposing of waste resulting from demolition and construction works.

9. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to the dwellings shall be erected unless expressly authorised.

10. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision re-enacting or revoking the provisions of that Order), no window or dormer window shall be added to the property unless expressly authorised.

11. As part of an application for the approval of reserved matters for layout, appearance, landscaping and access full details of a scheme for a sustainable drainage system<sup>1</sup> to serve the site, and method of implementation including

arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement shall be submitted for consideration by the Local Planning Authority in consultation with Lead Local Flood Authority.

12. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on and listed as follows: 001 rev A (Dated 23.10.15), 003 Rev A (Dated 23.10.15), 004 Rev A (Dated 23.10.15), 005 Rev A (23.10.15), 007 (Dated 23.10.15) & 008.

176 **APP/15/01401: ALLOTMENT GARDENS WEST, THE ANZACS, NEW FERRY: ERECTION OF TWO PAIRS OF LOCK UP GARAGES.**

The Assistant Chief Executive submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

A Ward Councillor addressed the Committee.

On a motion by Councillor Foulkes and seconded by Councillor Elderton it was:

**Resolved (7:4 with one abstention) That the application be approved subject to the following conditions:**

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. Before any construction commences, samples of the materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.**
- 3. The garages hereby approved shall not be used for any commercial or business purposes.**

177 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 08/02/2016 AND 06/03/2016.**

The Assistant Chief Executive submitted a report detailing planning applications decided under delegated powers between 08/02/2016 and 06/03/2016.

**Resolved – That the report be noted.**



# Agenda Item 4

## Planning Committee

20 April 2016

**Reference:**  
**OUT/15/00709**

**Area Team:**  
**South Team**

**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Pensby & Thingwall**

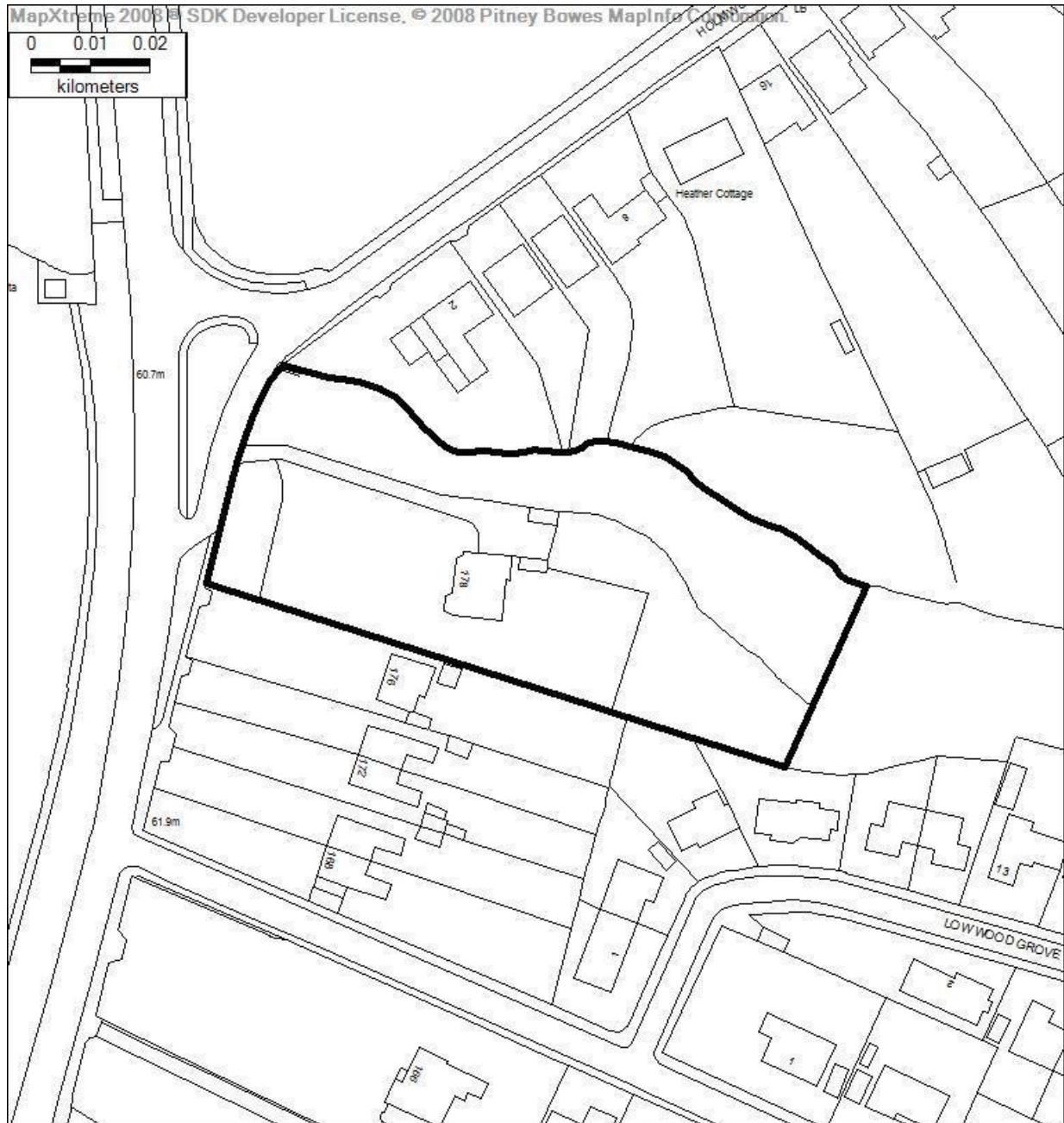
**Location:**  
**Proposal:**

Dale End, 178 BARNSTON ROAD, BARNSTON, CH61 1AR  
Amended application (Resubmission of OUT//14/00730) for two new detached dwellings and retention of the existing garage (Outline application with some matters reserved).

**Applicant:**  
**Agent :**

Mr & Mrs P Douglas  
Urban Roots

### Site Plan:



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**Development Plan allocation and policies:**

Infill Village in the Green Belt  
Green Belt

**Planning History:**

Location: Dale End, 178 Barnston Road, Barnston, Wirral, CH61 1AR  
Application Type: Full Planning Permission  
Proposal: Erection of a detached building to provide additional accommodation to the main dwelling  
Application No: APP/05/07902  
Decision Date: 06/03/2006  
Decision Type: Approve

Location: Dale End, 178 BARNSTON ROAD, BARNSTON, CH61 1AR  
Application Type: Outline Planning Permission  
Proposal: Erection of two new detached dwellings and the redevelopment and repositioning of the existing dwelling.  
Application No: OUT/14/00730  
Decision Date: 15/05/2015  
Decision Type: Withdrawn

**Summary Of Representations and Consultations Received:****REPRESENTATIONS**

Having regard to the Council's Guidance for Publicity on Planning Applications, 12 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, 9 objections including a qualifying petition of objection signed by 42 signatures have been received from the occupiers of the adjoining neighbours. The objections are summarised as follows:

1. Two four bedroom houses and the retention of out buildings are materially larger than the original building
2. more than one residential property is inappropriate development in the green belt
3. the density of the scheme will destroy the open appearance of the green belt
4. the development destroys the view of the village of Barnston
5. the traffic report does not adequately reflect traffic movement
6. tree preservation orders apply to the land
7. the additional accommodation should be demolished as the conditions no longer apply
8. there is a legal requirement for the protection of bats
9. the design will result in visual intrusion and loss of privacy to the occupants of the adjoining properties
10. the development, driveway and the breaking of the front boundary wall damage the appearance of the site
11. it is obvious that the intention is to further develop the garage thereby creating three dwellings
12. This area backs onto Barnston Dale an S.B.I.
13. The development will cause traffic issues including accidents as a result of a dangerous additional access, speeding traffic
14. Impact of new access on the existing tree line
15. The development will result in drainage issues as the land falls toward the dale, noise pollution and potentially overflowing of septic tanks.
16. Potential impact upon protected species/wildlife.
17. the site has been used for commercial purposes
18. The development is at odds with protective covenants
19. The proposed footpath is not continuous and may cause accidents.

Councillor Mike Sullivan has asked for the application to be taken out of delegation as it will be totally out of context with its surroundings and the building dimensions break the building line.

**CONSULTATIONS**

**Head of Environment & Regulation (Pollution Control Division) - No objection**

**Head of Environment & Regulation (Traffic and Transportation Division)** - No objection

**Natural England** - No comment to make

**Wirral Wildlife** - No objection subject to conditions

**Director's Comments:**

This application was been deferred at Planning Committee on 17th March 2016 to allow for a formal Member's Site Visit to take place.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

A qualifying petition of objection with 42 signatures on it has been received. In addition, Councillor Sullivan has requested that the application be taken out of delegation on the grounds that it will be totally out of context with its surroundings and the building dimensions break the building line.

**INTRODUCTION**

The proposed development is an outline application with some matters reserved for the erection of two new detached dwellings and retention of the existing garage. The application is a resubmission of OUT//14/00730 that was previously withdrawn. The matters to be secured at outline stage relate to access and layout only. Appearance, landscaping and scale would be reserved for subsequent approval.

**PRINCIPLE OF DEVELOPMENT**

The site is identified under Proposal GB7 in the Unitary Development Plan (UDP) as an infill village within the Green Belt. UDP Policy GB6 permits development on infill sites subject to the proposal complying with UDP Policy HS4.

**SITE AND SURROUNDINGS**

178 Barnston Road is a bungalow style dwelling set in within a large plot of land. The site extends some 119m from the road and has a large front and rear garden.

The houses located to the north running along Holmwood Drive are located somewhat lower than the site as the land falls quite dramatically towards Prenton Brook.

Properties located to the south and south east are predominantly two storey properties set back from the road with large front gardens (Barnston Road). Properties are a mix of semi-detached dwellings and detached dwellings (176 Barnston Road). There is a bank of trees running along the front of the site that are protected by a tree preservation order.

**POLICY CONTEXT**

*Unitary Development Plan Policies:*

Policy GB6 - Development in Infill village within the Green Belt

Policy GB7 - Infill Villages in the Green Belt (1. Barnston Village (outside the Conservation Area)).

Policy HS4 - Criteria for New Housing Development

Policy GR5 - Landscaping and New Development

Policy GR7 - Trees and New Development

Policy NC7 - Species Protection

Policy TR9 - Requirements for Off Street Parking

*Supplementary Planning Guidance and Document:*

SPD4 - Parking Standards

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.

### *National Planning Policy Framework*

Limited infilling within villages under policies the Local Plan can be considered appropriate under The National Planning Policy Framework paragraph 89.

### **APPEARANCE AND AMENITY ISSUES**

As stated above the site is allocated as an infill village within the Green Belt. Policy GB6 states that within that part of Barnston identified as an infill village, new infill development will be permitted subject to the proposal complying with Policy HS4. The principle of residential development is therefore deemed acceptable.

Policy HS4 sets out the parameters for acceptable residential development stating that the proposal should be of a scale which relates well to the surrounding property with particular regards to existing densities and form.

The previous application (OUT/14/00730) for three terrace dwellings was considered out of character with the density and form of development in the surrounding area. In addition the siting of the three properties was not considered acceptable as they would result in an unneighbourly form of development, harmful to the occupiers of 176 Barnston Road. As such the scheme was withdrawn. The proposed plans indicated three dwellings set forward of the neighbouring property and as a consequence it was considered that the bulk and massing would be detrimental to the amenities which the occupiers of the adjacent property could reasonable expect to enjoy.

It is considered that this proposal for two dwellings of a similar size and scale to those surrounding the site is better suited to the plot. They represent a similar footprint to that of the existing dwelling and as such the siting of the dwellings will not have any harmful impact upon the adjacent properties or to open appearance of the green belt.

At the time of writing, 9 objections including a qualifying petition of objection have been received from the occupiers of the adjoining neighbours. The objections relate to the impact of the development upon the green belt, views into Barnston Village, traffic problems, TPOs, protection of bats, loss of privacy, use of the site for commercial purposes, covenants, use of garage as a separate dwelling and the proposed footpath not being continuous.

The proposal includes the retention of the existing garage located at the rear of the property. This was granted consent on the 6th March 2006 on the basis that it shall only be used by the occupants of 178 Barnston Road. If members are minded to approve the scheme a similar condition will be imposed to tie the use of the garage to the occupants of dwelling No. 2 as shown on proposed site plan ADXIV34 PL02A.

UDP Policy GR7 seeks to provide protection for trees of greatest visual or wildlife value and other healthy trees. As the site has a tree preservation order protecting the trees running, principally along the western boundary, concern was raised over the impact of the new driveway entering the site off Barnston Road to serve the dwelling NO.1. A tree survey was submitted by the applicant that has been reviewed by the Council's Tree Preservation officer. No objections were raised subject to conditions being imposed to protect the trees adjacent to the new access and suitable protective fencing on site.

Due to the concern over the potential harm to protected species a habitat survey has been produced to assess the impact of the development. The first report recommended additional surveys being carried out prior to determination and as such a further study was carried out. This has been assessed by Wirral Wildlife who confirms that there is no evidence that bats pose constraint to the proposed development and therefore no objections have been raised.

The overall impact of the development upon the openness of the green belt is considered to be within acceptable limits. The footprint of the existing property is relatively large and as such the introduction of two dwellings with smaller footprints is deemed to be acceptable in terms of the impact upon character and openness of the green belt. Barnston Village (outside the Conservation Area) is allocated as an infill village within the green belt. Policy GB7 allows limited infill development as it is considered a larger village, with good public transport accessibility and some local shops. The justification for the policy states; "Limited new infill development in these villages will not compromise the purposes of Green Belt".

Traffic issues are dealt with below. Concerns raised over the previous use of the site for commercial purposes do not relate to this planning application and covenants on the land are not a planning matter. A refusal on these grounds can therefore not be sustained.

### **SEPARATION DISTANCES**

To maintain an acceptable outlook for the proposed new dwellings and to protect amenity of those surrounding the site the following separation distances need to be achieved: habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres. The indicative plan shows dwelling two storey in height with integral garages and windows on the front and rear elevations. House type 1 has a blank gable end facing 176 Barnston Road. Whilst there is a habitable window on the side of 176, it is secondary and the main outlook is to the rear. The introduction of 1 additional dwelling on the site will not result in any overlooking or loss of amenity as the indicative plans easily meet the required separation distances.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

Head of Environment & Regulation (Traffic and Transportation Division) has been consulted on the application and no objection has been raised with regards to the impact of the development upon highway and pedestrian safety caused by the additional vehicle access into the site and increased traffic. The Traffic and Transportation Division have however asked for the existing gate post and fence that block the existing path to be removed in order to allow safe pedestrian movement. Should members be minded to approve the proposed scheme a condition will be imposed to ensure this takes place. A full continuation of the footpath to Holmwood Drive cannot be achieved as the land does not fall within the applicant's ownership.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no Environmental/Sustainability issues relating to these proposals. The ecology report submitted with the application has been assessed in full and the findings indicate that there is no evidence to suggest that bats pose constraint to the proposed development. In addition the tree report has been assessed and subject to conditions all protected trees can be retained within the site subject to conditions being imposed to protect the trees adjacent to the new access and suitable protective fencing on site.

### **HEALTH ISSUES**

There are no health implications relating to this application.

### **CONCLUSION**

The proposal is considered to be of a scale and design which would not result in a detrimental change in the character of the area or the openness of the green belt or result. The development will not result on any significant impacts on the amenities of neighbours surrounding the site and as such the proposal is not considered to result in loss of outlook, privacy, daylight or sunlight to neighbouring properties. It is considered that the proposal complies with Policy HS4 and GB7 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

### **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 proposal is considered to be of a scale and design which would not result in a detrimental change in the character of the area or the openness of the green belt or result. The development will not result on any significant impacts on the amenities of neighbours surrounding the site and as such the proposal is not considered to result in loss of outlook, privacy, daylight or sunlight to neighbouring properties. It is considered that the proposal complies with Policy HS4 and GB7 of the adopted Wirral Unitary Development Plan and the National Planning Policy Framework.

**Recommended Decision:**                      **Approve**

**Recommended Conditions and Reasons:**

1. The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.

**Reason:** To comply with the provisions of Section 92 of the Town and Country Planning Act, 1990 (as amended).

2. No development shall commence on site until details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority within three years from the date of this permission.

- (a) The **scale** of the development;
- (b) The external **appearance** of the development; and
- (c) The **landscaping** of the site;

The development shall be carried out in accordance with the approved details.

**Reason:** To enable the Local Planning Authority to control the detail of the development and to comply with Section 92 of the Town and Country Planning Act (as amended).

3. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan.

4. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

The detailed landscaping plans shall include:

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting
- (iv) a schedule of implementation

**Reason:** In the interests of visual amenity and to ensure that the development complies with Policy HS 4 of the Wirral Unitary Development Plan.

5. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of the proposed finished floor levels; ridge and eaves heights of the dwelling hereby approved have been submitted to and approved in writing by the Local Planning Authority. The submitted levels shall be measured against a fixed datum and shall show the existing and finished ground levels, eaves and ridge heights of neighbouring property. The development shall be carried out as approved.

**Reason:** To ensure a satisfactory relationship between the various components of the development and between the site and adjoining land, to ensure that construction is carried out at a suitable level having regard to drainage, access, the appearance of the development, any trees and hedgerows and the amenities of neighbouring properties, having regard to Policy HS4 and GR7 of the adopted Wirral Unitary Development Plan.

6. NO WORKS OR DEVELOPMENT SHALL TAKE PLACE UNTIL a scheme for the protection of the retained trees- The Tree protection plan (section 5.5, BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations) has been agreed in writing with the LPA. This scheme shall include [include those that are pertinent ]:
- A. a schedule of tree works for all the retained trees in paragraphs (a) and (b) above, specifying pruning and other remedial or preventative work, whether for physiological, hazard abatement, aesthetic or operational reasons. All tree works shall be carried out in accordance with BS3998, 2010, Tree work-Recommendations.
  - B. written proof of the credentials of the arboricultural contractor authorised to carry out the scheduled tree works.

An arboricultural method statement (section 6 BS 5837) containing;

- C. the details and positions (shown on the plan at paragraph (a) above) of the Tree Protection Barriers (section 6.2 of BS5837), identified separately where required for different phases of construction work (e.g. demolition, construction, hard landscaping). The Tree Protection Barriers must be erected prior to each construction phase commencing and remain in place, and undamaged for the duration of that phase. No works shall take place on the next phase until the Tree Protection Barriers are repositioned for that phase.
- D. the details and positions (shown on the plan at paragraph (a) above) of the Ground Protection Zones (para 6.2.3 of BS5837).
- E. the details and positions (shown on the plan at paragraph (a) above) of the Construction Exclusion Zones (section 6 of BS5837).
- F. the details and positions (shown on the plan at paragraph (a) above) of the underground service runs (para 5.5.6 of BS5837).
- G. the details of any changes in levels or the position of any proposed excavations within 5 metres of the Root Protection Area (para. 5.5.6 of BS5837) of any retained tree, including those on neighbouring or nearby ground.
- H. the details of the working methods to be employed with the demolition of buildings, structures and surfacing within or adjacent to the RPAs of retained trees (section 7 BS 5837).
- I. the details of the working methods to be employed for the installation of drives and paths within the RPAs of retained trees in accordance with the principles of "No-Dig" construction (section 7.4 BS 5837)
- J. the details of the working methods to be employed with regard to the access for and use of heavy, large, difficult to manoeuvre plant (including cranes and their loads, dredging machinery, concrete pumps, piling rigs, etc) on site.
- K. the details of the working methods to be employed with regard to site logistics and storage, including an allowance for slopes, water courses and enclosures, with particular regard to ground compaction and phytotoxicity.
- L. the details of the method to be employed for the stationing, use and removal of site cabins within any RPA (para. 6.2.2.3 of BS5837).
- M. the details of tree protection measures for site works, landscaping operations and management (section 8 of BS5837).
- N. the timing of the various phases of the works or development in the context of the tree protection measures.

**Reasons:** To protect trees having regards to Policy GR7 of the Wirral Unitary Development Plan

7. Prior to the commencement of site clearance, demolition, storage of plant (non-tree related),

materials, machinery, including site huts and WCs, Tree Protection Barriers shall be installed immediately following tree works and Barriers shall conform to the specification within the method statement. The Tree Protection Barriers and Ground Protection shall not be removed, breached or altered without prior written authorisation from the local planning authority or client arboriculturist, but shall remain in a functional condition throughout the entire development, until all development related machinery and materials have been removed from site. If such protection measures are damaged beyond effective functioning then works that may compromise the protection of trees shall cease until the protection can be repaired or replaced with a specification that shall provide a similar degree of protection. The tree protection measures shall not be dismantled until all construction related machinery and materials have been removed from site and not without written authorisation from the local planning authority or client arboriculturist. Once authorisation has been given the protection measures can be removed by hand and transported off site. During which time, no machinery or vehicles shall enter the area previously protected. No excavations, storage of materials, soil stripping, the raising or lowering of levels or the laying of hard surfacing without prior approval of the arboricultural consultant and / or the local planning authority. Any issues regarding tree protection should be agreed and implemented prior to commencement of development.

**Reason:** To protect trees having regards to Policy GR7 of the Wirral Unitary Development Plan

8. The following activities must not be carried out under any circumstances:
- a. No fires to be lit within 20 metres of existing trees and shrubs to be retained.
  - b. Storage of removed topsoil should be located outside of the Root Protection Areas of retained trees and away from those parts of the site allocated for soft landscaping.
  - c. No equipment, signage, fencing, tree protection barriers, materials, components, vehicles or structures shall be attached to or supported by a retained tree.
  - d. No builders debris or other materials to be stored within the Root Protection Areas.
  - e. No mixing of cement, aggregate additives, chemicals, fuels, tar and other oil based liquids and powders shall occur within 10 metres of any tree Root Protection Area. A dedicated washout area shall be used and located not within 10 metres of any Root Protection
  - f. No alterations or variations to the approved works or tree protection schemes shall be carried out without the prior written approval of the LPA.
  - g. No excavations, trenches, stripping, cultivation with a rotavator or changes in surface level to occur within the Root Protection Area, unless authorised.

**Reason:** To protect trees having regards to Policy GR7 of the Wirral Unitary Development Plan

9. The design of the vehicular access and parking areas, shall take account of all trees situated on or off site and must be in line with appropriate guide lines (BS 5837:2012, Trees in relation to design, demolition and construction - Recommendations and Arboricultural Advisory and Information Service, Practice Note 'Driveways Close to Trees 1996'). The driveway / parking areas, which are within 4 m of existing trees, must be constructed utilising minimum excavation techniques incorporating appropriate surfaces to avoid damage to trees and to withstand any influence of existing trees with regard to future potential indirect/direct tree related damage. No development shall take place until there has been submitted to and approved in writing by the local planning authority technical details of the proposed driveway / parking, which are within 4m of existing trees, to include their dimensions (in relation to existing ground levels), specifications (materials) and when they are to be constructed in relation to other development works.

**Reason:** To protect trees having regards to Policy GR7 of the Wirral Unitary Development Plan



10. Notwithstanding the approved plans the existing gate post and fence/railing as indicated on ADXiV34 PL02A shall be deleted from the scheme to the satisfaction of the Local Planning Authority prior to first occupation of the development hereby approved. The approved scheme shall be implemented in full and retained as such thereafter.

**Reason:** In the interest of highway and pedestrian safety.

11. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 2nd July 2015 and listed as follows: ADXiV34 PL02A and ADXiV34 PL05A

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

12. No development shall commence until full details of a scheme for a sustainable drainage system<sup>1</sup> to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

**Reason:** To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 102 and 103 of the National Planning Policy Framework, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

13. Before any construction commences, samples of the facing/roofing/window 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.

14. Full details of the arrangements for the storage and disposal of refuse within the curtilage of the site and vehicle access thereto, shall be submitted as part of the application for reserved matter for consideration by the Local Planning Authority.

**Reason:** to ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to policies WM8 and WM9 of the waste local plan

15. The detached outbuilding approved under planning consent APP/2005/7902/D shall only be used by the occupants of unit 2 as indicated on the proposed site plan ADXiV34 PL05A for their own enjoyment. The outbuilding shall not be used as a separate unit of living accommodation.

**Reason:** In the interest of amenity and to preserve the character of the area having regards to policy GB6 and HS4 of the Wirral Unitary Development Plan

#### **Further Notes for Committee:**

1. Details of a scheme for a sustainable drainage system should include:
  - a) Information about the lifetime of the development and design of the sustainable drainage system design, including storm periods and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), methods employed to delay and control surface water discharged from the site, and appropriate measures taken to prevent flooding and pollution of the receiving

- groundwater and/or surface waters, including watercourses;
- b) Demonstrate that the surface water run-off would not exceed the pre-development greenfield runoff rate for the existing greenfield site;
  - c) Include details of a site investigation and test results to confirm infiltrations rates;
  - d) Include details of how any flood water, including depths, will be safely managed in exceedance routes;
  - e) Secure arrangements for adoption by an appropriate public body or statutory undertaker or, management and maintenance by a Residents' Management Company through an appropriate legal agreement;
  - f) Secure arrangements, through an appropriate legal agreement for funding on-going maintenance of all elements of the sustainable drainage system including:
    - i mechanical components;
    - i. on-going inspections relating to performance and asset condition assessments and;
    - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
  - g) Secure means of access for maintenance and easements, where applicable.
  - h) Include a timetable for implementing the scheme

**Last Comments By: 29/07/2015 14:18:55**  
**Expiry Date: 28/07/2015**

## Planning Committee

20 April 2016

**Reference:**  
**APP/15/01465**

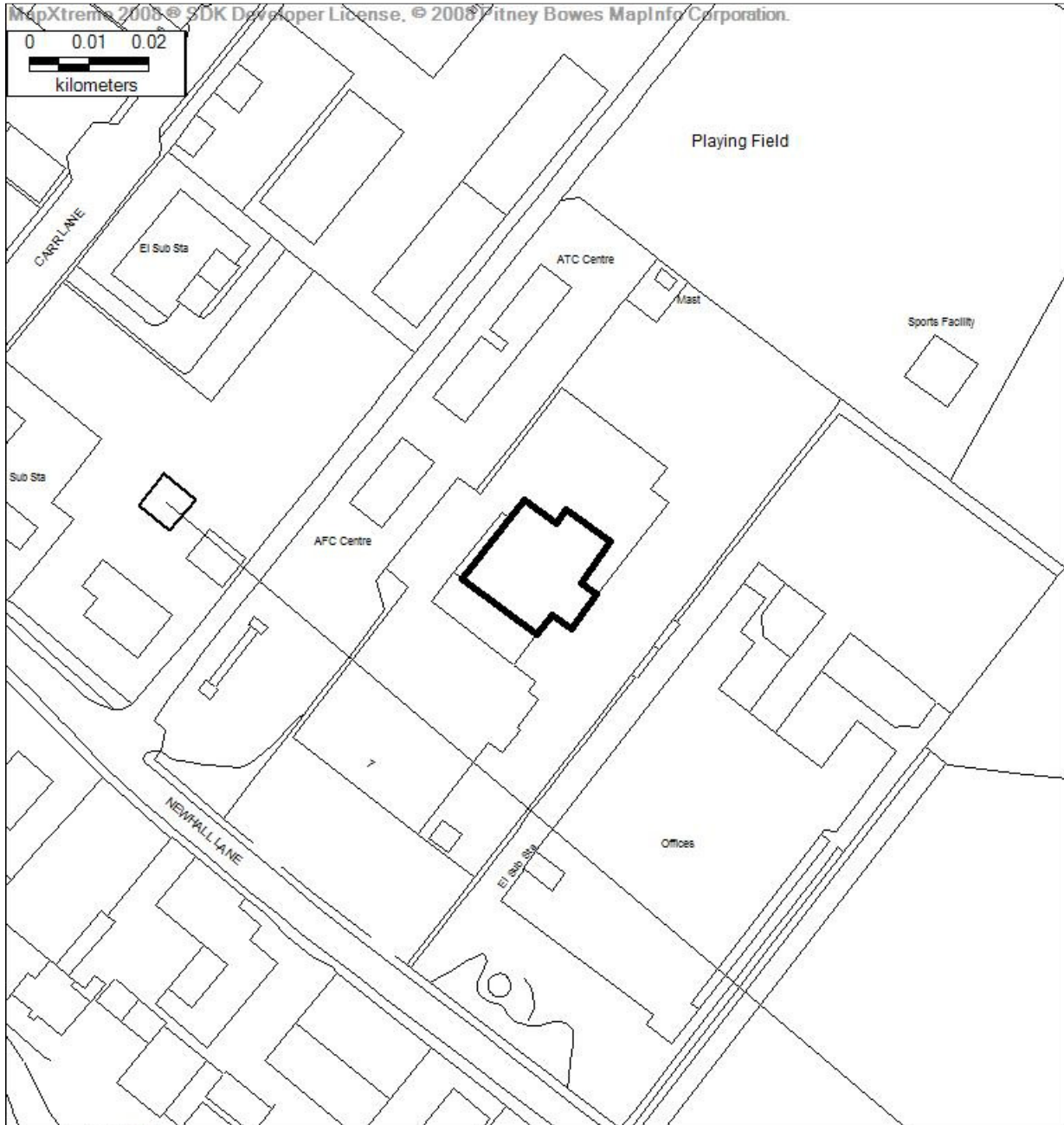
**Area Team:**  
**North Team**

**Case Officer:**  
**Mr P Howson**

**Ward:**  
**Hoylake and Meols**

**Location:** M J Lavin Plant and Machinery, 7-11 NEW HALL LANE, HOYLAK, CH47 4BP  
**Proposal:** Change of use from warehouse to gymnasium  
**Applicant:** MJ Lavin Plant & Machinery  
**Agent :** Gilmore Developments Limited

### Site Plan:



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**Development Plan designation and policies:**

Primarily Industrial Area

**Planning History:**

Location: M J Lavin Plant and Machinery, 7-11 NEW HALL LANE, HOYLAKE, CH47  
4BP

Application Type: Full Planning Permission

Proposal: Change of use from warehouse to gymnasium- Amended address

Application No: APP/15/01180

Decision Date: 15/10/2015

Decision Type: Refuse

**Summary Of Representations and Consultations Received:**REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 20 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing a single letter of representation has been received objecting to the proposal, summary of comments;

- a) Obstructive vehicle parking

CONSULTATIONS

**Head of Environment & Regulation (Traffic and Transportation Division)** - No objections

**Hoylake Community Planning Forum** - No objections

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

The proposal is a departure from the Development Plan.

**INTRODUCTION**

This application seeks approval for the change of use of an existing industrial unit (B2) to a gymnasium (D2) at Nos. 7-11 New Hall Lane, Hoylake.

**PRINCIPLE OF DEVELOPMENT**

The application is a departure from the statutory development plan, the site being situated within a Primarily Industrial Area as shown on the Wirral UDP Proposals Map 2000, where UDP Policy EM8 only permits employment uses within Use Classes B1, B2 or B8 and proposals for the extension or expansion of existing businesses. Planning law requires the application to be determined in accordance with development plan unless material considerations indicate otherwise.

**SITE AND SURROUNDINGS**

The site in question comprises of a warehouse unit which forms part of a wider industrial complex. The unit in question is comprised from a red buff brick and features a pitched corrugated roof typical of industrial buildings. There is an expansive area of hard standing utilised for vehicle parking and the storage of materials associated with an existing industrial enterprise.

The immediate vicinity is industrial in character with large units simple in architectural style. An agricultural enterprise exists to the south and at the time of the site visit was being used for the storage of cattle.

**POLICY CONTEXT**

The National Planning Policy Framework (NPPF) provides for a presumption in favour of sustainable development which encompasses good design.

Paragraph 24 of the National Planning Policy Framework requires Local Planning Authorities to apply a sequential test to planning applications for main town centre uses not within the main town centre. Proposals for main town centre uses within out of centre sites should only be considered when suitable

sites within the town centre have been considered.

Policy EM8: Development within Primarily Industrial Areas seeks to guide development falling within Classes B1, B2 or B8 to appropriate industrial locations and is considered compliant with the provisions of the NPPF in this respect.

### **APPEARANCE AND AMENITY ISSUES**

The application proposes no significant external changes and is acceptable in this respect.

Paragraph 22 of the NPPF states that planning policies should avoid the long term protection of sites allocated for employment use where there is no reasonable prospect of a site being used for that purpose. Land allocations should be regularly reviewed. Where there is no reasonable prospect of a site being used for that allocated employment use, applications for alternative uses of land or buildings should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable local communities.

The applicant has submitted supporting information stating that the unit in question has been vacant since July 2013 and was subsequently marketed via a local and national estate agency from that date. A vacancy board was also sited within the local vicinity with no enquiries received.

The NPPF states that in order to achieve economic growth local planning authorities should plan proactively to meet the development needs of business and support an economy fit for the 21<sup>st</sup> century. Investment in business should not be overburdened by the combined requirements of planning policy expectations. Planning policies should recognise and seek to address potential barriers to investment, including a poor environment or any lack of infrastructure, services or housing. Existing business sectors should be supported, taking account of whether they are expanding or contracting and, where possible, identify and plan for new or emerging sectors likely to locate in their area. Policies should be flexible enough to accommodate needs not anticipated in the plan and to allow a rapid response to changes in economic circumstances.

The applicant has stated that the gymnasium has operated within a smaller unit within the Carr Lane Industrial Estate for over 6 years and, as such, has built up an established client base within the Hoylake area. The submitted sequential test is based upon the requirements of the business which includes a minimum floor area of 450 square metres. The applicant has discounted a total of 13 sites located within the Key Town Centre of Hoylake all of which fail to meet the requirements of the business.

Paragraph 24 of the NPPF states that should main town centre uses be located in edge of centre locations, subject to no suitable central sites, then preference should be given to accessible sites that are well connected to the town centre. The development site in question is sited within close proximity to sustainable modes of transport and within a reasonable distance of the Key Town Centre.

Having regards to the sequential test, supporting information and the provisions of the NPPF the proposal is considered acceptable and is therefore recommended for approval.

### Other matters

Over the course of this application a single letter of representation has been received objecting to the proposal, summary of comments;

- a) Obstructive vehicle parking

It is the responsibility of motorists to ensure that their vehicles are parked safely and not obstructing the highway or access drives to properties as such the above is not a matter for the planning regime. A condition has been imposed requiring the applicant to implement an area of vehicle parking in accordance with the submitted plans.

### **SEPARATION DISTANCES**

Separation distances do not apply in this instance, as no habitable windows will be affected by the proposed development.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

Having regards to the sequential test and supporting information the proposal is considered acceptable and compliant with the provisions of the NPPF and is therefore acceptable.

#### **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:-

Having regards to the sequential test and supporting information the proposal is considered acceptable and compliant with the provisions of the NPPF and is therefore acceptable.

**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 07 December 2015 and listed as follows: 01, 02, 03, 04 and Site Location Plan

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

3. Within three months of the date of this approval the parking area shown on plan No. 03 shall be consolidated, surfaced and laid out and shall be maintained and remain available for this use at all times thereafter.

**Reason:** To ensure that adequate provision is made for parking within the site in the interests of highway safety.

4. The premises shall be used as described and set out on the application forms and supporting information only, including for no other purpose within D2 of the schedule to the Town and Country Planning Use Classes (Amendment) Order 2005, or any subsequent Order or statutory provision revoking or re-enacting that Order.

**Reason:** In order to protect the character of the area and to accord with Policy EM8 of the Wirral Unitary Development Plan.

5. This permission shall be for a limited period of 10 years only expiring on 20/04/2026 when (unless a further application has been submitted to and approved by the Local Planning

Authority) the D2 use hereby approved shall be discontinued and/or works hereby approved shall be removed and the B2 use of the property reinstated to the satisfaction of the Local Planning Authority.

**Reason:** The application premises are situated in an area allocated for Industrial use under Council's policies and permission for a longer period would prejudice the land use allocation

**Further Notes for Committee:**

**Last Comments By:** 05/01/2016 10:31:54

**Expiry Date:** 01/02/2016

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# Agenda Item 6

## Planning Committee

20 April 2016

**Reference:**  
**APP/15/01507**

**Area Team:**  
**North Team**

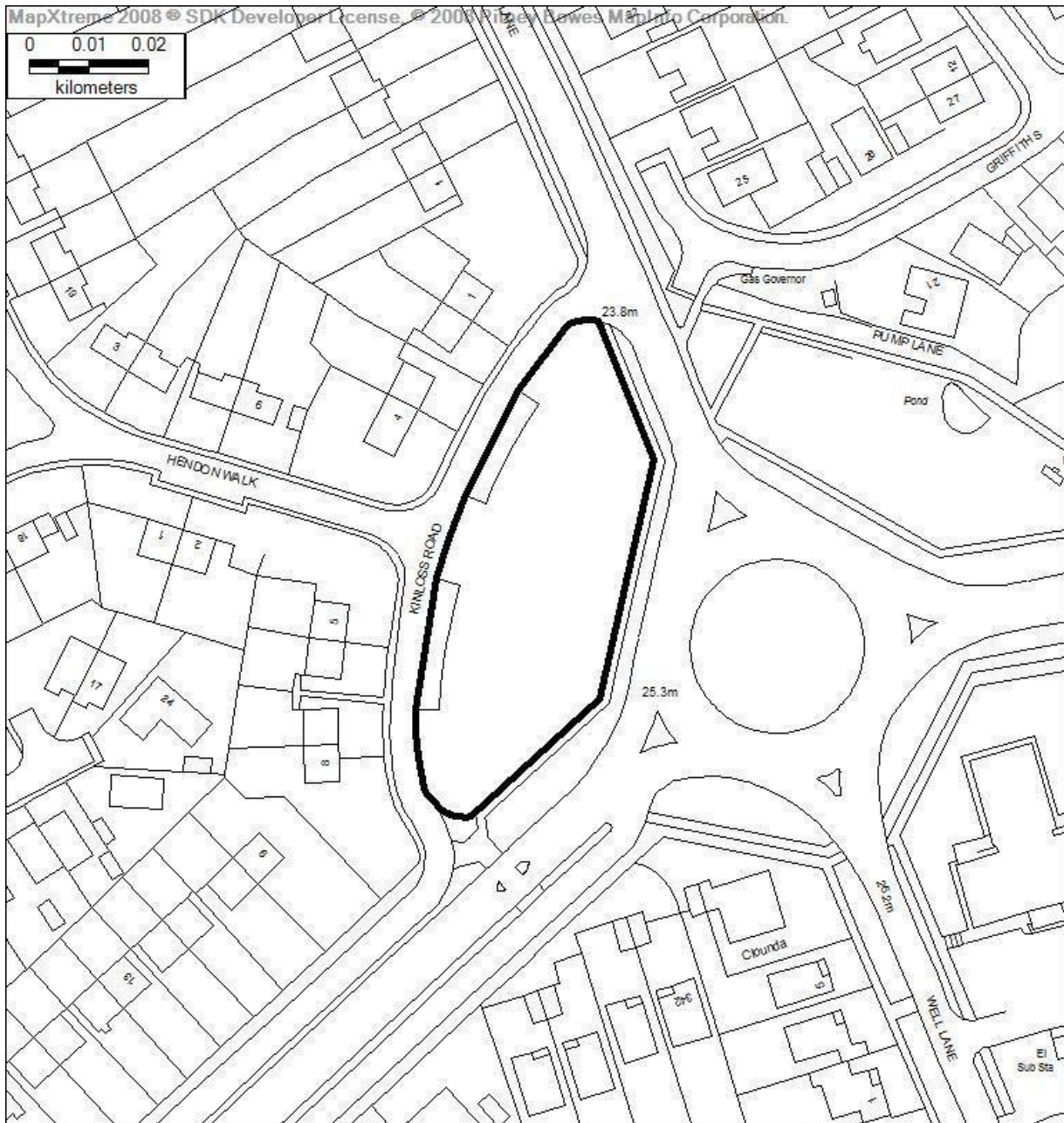
**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Greasby Frankby  
and Irby**

**Location:** Land to the East side of Kinloss Road, Greasby  
**Proposal:** Erection of 2no. residential apartment blocks with a total number of 19 apartments, with associated landscaping and car parking (100% affordable housing) - amended car parking layout

**Applicant:** Regenda Ltd  
**Agent :** Condy & Lofthouse Ltd

### Site Plan:



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**Development Plan designation and policies:**

Primarily Residential Area

**Planning History:**

Location: Paddock, KINLOSS ROAD, GREASBY, CH49 3PS  
Application Type: Outline Planning Permission  
Proposal: Outline application for development of 4 residential units, and the provision of amenity open space.  
Application No: OUT/13/00826  
Decision Date: 01/11/2013  
Decision Type: Approve

**Summary Of Representations and Consultations Received:****REPRESENTATIONS**

Having regard to the Councils adopted Guidance on Publicity for Planning Applications, 89 letters of neighbour notification were issued to adjoining residents and a Site Notice displayed. At the time of writing two representations of support have been received, and 148 representations of objection have been received. The grounds of opposition can be summarised as follows:

1. The proposed design is unsuitable in this location and more suited to city centre location and is too dense for the site.
2. This is an over development that is out of keeping with the surrounding area, too tall and obtrusive. Highway issues generated by the number of apartments at this busy junction causing severe congestion and highway safety issues. The development will exacerbate existing highway problem, there is inadequate parking provision and no thought to emergency vehicles.
3. There are covenants on the site preventing development
4. The local community will not cope with the disruption that the building works will bring, the increase in people and impact upon services, sewerage and electricity.
5. A valuable green space/countryside/green belt will be lost
6. The development will result in a loss of view.
7. There are enough flats in the area
8. The development will result in a reduction in house prices in the area
9. The site should be tidied up and made into a park
10. People state that they have not been notified of the scheme.
11. Inadequate open space, parking provision has been provided for residents
12. The development does not relate well to the building grain/building line, the scheme is ill conceived and block B is too close to corner
13. Development could lead to a transient community?
14. There has been a steady encroachment into Greasby green spaces
15. Is this the right location for affordable housing?
16. The development is located too far away from shops and village facilities as such car trip will be required
17. There is insufficient amenity space provided
18. The scheme is too modern, bin and cycle stores are poorly located and the shaded areas will not allow flowers to grow
19. Adverse impact upon RAF housing and the features of Greasby including the pump
20. Potential problems with the drainage.
21. Protected trees will have to be removed
22. Children's play area too small.
23. Lack of formal crossings in area

Margaret Greenwood MP (for Wirral West) comments that, writing on behalf of a number of residents who have contacted her to express their concerns of this proposal, it is clear from the online planning page that there is significant opposition to this proposal. Concerns have been expressed over its location, size (number of flats etc) and, assuming two cars per property, the massive increase in the volume of traffic on what is already a very busy road. Her constituents have also questioned the change in plans from four bungalows, which was approved, to the new application of two apartment blocks of 19 flats, which creates a serious risk of over-development in this area.

A qualifying petition of objection signed by 300 signatures has been received and

**CONSULTATIONS:**

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

**Head of Environment and Regulation (Environmental Health Division)** – no objection.

**Local Lead Flood Authority** - no objection subject to conditions

**Head of Environment and Regulation (Housing Strategy)** - No objection

**Directors Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Clements requested this application be removed from delegation and considered by the Planning Committee following representations she has received from local residents that the application would represent an overdevelopment of the site. A qualifying petition of objection with 300 signatures on has also been submitted stating the planning application represents and overdevelopment of the site and will have a detrimental impact upon the amenity of local residents. 148 letters of objection have also been received.

**INTRODUCTION**

The proposal is for the development of 19 affordable housing units in two apartments blocks and associated amenity space, car parking bin and cycle storage. The development is to be located on a vacant greenfield site adjacent to the Frankby Road/Pump Lane/Well Lane roundabout in Greasby.

Outline planning consent with all matters reserved has been granted on the site for the erection of 4 residential units (OUT/13/00826) and as such the principle of residential development has been established at the site. The application site is currently fenced off from public access, and supports grassland and a number of young trees and shrubs.

**SITE AND SURROUNDINGS**

The application site is an area of open land which it is understood has previously been used as grazing, and as a consequence is referred to in representations as 'the paddock' or 'the donkey field'. The site is broadly semi-circular in shape, does not support any buildings, and includes within it two lay-bys accessible from Kinloss Road. There are a number of trees, predominantly to the eastern edge of the site.

The site is bordered to the west (beyond Kinloss Road) by residential properties which formed part of a former RAF estate and are uniform in design - two-storey, with generous spacing and front and rear garden areas. The roundabout junction is to the east, with Frankby Road and Pump Lane to the south and north.

There is a mix of housing styles in the area including semi-detached, two storey properties located on the RAF estate, detached bungalows and two storey properties along Pump Lane and Frankby Road opposite the site as well as a three storey apartment block on the opposite side of the roundabout - Redcroft.

**POLICY CONTEXT AND PRINCIPLE OF DEVELOPMENT**

The application site is designated as part of Primarily Residential Area within the adopted Unitary Development Plan (UDP). As such, the principle of development for residential purposes is acceptable, subject to compliance with UDP Policies HS4, HSG2, GR5, GR7 and TR12, and Policies WM9 and WM9 in the Joint Waste Local Plan for Merseyside and Halton. SPD2 - Designing for Self-Contained Flat Development and Conversions, SPG42 - Providing for Cyclists, the National Planning Policy Framework (NPPF) and Policies CS8 and CS22 and CS43 in the Core Strategy Submission Draft (December 2012) are other material considerations that should be taken into account.

Policy HS4 of the Wirral Unitary Development Plan establishes a number of criteria that must be met if new housing development is to be permitted, as follows:

- the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;
- the proposal not resulting in a detrimental change in the character of the area;
- access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- 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;
- the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;
- incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and
- the provision of adequate individual private or communal garden space to each dwelling.

UDP Policy HS4 also states all proposals whose main elevations are parallel to other residential properties, 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. Detailed guidance provided in SPD2 is addressed in the section on Amenity and Appearance of this report.

UDP Policy HSG2 enables the Local Planning Authority to negotiate for affordable housing where appropriate. The latest requirements are set out in Policy CS22 in the emerging Core Strategy which expects development of this type to affordable housing at a rate of 20% where viable. The applicant is proposing 100% affordable housing.

Waste Local Plan Policies WM8 and WM9 requires development to incorporate measures for achieving efficient use of resources and to provide measures for waste collection and recycling, including home composting.

NPPF indicates that decision takers should seek to approve sustainable development where possible. Policies in paragraphs 18 to 219, taken as a whole, set out the Governments view of what this means in practice.

As residential development is already acceptable in principle in this location under the UDP and the granting of previous outline planning permission for 4 residential units, the main issue to address under national policy relates to design. NPPF paragraph 56 make it clear that good design and is key aspect of sustainable development and it should contribute to making places better, paragraph 64 goes on to indicate that planning permission should be refused for development of poor design that fails to take opportunities for improving the character and quality of the area and the way it functions.

#### **APPEARANCE AND AMENITY ISSUES**

The proposal is for a relatively high density proposal of 19 apartments on a site measuring 0.27 ha, which would achieve appropriate spacing between buildings, provision of private amenity space, bins and cycle storage.

Should members be minded to approve the scheme conditions will be imposed to secure landscaping including boundary treatment in compliance with UDP Policies GR5 and GR7. In terms of scale the design has been reduced significantly from that originally proposed to the Local Planning Authority.

In accordance with SPD2 one third of the whole site should be made available for private landscaped communal areas. This has been achieved. The site area is approximately 2648 square metres and there is 883 square meters of landscaped amenity space provided.

Having regards to UDP Policy HS4 criteria (iii), the car parking layout has been amended at the request of the Local Planning Authority. Consideration of this issue, including the potential impact of the development to the lay-bys currently located within Kinloss Road have been considered as well as highway safety, access and egress onto adjoining roads and accessibility of the site to emergency and

service vehicles. The layout has been amended to reflect the requirements of the Head of Environment and Regulation (Traffic and Transportation Divisions). The development will provide 20 parking spaces and as such complies with the criteria set out in SPD4. The Head of Environment and Regulation (Traffic and Transportation Divisions) has raised no objection to the proposed development. Highway and Traffic Implications are considered in full below.

In terms of residential amenity, the spacing and form of development is such that distances to existing properties avoid potential loss of privacy, outlook or any overbearing impact. The development is in two blocks. Block A has 14 apartments and represents the larger of the two blocks, block B has 5 units and is located to the north of the site separated from the other block by car parking and landscaping.

The proposal will incorporate one third of the site for accessible landscaped amenity space for use by the residents of the scheme.

Concern has been raised from neighbouring properties with regards to the design of the development, its overall size and scale and its impact upon surrounding residential dwellings and character of the area.

The approach to encouraging brownfield development and for protecting open space under NPPF paragraphs 74 and 111 was considered before outline planning permission was granted at this site for 4 residential units under application OUT/13/00826. It was found in this instance that the application site is not accessible to the public (its previous uses being for grazing). Its public value is thereby limited to visual amenity. Although the Wirral Open Space Assessment Update 2012 shows there is shortage of amenity open space within the settlement area as a whole there is no requirement in this particular case for provision under UDP Policy HS4 & GR6.

Whilst the site is outside the definition of previously developed land set out in the NPPF and the core principles of the framework include the need to encourage the effective use of land by reusing land that has been previously developed, it must be noted that the site is accessibly located within the urban area, accessible and well provided for by transport infrastructure and local services including shops, the library and public houses. Bus services on Frankby Road and Greasby Road are within easy walking distance, as is a shopping parade on Greasby Road.

Local Planning Authority Officers have worked with the developer to ensure that the scheme does not over dominate surrounding properties. The scheme has been lowered in height and in the number of units proposed to ensure the development does not have an adverse impact on local residential amenity. The second floor has been set in and recessed behind a parapet wall to lessen the overall bulk of the development. Windows have been sited so as not to introduce overlooking and building located within the site to ensure there is no dominance/overbearing impact created to the neighbouring dwellings located along Kinloss Road. The scale of the proposal is considered to be appropriate to the surrounding area which is varied in both building style and size. Overall the scheme is deemed acceptable in terms of the criteria set out within Wirral's UDP and NPPF.

The application site is not considered to retain wildlife value warranting mitigation. Appropriately worded conditions would ensure adequate landscaping is delivered within the development proposed, as well as measures such as the inclusion of boundary hedging.

Having regards to the objections relating to drainage, the Local Lead Flood Authority has been consulted and has recommended two conditions to ensure an appropriate management and maintenance plan for a sustainable drainage system is implemented.

In terms of character and the impact of the development upon the street scene, the design of the development is a response to its location. As stated in the planning statement the site is an island site bounded by highway on each side. The resultant scheme therefore ensures active frontages on all sides adding interest to all elevations facing Kinloss Road or the busy roundabout junction. The surrounding area varies in style and appearance with no singular overriding style and whilst the development will have an additional floor than the surrounding properties facing the site on Kinloss Road, the second floor has been set in to limit the buildings bulk and ensure separation distances are met with neighbouring properties.

Whilst the property will have three separate floors, the appearance of the buildings when viewed from the east will be that of a two storey structure due to the topography of the land. The applicant states that the slab level will be comparable with the levels of Kinloss Road rather than the elevated land levels to the east. Should members be minded to approve the application a suitably worded condition for details of land levels and any retaining structure required to achieve these levels will be imposed.

The development is a contemporary design with a mixture of flat and pitched roofs. Proposed external materials have been illustrated on the application drawings. These include a mixture of brick and render with grey roof tiles and cladded dormers to give the proposal a contemporary appearance. The localised flat roof areas are bordered with parapets and copings. It is considered that the proposed materials are high quality that will complement the eclectic mix of existing materials in the surrounding area. Whilst the proposal will be taller than those surrounding the site, the design is such that the scale of the building is not considered to over dominate its neighbours or introduce overlooking into the rear of the dwelling or to the private garden area to the rear.

Considering noise and disturbance issues, the design and layout of development now proposed would limit the potential for impacts either from the blocks or traffic movements themselves. There are considered no grounds for refusal of permission on the amenities that might be afforded to the future occupants of the development or those surrounding the neither site, nor can construction impacts be considered grounds for refusal of planning permission. The Head of Environment and Regulation (Environmental Health) have been consulted with regards to this and has raised no objection. A refusal on these grounds can therefore not be sustained.

### **SEPARATION DISTANCES**

In accordance with SPD 2 habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three storey development adjacent to two storey properties, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres. The proposed development has achieved the required separation distances through the design of its building and the positioning of habitable and non habitable windows. Block A has interface distances in excess of 21m at ground and first floor. The predominant outlook from the second floor located within the roof is towards the roundabout junction to the east. There is only one dormer window in the west facing elevation that has been sited to achieve 26m from the closest neighbouring resident. Block B has been designed so that there is only one habitable room window that will face out towards those properties located along Kinloss Road. This is a dormer within the roof space of the building. This is approximately 25m from the closest neighbouring dwelling and as such meets the required separation distances. All other habitable room windows have been sited to ensure the outlook of neighbouring properties is preserved.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

It is not considered that there are significant highway issues. The Head of Environment and Regulation (Traffic and Transportation Division) has raised no objection to the development. Concerns raised regarding visibility at the junction of Kinloss Road with Pump Lane are acknowledged, however, it is not considered that the development would impact highway safety at this junction. In order to ensure no parking takes place at the junction of Kinloss Road, Hendon Walk and Pump Lane a traffic regulation order will be imposed to secure double yellow lines and a condition will be imposed should members be minded to approve the scheme for the provision of tactile paving and dropped kerbs at the junction of Kinloss Road and Pump Lane.

Following concerns over pedestrian safety a footway will be provided along Kinloss Road to provide safe pedestrian access. There is currently only one pedestrian walkway that runs along the front of the existing properties. The development will secure a further pedestrian route that runs behind the proposed parking bays to ensure safe pedestrian movement.

### **ENVIRONMENTAL/SUSTAINABILITY/HEALTH ISSUES**

There are no significant environmental, sustainability or health implications.

### **CONCLUSION**

The proposed development is not considered to have a detrimental impact to residential amenity or character, nor result in the loss of public open space. The introduction of 19 affordable housing units will make a limited contribution to the Boroughs housing supply and would accord with the provisions of UDP Policy HS4, HSG2, GR5 and GR7, SPD2 and the National Planning Policy Framework and is therefore recommended for approval.

**Summary of Decision:**

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed development is not considered to have a detrimental impact to residential amenity or character, nor result in the loss of public open space. The introduction of 19 affordable housing units will make a limited contribution to the Boroughs housing supply and the proposal would accord with the provisions of UDP Policy HS4, HS6, GR5 and GR7, SPD2 and the National Planning Policy Framework and is therefore recommended for approval.

**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 19th November 2015 and 19th February 2016 and listed as follows: 14-118-110 rev E (Dated 19/02/16), 14-118-171 rev A (Dated 13/11/15), 14-118-120 rev C (Dated 13/11/15), 14-118-150 rev B (Dated 13/11/15) & 14-118-121 rev B (Dated 13/11/15).

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

3. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS4 of the Wirral Unitary Development Plan.

4. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** To ensure that the proposed development would include the re-use of limited resources, and to ensure that the amount of waste for landfill is reduced to accord with policies WM8 and WM9 of the Waste Local Plan.

5. Prior to the first occupation of the dwellings arrangements for the storage and disposal of refuse, and vehicle access thereto, shall be made within the curtilage of the site, in accordance with details to be submitted to and agreed in writing by the local planning authority. The approved details shall be implemented in full unless otherwise agreed in writing with the local planning authority.

**Reason:** to ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Policies WM8 and WM9 of the waste local plan

6. The area(s) so designated within the site shall be suitably landscaped in accordance with a scheme to be submitted to and approved by the Local Planning Authority before any works commence on site, the landscape work to be completed during the first available planting season following completion of the development hereby approved and shall be maintained thereafter to the satisfaction of the Local Planning Authority.

The detailed landscaping plans shall include:

- (i) details of boundary treatments and hard surfaces
- (ii) the location, size and species of all trees to be planted
- (iii) the location, size, species and density of all shrub and ground cover planting
- (iv) a schedule of implementation
- (v) any retaining walls

**Reason:** In the interests of visual amenity and to ensure that the development complies with Policy HS 4 of the Wirral Unitary Development Plan.

7. Detailed drawings shall be submitted to and approved by the Local Planning Authority before any work is commenced to indicate the finished site and ground floor levels intended at the completion of the development in relation to the existing site levels and the levels of the adjoining land and the development shall be carried out and completed in accordance with the details so approved.

**Reason:** To ensure that the development is satisfactorily sited and designed in relation to adjacent development and the highway and those satisfactory gradients are achieved.

8. No development shall commence until full details of a scheme for a sustainable drainage system<sup>1</sup> to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the Local Planning Authority in consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

**Reason:** To ensure satisfactory sustainable drainage facilities are provided to serve the site in accordance with Paragraphs 102 and 103 of the National Planning Policy Framework, and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

9. No development shall take place until a scheme of works to provide waiting restrictions at the junction of Kinloss Road, Hendon Walk and Pump Lane has been submitted to and agreed in writing by the local planning authority. The development shall not be first brought into use until such works have been completed and laid out in accordance with the approved details. The approved scheme shall be retained as such thereafter.

**Reason:** In the interests of highway safety having regard to policy HS4 of Wirral's Unitary Development Plan.

10. Before the development hereby permitted is brought into use the windows indicated drawing numbers 14-118-150 Rev B (13-11-2015) and 14-118-121 Rev B (13-11-2015) shall be obscurely glazed with frosted glass and non opening up to a level of 1.8m above finished floor level and shall be retained as such thereafter.

**Reason:** In the interest of amenity having regards to Policy HS4 of Wirral's Unitary Development Plan.



11. 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, tactile paved pedestrian crossings, street furniture and access onto the adjacent highway 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 and to comply with UDP Policy HS4 of Wirral's Unitary Development Plan.

12. The development shall not begin until a scheme for the provision of affordable housing as part of the development has been submitted to and approved in writing by the local planning authority. The affordable housing shall be provided and retained, unless otherwise agreed in writing with the Local Planning Authority in accordance with the approved scheme. The scheme shall include:

- 1) The numbers, type, tenure and location of the site of the affordable housing provision to be made;
- 2) The timing of construction of the affordable housing;
- 3) The occupancy criteria to be used for determining the identity of prospective and successive occupiers of the affordable housing and the means by which such occupancy can be enforced.

**Reason:** To comply with the principles of UDP Policy HSG2 - Affordable Housing and Policy HS6 - Principles for affordable Housing.

13. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

**Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

#### **Further Notes to Committee:**

1. Details of a scheme for a sustainable drainage system should include:
  - a) Information about the lifetime of the development and design of the sustainable drainage system design, including storm periods and intensity (1 in 30 & 1 in 100 year +30% allowance for climate change), discharge rates and volumes (both pre and post development), methods employed to delay and control surface water discharged from the site, and appropriate measures taken to prevent flooding and pollution of the receiving groundwater and/or surface waters, including watercourses;
  - b) Demonstrate that the surface water run-off would not exceed the pre-development greenfield runoff rate for the existing greenfield site;
  - c) Include details of a site investigation and test results to confirm infiltrations rates;
  - d) Include details of how any flood water, including depths, will be safely managed in exceedance routes;
  - e) Secure arrangements for adoption by an appropriate public body or

statutory undertaker or, management and maintenance by a Residents' Management Company through an appropriate legal agreement;

- f) Secure arrangements, through an appropriate legal agreement for funding on-going maintenance of all elements of the sustainable drainage system including:
  - i mechanical components;
  - i. on-going inspections relating to performance and asset condition assessments and;
  - ii. operation costs for regular maintenance, remedial works and irregular maintenance caused by less sustainable limited life assets or any other arrangements to secure the operation of the surface water drainage scheme throughout its lifetime.
- g) Secure means of access for maintenance and easements, where applicable.
- h) Include a timetable for implementing the scheme

**Last Comments By:** 11/03/2016 15:19:05  
**Expiry Date:** 18/02/2016

# Agenda Item 7

## Planning Committee

20 April 2016

**Reference:**  
**APP/15/01512**

**Area Team:**  
**North Team**

**Case Officer:**  
**Mr N Williams**

**Ward:**  
**Seacombe**

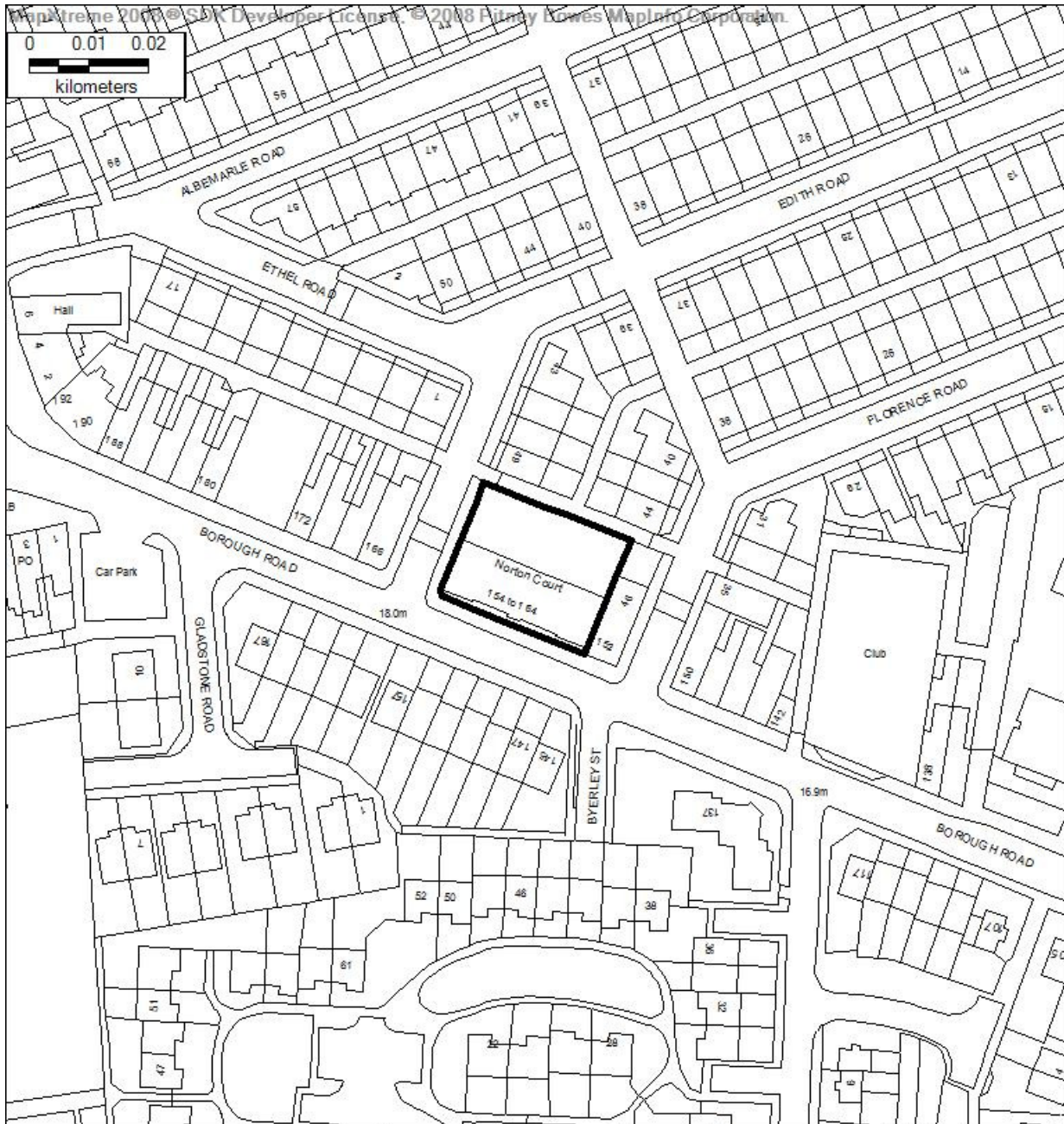
**Location:**  
**Proposal:**

Norton Court, 154 BOROUGH ROAD, SEACOMBE, CH44 6NJ  
Conversion and extension of existing building from 15 apartments with ground floor retail space to an assisted living facility containing 22 No. one-bed apartments with ancillary accommodation for staff, residents and visitors

**Applicant:**  
**Agent :**

Salisbury Group  
CTA Architects

### Site Plan:



**Development Plan designation:**

Traditional Suburban Centre

**Planning History:**

Location: Site of 154-158, Borough Road, Seacombe. L44 6NJ  
Application Type: Outline Planning Permission  
Proposal: Erection of a three storey building to form two retail units at ground floor level (use classes A1 and A2) and residential above (outline).  
Application No: OUT/96/05737  
Decision Date: 05/07/1996  
Decision Type: Approve

Location: 154-164 Borough Road, Seacombe, Wirral, CH44 6NJ  
Application Type: Outline Planning Permission  
Proposal: Commercial / retail units at ground floor with residential apartments above (outline)  
Application No: OUT/05/06633  
Decision Date: 07/10/2005  
Decision Type: Approve

Location: 154-164 Borough Road, Seacombe, Wirral, CH44 6NJ  
Application Type: Full Planning Permission  
Proposal: Demolition of existing club and erection of 3 storey building (4 floors) containing 15 flats and 2 shop units  
Application No: APP/05/07913  
Decision Date: 17/02/2006  
Decision Type: Approve

Location: Norton Court, 160, Borough Road, CH44 6NJ  
Application Type: Full Planning Permission  
Proposal: Conversion of two retail units into 4 No. one-bed apartments  
Application No: APP/10/01280  
Decision Date: 22/12/2010  
Decision Type: Refuse

**Summary Of Representations and Consultations Received:**REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 52 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been no objections received.

CONSULTATIONS

**Head of Environment & Regulation (Pollution Control Division)** - No objection

**Head of Environment & Regulation (Traffic and Transportation Division)** - No objection

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

The conversion of the ground floor commercial units into residential use is a departure from the Unitary Development Plan.

**INTRODUCTION**

The application is for the conversion of the existing building from 15 apartments with ground floor retail space to an assisted living facility containing 22 apartments, with ancillary accommodation for staff, residents and visitors. The application also proposes a single-storey rear extension, and increase in

height of the rear elevation to introduce a new rear dormer element.

### **SITE AND SURROUNDINGS**

The premises are a large building built in 2006 which contains two vacant commercial units at ground-floor level, and 15 self-contained apartments above. The building is located within the Traditional Suburban Centre of Seacombe (Poulton Road/ Borough Road), with Borough Road containing other commercial uses, with the surrounding area being more predominantly residential.

### **POLICY CONTEXT**

The application is subject to Wirral Unitary Development Plan Policy SH3: Ground Floor Residential Uses in Key Town Centres and Traditional Suburban Shopping Centres, which only permits ground floor residential uses where the proposal forms part of an overall strategy of planned contraction in the size of the centre. There is no formally adopted plan for contraction in this part of the Seacombe (Poulton Road/ Borough Road) Traditional Suburban Centre. Therefore the application is a departure from the UDP and, in accordance with planning law, material considerations must be identified to outweigh the requirements of Policy SH3 before planning permission can be granted, subject to compliance with other policies for residential development in the UDP.

Material considerations, which may weigh in favour of the application, include the prospects of the ground floor units being used for retail purposes and the degree of consistency with policies in the National Planning Policy Framework (NPPF).

While NPPF paragraph 23 expects local plans to promote competitive town centres, it also recognises that residential development on appropriate sites can have an important role in supporting vitality.

The site itself forms a major part of a three storey block and the adjoining premises have been converted for residential use under planning permission granted in 1993 (93/6582 refers). The site is also located on a narrow road facing housing on the frontage of a modern residential estate.

The applicant has submitted evidence to demonstrate that the two ground floor units have been marketed for their permitted retail use, and that there has been no interest at all in using these units as such. The units have been actively marketed since August 2015; whilst there is also further details submitted which indicate the units had also been marketed previously, without any success. In addition to this, the ground floor retail units have never been brought into use since they were first built under planning permission granted in 2006 (05/07913 refers).

Council assessments of the centre found that 32% of the units within this centre were vacant in 2011, and although this decreased to 24% following a re-survey in 2013, it is still clear that there are issues with vacancy rates for this centre. The Council's Action Plan for the centre recognises there may be a case for further contraction, however the extent of any reduction in the boundary of the centre would need to be subject to public consultation during the preparation of a future site specific Local Plan.

Taking account of the marketing evidence provided by the applicant, the fact that the new build retail units have never been brought into use and have remained vacant over 10 years and proximity of neighbouring residential uses, there is sufficient justification, on balance, to accept that material considerations exist to outweigh UDP Policy SH3 in this particular case.

UDP Policy HS7, HS8, HS13, HS14 and TR12 are applicable to the proposed assisted living facility

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.

### **APPEARANCE AND AMENITY ISSUES**

It is considered that the proposed use of the building as an assisted-living facility, containing 22 apartments, will not harm the overall character of this area. There is a mix of uses throughout the area, with commercial uses and various residential uses and this proposal will therefore not be out of keeping with this.

The windows in the proposed dormer extension will be over 12 metres from the rear boundary, which it shares with an alleyway. This distance is considered sufficient to ensure that there is no loss of privacy or unacceptable levels of overlooking of neighbouring amenity areas.

The proposed single-storey rear extension will provide a residents garden room, and will open out onto an enlarged, private garden area for residents. The proposed extension is only small in scale and is set away from all boundaries, ensuring that it does not have any impact on neighbouring properties.

The alterations to the vacant shop units will be in keeping with the overall character and appearance of the existing building, and will have a positive impact on the character of the street scene by removing the vacant, unsightly units and bring some activity back to the ground-floor of the building. Overall, each of the proposed extensions are considered to be suitable in scale and are in keeping with the general appearance of the existing building.

### **SEPARATION DISTANCES**

All required separation distances are met, with a minimum distance of 14 metres from new windows in the dormer extension to the blank elevation of the property to the rear of the site.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

Although the proposal will result in the loss of off-street parking spaces, the site is within a sustainable location and there is therefore no highway reasons to warrant refusal of the application.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

Environmental/Sustainability issues relate to loss of existing local retail provision and living conditions for future occupiers as addressed in this report. .

### **HEALTH ISSUES**

There are no health implications relating to this application.

### **CONCLUSION**

After assessing the proposal against the requirements of UDP Policy SH3, the marketing evidence provided by the applicant, the fact that the existing retail units have never been brought into use and have remained vacant over 10 years, along with the proximity of the site to neighbouring residential uses are considered to be material considerations that weigh in favour, on balance, of releasing the exiting vacant retail for residential purposes. The proposed use is also considered acceptable under the terms of UDP Policies HS7, HS8, HS13, HS14 and TR12.

### **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:-

After assessing the proposal against the requirements of UDP Policy SH3, the marketing evidence provided by the applicant, the fact that the exiting retail units have never been brought into use and have remained vacant over 10 years, along with the proximity of the site to neighbouring residential uses are considered to be material considerations that weigh in favour, on balance, of releasing the exiting vacant retail for residential purposes. The proposed use also considered acceptable under the terms of UDP Policies HS7, HS8, HS13, HS14 and TR12.

**Recommended Decision:**                      **Approve**

### **Recommended Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason:** To comply with the provisions of Section 91 of the Town and Country Planning

Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 13th January 2016 and listed as follows: 1773-01; 1773-02; 1773-03; 1773-04; 1773-05; 1773-06

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

3. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS13 of the Wirral Unitary Development Plan.

4. NO DEVELOPMENT SHALL TAKE PLACE until details of secure covered cycle parking and/or storage facilities have been submitted to and approved in writing by the Local Planning Authority. These facilities shall be provided in accordance with the approved details and made available for use prior to the first use of the development hereby permitted and shall be retained for use at all times thereafter.

**Reason:** To ensure that satisfactory facilities for the parking of cycles are provided and to encourage travel by means other than the private car, having regard to Policy TR12 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 24/02/2016 09:15:12

**Expiry Date:** 09/03/2016

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## Planning Committee

20 April 2016

**Reference:**  
**APP/15/01545**

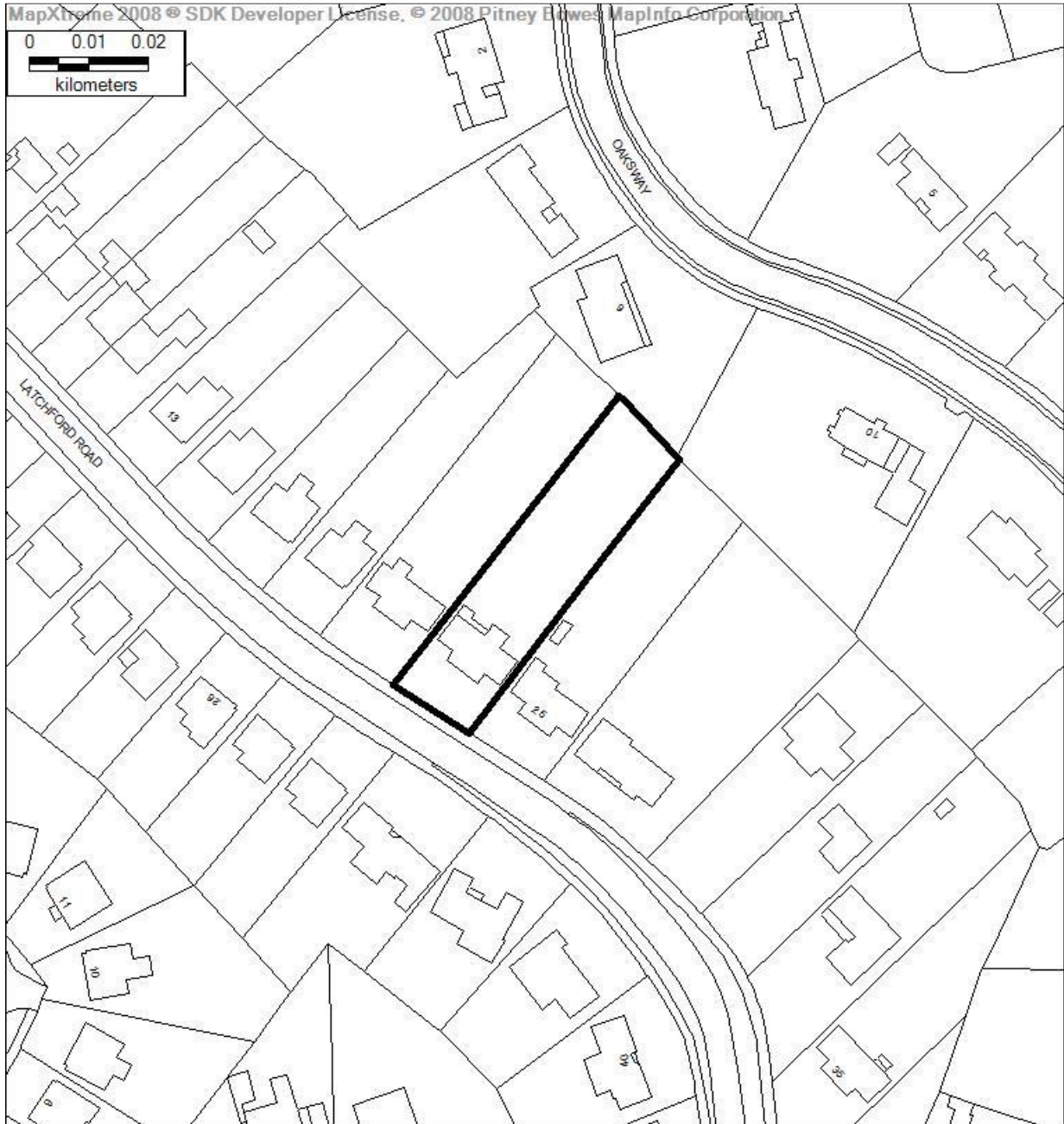
**Area Team:**  
**South Team**

**Case Officer:**  
**Mrs J McMahon**

**Ward:**  
**Heswall**

**Location:** 23 LATCHFORD ROAD, GAYTON, CH60 3RN  
**Proposal:** Various extensions and internal alterations  
**Applicant:** Mr Mike Stott  
**Agent :** SDA Architecture & Surveying

### Site Plan:



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**Development Plan allocation and policies:**  
Primarily Residential Area

## **Planning History:**

Location: 23 Latchford Road ,Gayton L60 3RN  
Application Type: Full Planning Permission  
Proposal: Extension at rear  
Application No: APP/78/10098  
Decision Date: 16/08/1978  
Decision Type: Conditional Approval

Location: 23 Latchford Road, Gayton, Wirral, L60 3RN  
Application Type: Full Planning Permission  
Proposal: Erection of dormer extension at the side  
Application No: APP/99/05153  
Decision Date: 15/03/1999  
Decision Type: Approve

Location: 23 LATCHFORD ROAD, GAYTON, CH60 3RN  
Application Type: Full Planning Permission  
Proposal: Single storey rear extensions and extensions to existing roof to provide additional habitable accommodation  
Application No: APP/12/01294  
Decision Date: 21/12/2012  
Decision Type: Approve

## **Summary Of Representations and Consultations Received:**

### REPRESENTATIONS:

Having regards to the Council's Guidance for Publicity of Applications, letters were sent to 5 neighbouring properties. One letter of objection has been received from 21 Latchford Road. The reasons for objection are as follows:

1. The extensions will result in shadowing to the patio and garden of 21 Latchford Road;
2. Extensions will have a permanent impact and may reduce property value; and
3. Disruption caused during building and construction work unless hours are restricted.

### CONSULTATIONS:

Welsh Water- standard response suggesting applicants contact them to ascertain the location and status of sewers

## **Director's Comments:**

### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

The agents for this application are SDA Surveyors and Architects, a partner in which is also an elected member of the Council. As one objection has been received, under the provisions of the Council's Scheme of Delegation for determination of planning applications, this application is required to be considered and determined by the Planning Committee.

### **INTRODUCTION**

Extensions to existing dwelling to provide additional space at ground, first and second floor. This is achieved by extending the roof line of the building into the rear garden.

### **PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle subject to UDP Policy HS11 and SPG11.

### **SITE AND SURROUNDINGS**

The existing dwelling is a detached two storey house which has a steep pitched roof which contains the upper floor in the apex and has eaves which sweep down to single storey height on either side. The first floor rooms have windows in the front and rear gable and a small dormer in the north west elevation.

The properties on either side are of a similar design.

### **POLICY CONTEXT**

The National Planning Policy Framework (NPPF) provides for a presumption in favour of sustainable development which encompasses good design.

Policy HS11: House Extensions of the Wirral UDP seeks proposals for domestic extensions to be of a scale appropriate to the size of the plot, not overly dominant to the existing building with regard being had to the effect on light to and the outlook from neighbouring properties habitable rooms. Policy HS11 also seeks proposals to replicate the design features of the existing buildings and to be finished in matching or complementary materials.

The Supplementary Planning Guidance: House Extensions encourages better standards in design.

### **APPEARANCE AND AMENITY ISSUES**

The existing dwelling has a steep pitched roof which contains the upper floor in the apex and has eaves which sweep down to single storey height on either side. The first floor rooms have windows in the front and rear gable and a small dormer in the north west elevation.

The ground floor extension increases the footprint of the building along the eastern side of the garden by projecting a further 4.5m into the rear garden. This brings this side more in line with the western elevation which already projects 5.7m into the garden beyond the main elevation of the house. Whilst the footprint of the western side is not increased, the height of the existing single storey flat roofed structure is increased as the roof profile of the house is effectively extended into the rear garden. This means that the roof to either side of the property is increased in height. As the main increase to the first and second floor accommodation is contained in the central portion of the roof, the full height of the extensions does not impact directly on either side. Thus, although the full height of the extension is visible from gardens on either side, the roof is sloping steeply away from either side boundary and does not have the same impact as a true two storey extension in this position.

In addition, the existing property is set in from either side boundary by 1m.

It is considered therefore, that the impact of the extension, whilst visible from either adjacent garden, would not have an overbearing impact on adjacent gardens.

The proposal includes dormers to either side. These, although long, are relatively low in profile and will only contain obscurely glazed windows.

### **SEPARATION DISTANCES**

Separation distances do not apply in this instance, as no residential properties will be overlooked by the proposed development.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

### **HEALTH ISSUES**

There are no health implications relating to this application.

### **CONCLUSION**

The proposed extension is considered acceptable in principle and will not have a significant adverse impact upon the character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS11 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

**Summary of Decision:**

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed extension is considered acceptable in principle and will not have a significant adverse impact upon the character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS11 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

**Recommended Decision:**                      **Approve**

**Recommended Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30/11/2016 and listed as follows: Proposed plans and elevations, revision B

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

3. The proposed windows to both of the new side dormers shall be obscurely glazed and non-opening up to a height of 1.7m above the floor of the room they serve. They shall be installed before the roof alterations hereby approved, are brought into use and retained as such thereafter.

**Reason:** To protect the privacy of neighbouring properties in accordance with policy HS11 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 30/12/2015 13:14:11  
**Expiry Date:** 25/01/2016

# Agenda Item 9

## Planning Committee

20 April 2016

**Reference:**  
**APP/15/01657**

**Area Team:**  
**North Team**

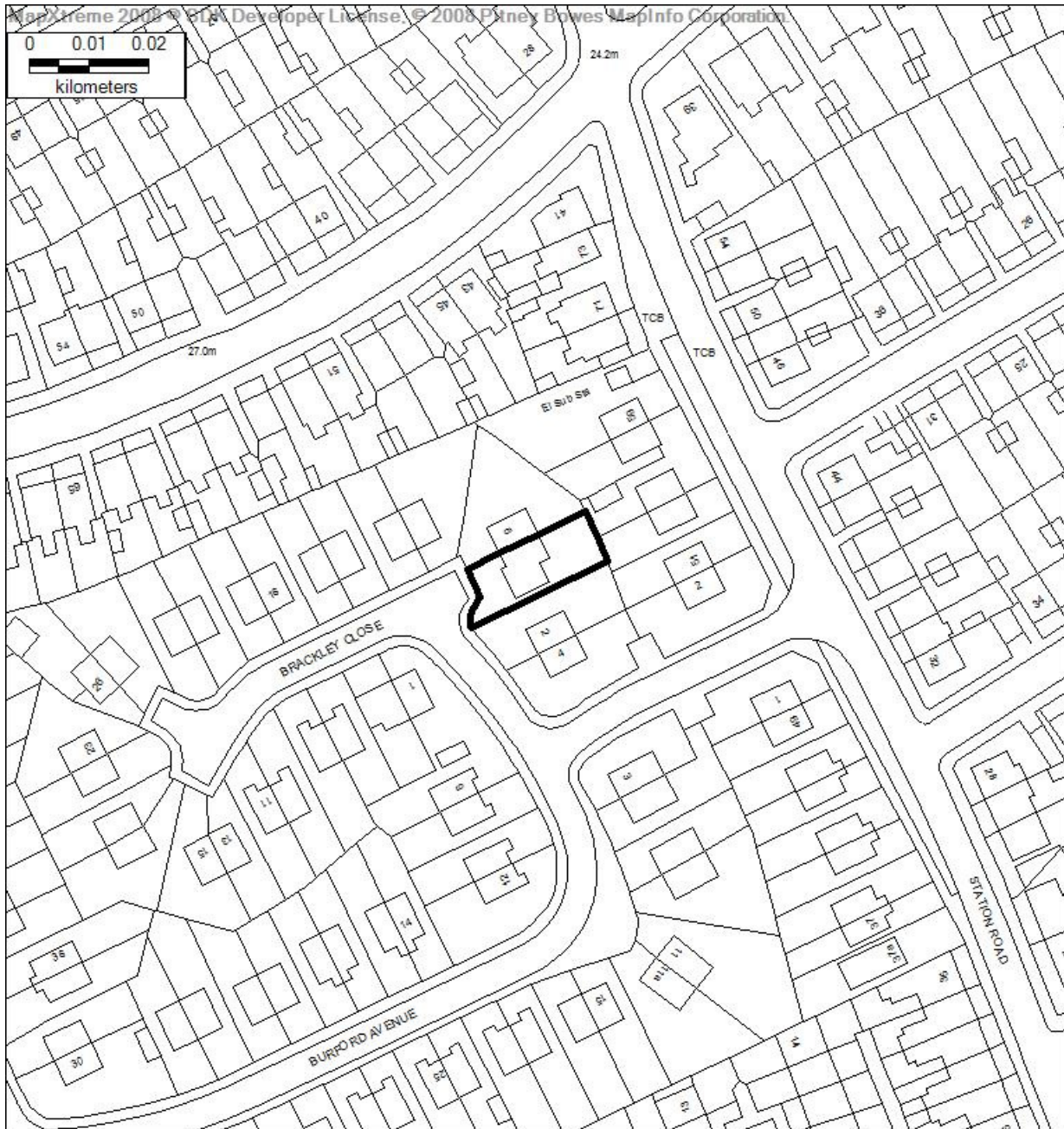
**Case Officer:**  
**Mrs MA Jackson**

**Ward:**  
**Liscard**

**Location:** 4 BRACKLEY CLOSE, LISCARD, CH44 3EJ  
**Proposal:** Double storey side extension and loft alterations with dormers & front porch.  
(Alterations to previously approved APP/08/06693) (Amended plans)

**Applicant:** Mr J Birk  
**Agent :** SDA

### Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

Location: 4 Brackley Close, Liscard, Wirral, CH44 3EJ  
Application Type: Full Planning Permission  
Proposal: Erection of single storey rear extension, first floor extension above and two storey extension to rear of side garage and front porch alterations. (amended description)  
Application No: APP/08/06693  
Decision Date: 28/11/2008  
Decision Type: Approve

**Summary Of Representations and Consultations Received:****REPRESENTATIONS:**

Having regard to the Councils adopted Guidance on Publicity for Planning Applications, 10 letters of neighbour notification were issued to adjoining residents and a Site Notice displayed. At the time of writing this report 7 representations of objection have been received. The objections are summarised as follows:

1. Not in keeping with the Close layout/uniformity.
2. Change the character of the estate.
3. Building a further floor would add additional weight and be too heavy.
4. If granted this could be turned into three flats.
5. Driveways will be blocked by work vehicles, skips etc. when carrying out the work.
6. The noise will be huge from the build project.
7. The build is too big for the estate.
8. The applicant already has four bedrooms.
9. Parking issues.
10. Residential open plan estate.
11. The proposed building bears no resemblance to other properties in the area and will block much of the evening light.
12. The property will lead to devaluation of their property and overlooking.

Angela Eagle MP has highlighted the concerns of her constituent who lives at 6 Brackley Close and asked the LPA to keep her informed of developments.

**CONSULTATIONS:**

**Head of Environment and Regulation (Traffic and Transportation Division)** – no objections

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

**INTRODUCTION**

The proposal is seeking planning permission for a two storey side extension with loft alterations and a front porch.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable subject to Policy HS11 of Wirral's Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

**SITE AND SURROUNDINGS**

The application site comprises of a semi-detached property in an area of similar design houses. The property currently has a single storey extension that is used as a home gym located to the side of the property with a flat roof. The property a half brick, half tile style. To the front is a small porch area and



driveway providing off street parking. The surrounding area is an open plan estate consisting of similar two storey dwellings. The area is a primarily residential area.

### **POLICY CONTEXT**

The application property is located within a Primarily Residential Area. The proposal is assessed against the National Planning Policy Framework, which states that proposals should reflect good design as this is important in achieving sustainable development and should contribute positively to making places better for people.

Wirral Unitary Development Plan Policy HS11 relates to house extensions and states that proposals should be designed in such a way as to have no significant adverse effect on the appearance of the original property the character of the area in general or impact on the amenities of the occupiers of neighbouring properties in particular through overlooking, or an adverse effect on the area in general. Wirral Unitary Development Plan Policy Supplementary Planning Guidance states that where properties are relatively close together regarding two storey side extensions there is a risk that the extension will create a terraced appearance or will appear out of scale with the original dwelling. In order to respect the character and scale of the original house, the following criteria should be met: - 'The width of the extension should be set back from the front of the dwelling by 1 metre and should have a lower ridge height.'

### **APPEARANCE AND AMENITY ISSUES**

The property is semi-detached with the first storey having a tiled scheme. The proposed development is for an extension to be built at first floor level over the existing gym and Velux windows to be inserted into the new roof area. A rear dormer will be built into the existing roof and a small porch extension will be built to the front of the property. At the time of writing this report 7 representations of objection have been received. The objections are summarised as follows:

1. Not in keeping with the Close layout/uniformity.
2. Change the character of the estate.
3. Building a further floor would add additional weight and be too heavy.
4. If granted this could be turned into three flats.
5. Driveways will be blocked by work vehicles, skips etc. when carrying out the work.
6. The noise will be huge from the build project.
7. The build is too big for the estate.
8. The applicant already has four bedrooms.
9. Parking issues.
10. Residential open plan estate.
11. The proposed building bears no resemblance to other properties in the area and will block much of the evening light.
12. The property will lead to devaluation of their property and overlooking.

Angela Eagle MP has highlighted the concerns of her constituent who lives at 6 Brackley Close and asked the LPA to keep her informed of developments.

The Local Planning Authority has negotiated with the agent and to amend the plans to ensure they were in accordance with policy HS11 of Wirral's Unitary Development Plan and to take on board neighbours' concerns. The neighbouring properties were reconsulted of the amendments.

With regards to the noise on site during construction, this is not a planning matter, nor would the value of homes as such a refusal on these grounds could not be sustained. Any future use of the property (i.e. turning it to flats) would be assessed at the time of any further applications received.

The amended plans have removed the front dormers and replaced them with Velux windows. The rear dormer across the whole rear roof has been replaced with a smaller dormer across the original roof. This dormer would now be considered permitted development and as such is acceptable in principle. It is considered that the introduction of a Velux window to the new roof area over the extension is acceptable and would limit any overlooking of neighbouring properties. Should members be minded to approve the scheme the rear dormer will be conditioned to have obscure windows to prevent overlooking of neighbouring gardens. The proposed roof will have a lower ridge making it subordinate in appearance to the host property.

The extension measures approximately 4 metres in width to the widest point and 5 metres in height to the eaves and also projects the full length of the house. It is considered that the redesign of the plans now achieves compliance with the planning policies. The proposed single storey front porch will extend the existing porch/front extension by a further metre in width. The proposed loft plan includes a further bedroom, bathroom dressing room and lounge area. The Head of Environment and Regulation (Traffic and Transportation Division) were consulted regarding any parking/highway safety issues and they have raised no objections.

It is considered that the amended plans are now acceptable, the extensions do not dominate or appear overbearing to the original dwelling and therefore overall the design of the extension is not considered to appear unneighbourly or visually obtrusive.

The general principles of Policy HS11 and SPG11 are that extensions should not over dominate the existing property and not be so extensive as to be unneighbourly. The existing house is capable of being extended, as have others in the area. The proposed extensions are considered to be acceptably accommodated within the plot without detracting from the character of the area. The proposed extensions are not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy and as such the application is considered acceptable.

#### **SEPARATION DISTANCES**

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable, the window in the neighbouring extension is not considered a main habitable room. There are no windows to be installed in the side elevation, the proposal is therefore not considered to result in direct overlooking.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal is not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of privacy or outlook. The proposed extension is not considered detrimental to the character of the area or that of the host dwelling. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework and is recommended for approval.

#### **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 proposal is not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of privacy or outlook. The proposed extension is not considered detrimental to the character of the area or that of the host dwelling. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework and is recommended for approval.

**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 28th January 2016 and listed as follows: 101\_2015\_01 (Dated 28.01.2016)

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

3. Before the development hereby permitted is brought into use the windows in the dormer on the proposed rear elevation as indicated drawing number 101/2015/01 Rev C (Dated 28.01.2016 ) shall be obscurely glazed with frosted glass and non opening up to a level of 1.8m above finished floor level and shall be retained as such thereafter.

**Reason:** In the interest of amenity having regards to policy HS11 of Wirral's UDP

**Last Comments By:** 10/03/2016 09:55:29  
**Expiry Date:** 15/02/2016

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## Planning Committee

20 April 2016

**Reference:**  
**APP/16/00005**

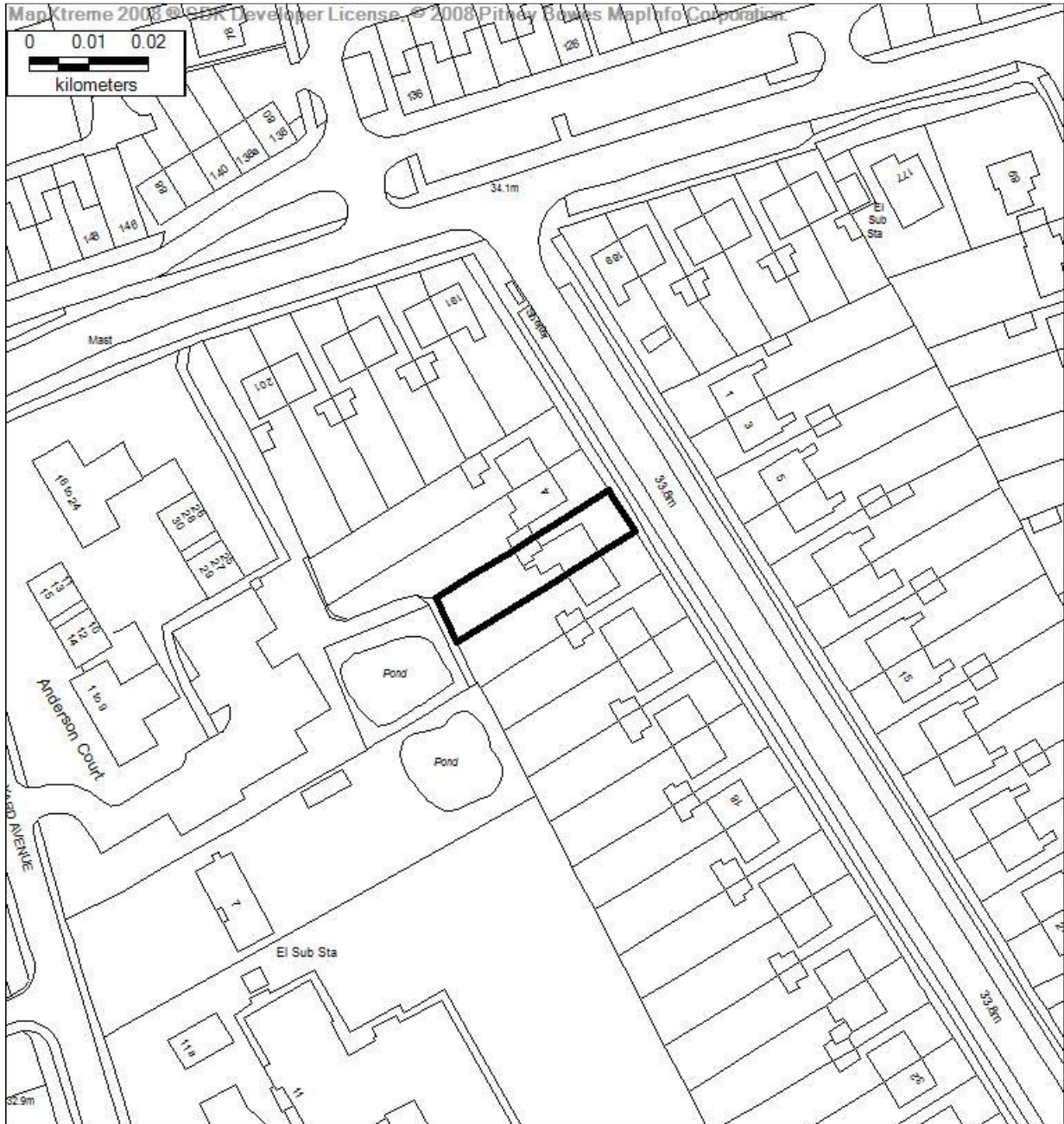
**Area Team:**  
**South Team**

**Case Officer:**  
**Mrs S Day**

**Ward:**  
**Eastham**

**Location:** 6 MORLAND AVENUE, BROMBOROUGH, CH62 6BE  
**Proposal:** Garage conversion, first floor extension and internal alterations  
**Applicant:** Mr G Cookson  
**Agent :** SDA Architecture & Surveying

### Site Plan:



**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

No Planning History for this site

**Summary Of Representations and Consultations Received:****REPRESENTATIONS:**

Having regards to the Council's Guidance for Publicity of Applications, letters were sent to 5 neighbouring properties and a Site Notice displayed on site. One letter of objection has been received from 4 Morland Avenue, the reasons for objection are as follows:

1. Plans do not show adjacent property (4)
2. The extension will result in a loss of daylight to the sole dining room window
3. The extension will drain on to neighbouring property.

**CONSULTATIONS:**

None required for this application

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

The agents for this application are SDA Surveyors and Architects, an architect and partner in which is also an elected member of the Council. As one objection has been received, under the provisions of the Council's Scheme of Delegation for determination of planning applications, this application is required to be considered and determined by the Planning Committee.

**INTRODUCTION**

Proposed conversion of existing garage and the erection of single and two storey extensions.

**PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle subject to UDP Policy HS11 and SPG11.

**SITE AND SURROUNDINGS**

The property is a semi-detached house situated on the west side of Morland Avenue in a row of identical houses. The houses were built with detached garages/outbuildings set back behind the rear elevation.

No 6 also has a single storey kitchen extension which is adjacent to the garage. No 4 Morland Ave has a side dining room window facing the application site. There are similar two storey extensions to the proposal at 10 and 20 Morland Avenue.

**POLICY CONTEXT**

The National Planning Policy Framework (NPPF) provides for a presumption in favour of sustainable development which encompasses good design.

Policy HS11: House Extensions of the Wirral UDP seeks proposals for domestic extensions to be of a scale appropriate to the size of the plot, not overly dominant to the existing building with regard being had to the effect on light to and the outlook from neighbouring properties habitable rooms. Policy HS11 also seeks proposals to replicate the design features of the existing buildings and to be finished in matching or complementary materials.

The Supplementary Planning Guidance: House Extensions encourages better standards in design.

**APPEARANCE AND AMENITY ISSUES**

The proposed development converts and extends the existing garage and kitchen extension at ground floor with an additional 2m into the rear garden and a first floor extension to provide a bedroom. The upper floor extension projects 6m into the garden but is located over 3m from the party boundary with no. 8. Given the distance to the boundary with no. 8, it is not considered that the extension would have an overbearing impact on this property. The property most immediately affected by the extension is likely to be 4 Morland Avenue as the two storey extension abuts the boundary with this property. The existing garage at 4 runs alongside the garage at 6 and as such mitigates much of the impact of the extension, including the additional ground floor projection. The design of the roof pitch of the extension

is asymmetrical so that the eaves which abut no. 4 are level with the top of the ridge of 4's garage.

The main concern of the occupant of 4 is loss of light to a side dining room window. Whilst the proposals would have some impact on this window, it already has a limited outlook, being a side window not on a main elevation and the existing garages add to the sense of enclosure. Whilst the extension may have some impact on the light to this window, as the extension is set 2.4m from the joint boundary, this is not considered sufficient to justify refusal.

Since the initial submission, the application drawings have been amended so that the guttering does not encroach on 4 Morland Avenue

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance, as no residential properties will be overlooked by the proposed development.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal.

#### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

#### **HEALTH ISSUES**

There are no health implications relating to this application.

#### **CONCLUSION**

The proposal is considered acceptable in principle and will not have a significant adverse impact upon the character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS11 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

#### **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 proposal is considered acceptable in principle and will not have a significant adverse impact upon the character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS11 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

**Recommended                      Approve**  
**Decision:**

#### **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).

#### **Further Notes for Committee:**

**Last Comments By:** 04/02/2016 10:36:51

**Expiry Date:** 17/02/2016



## Planning Committee

20 April 2016

**Reference:**  
**APP/16/00135**

**Area Team:**  
**North Team**

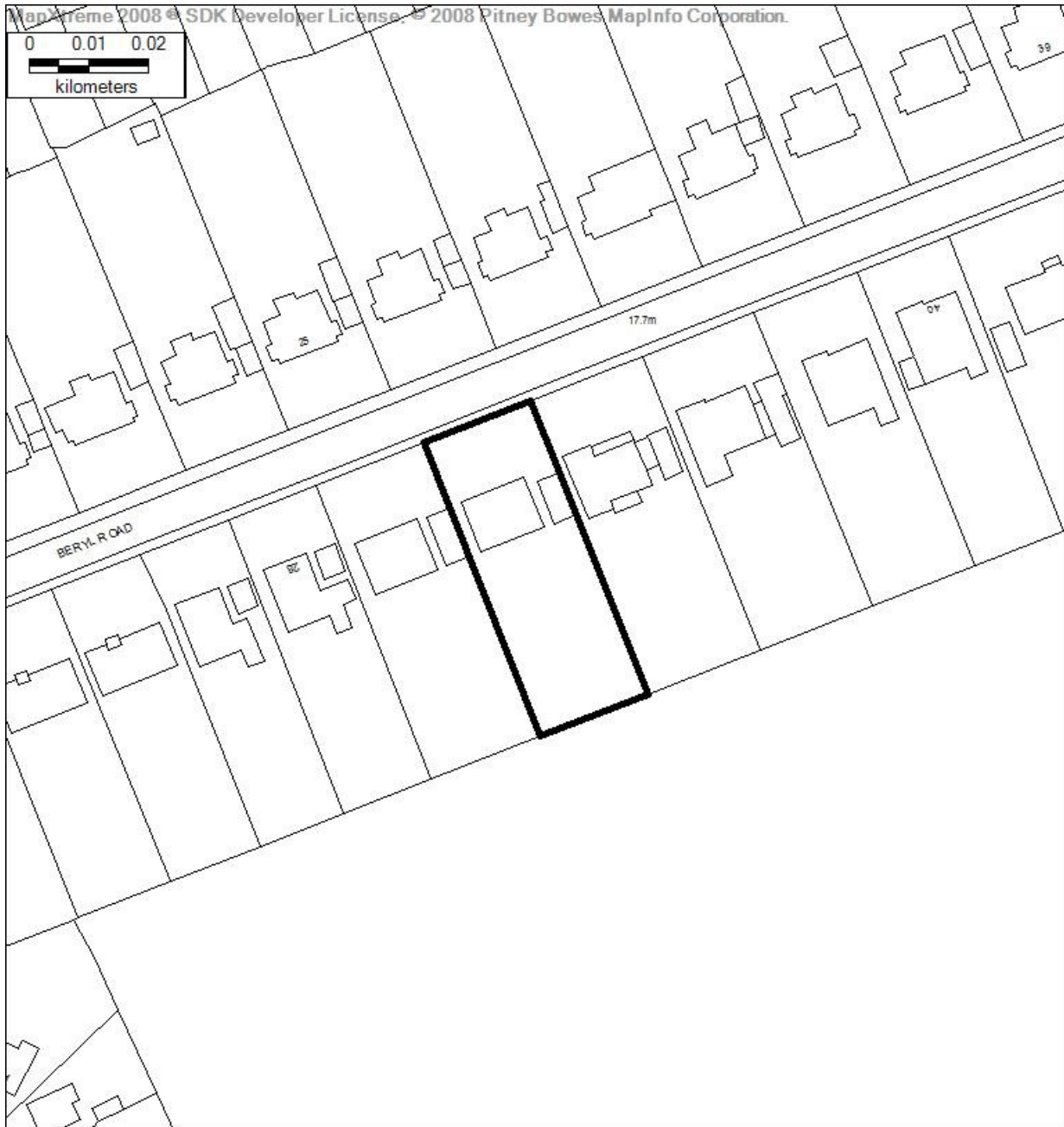
**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Claughton**

**Location:** 32 BERYL ROAD, NOCTORUM, CH43 9RT  
**Proposal:** Retrospective consent for a front boundary wall with proposed external visual changes and reduced height.

**Applicant:** Mr T Parry  
**Agent :** Condry & Lofthouse Ltd

### Site Plan:



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**Development Plan allocation and policies:**

School Playing Field  
Primarily Residential Area

**Planning History:**

Location: 32 BERYL ROAD, NOCTORUM, CH43 9RT  
Application Type: Full Planning Permission  
Proposal: Retrospective application of a front boundary wall  
Application No: APP/14/01517  
Decision Date: 02/03/2015  
Decision Type: Refuse

Location: 32 BERYL ROAD, NOCTORUM, CH43 9RT  
Application Type: Full Planning Permission  
Proposal: Retrospective consent for a front boundary wall with proposed external visual changes  
Application No: APP/15/01242  
Decision Date: 18/12/2015  
Decision Type: Refuse

**Summary Of Representations and Consultations Received:****REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 8 notifications were sent to adjoining properties. At the time of writing this report 3 objections and a qualifying petition of objection signed by 27 signatures have been received, listing the following grounds:

1. obtrusive
2. out of character
3. height

Letters of support have also been submitted with regards the planning application.

**CONSULTATIONS:**

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

**DIRECTORS COMMENTS:****REASON FOR REFERRAL**

The Council has received a qualifying petition of 27 signatures objecting to the development on the grounds that the wall is obtrusive and out of character.

**INTRODUCTION**

The proposal is for retrospective consent for a front boundary wall, the proposal also includes alterations to the wall in order to reduce the visual impact, these alterations include rendered panels to the front elevation and the reduction in height of the walls in a staggered design to match the slope of the land level.

The wall in its current form has previously been refused planning consent, the applicant has resubmitted with amendments and a supporting survey to show the variety of boundary treatment within the immediate locality.

The previously refused planning application reference numbers are 14/01517 and 15/01242.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for residential development which is acceptable in principle.

**SITE AND SURROUNDINGS**

The application site is located within a busy residential road that contains large detached residential properties, there is a mix of boundary treatment as shown on site photographs and no uniformity to front



boundary styles or heights. The predominant feature is walls, some are rendered and others brick with fencing or railings above. The boundary wall in question is brick facing onto the roadway and brick and render panels facing into the property, the elevation that faces into the property is much more sympathetic visually than the roadway elevation. Due to this the applicant has been advised to reduce the impact of the wall facing out onto the road.

## **POLICY CONTEXT**

The proposal is for an alteration/extension to a dwelling and as such will be assessed in accordance with Wirral's UDP Policy HS11 which states; Proposals for house extensions will be permitted subject to:

(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;

House extensions should be designed in such a way as to have no significantly adverse effect on the appearance of the original property, the amenities of neighbouring properties, particularly through overlooking, or an adverse effect on the area in general.

## **APPEARANCE AND AMENITY ISSUES**

The existing wall that has been built has a height up to 2m and with the inclusion of the gate runs the width of the front of the plot, when viewed from the highway the wall has a blank brick appearance and is constructed as one block form, there is no visual break to soften the impact of the wall.

The immediate area is a mix of boundary treatments, including a mix of wall heights, there are existing boundary treatments with similar heights to the application site. Whilst the general impact of the height of the wall is a characteristic of the area, the block formation is not, the existing wall is oppressive visually and stands out in comparison to neighbouring properties.

The proposal is to break the blank elevation of the wall by introducing rendered panels, this would result in a similar appearance to the other side of the wall and would also reflect the interrupted design of existing walls in the area that contain high brick pillars with fence/railing panels in between.

The neighbouring taller boundaries are designed in a way that the visual impact is broken up by intermitting fence panels, hedges or railings. Whilst there is little uniformity within the street scene in terms of boundary treatments marrying up to one another, the front boundaries of these plots are not imposing on the street scene, it is considered that the alterations to the wall would soften the appearance and break up the expanse of brick work. The proposed rendered panels will create an optical illusion that breaks the mass of the wall up, this would create a more balanced relationship with the street scene and would have a similar impact to existing high walls in the area.

The alterations also include reducing sections of the wall so that the height is staggered as the land levels drop, this also gives the visual effect of pillars between each rendered panel section that has a resulting appearance similar to existing neighbouring walls. The reduction in height brings the wall down to 1.8m at its lowest point and 1.9m at its highest, the highest point being the vehicle access gate.

The agent has submitted a supporting statement showing the boundary treatment to the dwellings along Beryl Road, there are 5 neighbouring properties that have front boundary treatments between 1.6m and 1.9m in height.

Having regard to the variety of boundary treatment in the area, the amendments to the design to include render panels and a staggered reduction in height, will reduce the visual impact of the wall and will result in a feature more appropriate to the character of the streetscene.

## SEPARATION DISTANCES

Separation distances do not apply in this instance.

## HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

## ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

## CONCLUSION

Having regard to the variety of boundary treatment in the area, the amendments to the design to include render panels and a staggered reduction in height, will reduce the visual impact of the wall and will result in a feature more appropriate to the character of the streetscene.

### 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:-

Having regard to the variety of boundary treatment in the area, the amendments to the design to include render panels and a staggered reduction in height, will reduce the visual impact of the wall and will result in a feature more appropriate to the character of the streetscene.

**Recommended Decision:**                      **Approve**

### Recommended Conditions and Reasons:

1. The wall as shown to reduce the height and include the rendered panels in materials agreed by the Local Planning Authority shall be constructed and completed within three months from the date of decision and retained as such thereafter.

**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 28 January 2016 and listed as follows: 16-008-106 Rev.C.

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

3. Before any construction commences, a sample of the colour and finish materials to be used in the external construction of the wall 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, the alterations to the wall shall be agreed and implemented within three months of the date of decision.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS11 of the Wirral Unitary Development Plan.

**Last Comments By:** 03/03/2016 14:09:54

**Expiry Date:** 28/03/2016

## Planning Committee

20 April 2016

**Reference:**  
**APP/16/00210**

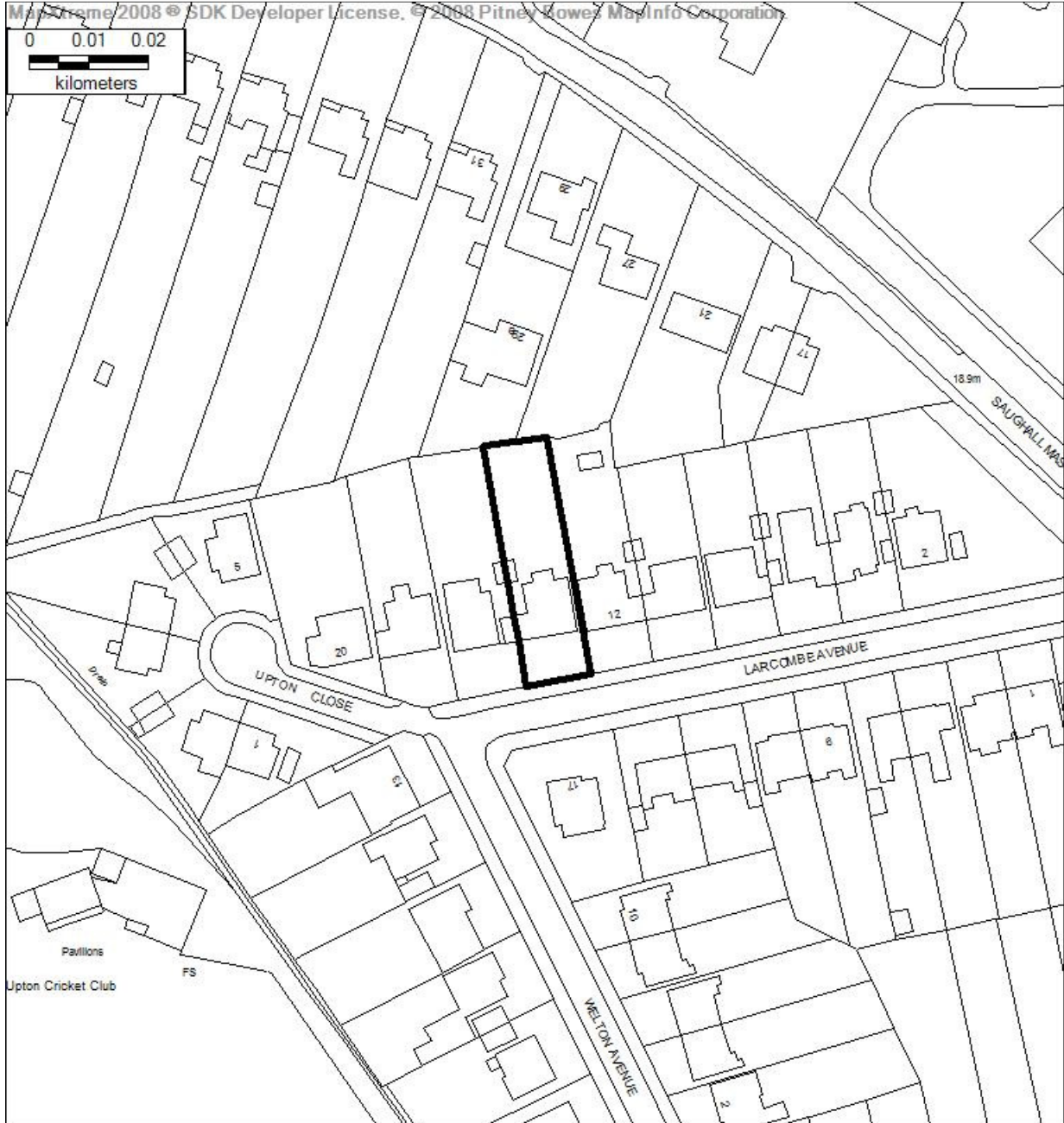
**Area Team:**  
**North Team**

**Case Officer:**  
**Mr P Howson**

**Ward:**  
**Upton**

**Location:** 14 LARCOMBE AVENUE, UPTON, CH49 6NB  
**Proposal:** Two storey rear extension  
**Applicant:** Mr Rob Tinsley  
**Agent :** Mr Richard Vodrey

### Site Plan:



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**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

No relevant history.

**Summary Of Representations and Consultations Received:****REPRESENTATIONS**

Having regard to the Council's Guidance for Publicity on Planning Applications, 4 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing four letters of representation and a qualifying petition comprising of 27 signatures has been received objecting to the proposal, summary of comments;

1. Overlooking;
2. Out of character;
3. Loss of light; and
4. Contrary to the emerging Core Strategy

**CONSULTATIONS:**

None required for this householder application

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

The Council has received a petition of objection signed by 27 signatures. Therefore, under the provisions of the Council's Scheme of Delegation for Determining Applications, this application is required to be considered and determined by the Planning Committee.

**INTRODUCTION**

This application seeks consent for a two storey rear extension to No. 14 Larcombe Avenue, Upton.

Over the course of this application amended plans were requested in order to address concerns over neighbouring amenity. Amended plans were submitted and the issue subsequently resolved.

**PRINCIPLE OF DEVELOPMENT**

The application is for the extension of an existing dwelling within a primarily residential area and is therefore considered acceptable in principle.

**SITE AND SURROUNDINGS**

The application property comprises of a single storey dwelling sited within an ample regular plot. The property in question is simple in architectural style with hipped roof, curved bay windows and gabled front entrance. The property benefits from an attached garage and off street parking space.

Larcombe Avenue is represented by detached single storey dwellings fronting the northern axis of the street and two storey detached and semi-detached dwellings fronting the southern axis. Properties are generally of uniform architectural style and form with the choice of finishing materials and architectural detailing lending a more individualistic appearance.

**POLICY CONTEXT**

The National Planning Policy Framework (NPPF) provides for a presumption in favour of sustainable development which encompasses good design.

Policy HS11: House Extensions of the Wirral UDP 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.

The Supplementary Planning Guidance: House Extensions encourages better standards in design.

## **APPEARANCE AND AMENITY ISSUES**

This application essentially comprises of two parts; the ground floor rear extension and the first floor rear extension including the erection of two side dormers and the subsequent conversion of the loft space into habitable living space.

The proposed side dormers would be set back approximately 3.7 metres from the frontage of the application property and would therefore not have a significant adverse impact on the character of the host dwelling or the wider street and is acceptable in this regard. Matching materials would create an overall unified appearance and the proposal is acceptable in this regard.

In respects of neighbouring amenity the property most affected would be No. 12 Larcombe Avenue. The proposed rear extension would be situated approximately 0.9 metres from the shared boundary with No. 12 and would be approximately 6.1 metres in height and would feature two side dormers to the rear of the property. The Supplementary Planning Guidance on House Extensions states that where a rear extension is two storey it should not be closer than 2.5 metres to a boundary between terraced and semi-detached properties and 1 metre to other boundaries. The proposed side dormers would be set in approximately 3.2 metres from the side boundary and are therefore considered acceptable in this respect.

The neighbouring property, No. 12 Larcombe Avenue, sits at a slightly elevated position relative to the application property and features a rear conservatory within close proximity to the shared boundary. Conservatories are not considered habitable rooms under the planning regime. The applicant has stated that the ground floor element would be permitted development subject to the height being restricted to 4 metres. As such the impact of the proposal is not considered significantly greater than what can be achieved under Permitted Development and is acceptable in this regard. Furthermore at the request of the Local Planning Authority the applicant has agreed to set the first floor element in by 1 metre which would further mitigate the impact on No. 12 and is therefore acceptable.

### Other Matters

Over the course of this application four letters of representation and a qualifying petition have been received objecting to the proposal, summary of comments;

- a) Overlooking
- b) Out of character
- c) Loss of light
- d) Contrary to the emerging Core Strategy

The application proposes no additional openings from rooms defined as habitable which would directly overlook any adjacent dwellings. Whilst the proposal features two side dormers these would be set back approximately 3.7 metres from the frontage of the application property and as such not be prominent within the street. The proposed extension would be constructed within close proximity to a neighbouring conservatory which sits at an elevated position and features a number of windows which directly overlook the application property. Conservatories are not considered habitable rooms under the planning regime. Furthermore in light of what is achievable under Permitted Development it is not considered that the impacts of the proposal are significantly greater than what can be achieved without planning consent. It is considered that the proposal would be considered acceptable within the terms of the emerging Core Strategy.

## **SEPARATION DISTANCES**

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

## **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal.

## **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

## **HEALTH ISSUES**

There are no health implications relating to this application.

## **CONCLUSION**

The proposed extensions and alterations are considered acceptable in principle and will not have a significant adverse impact upon the street scene or character and appearance of the area or, in light of what is achievable under Permitted Development, the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS11 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

### **Summary of Decision:**

Having regards to the individual merits of this application the decision to grant Planning Permission has been taken having regards to the relevant Policies and Proposals in the Wirral Unitary Development Plan (Adopted February 2000) and all relevant material considerations including national policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed extensions and alterations are considered acceptable in principle and will not have a significant adverse impact upon the street scene or character and appearance of the area or, in light of what is achievable under Permitted Development, the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS11 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

**Recommended Decision:**                      **Approve**

### **Recommended Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 15 February 2016 & 30 March 2016 and listed as follows: 1536/01 & 1536/02A

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

3. Prior to first occupation the dormer side elevation window(s) shown on drawing No. 1536/02A shall not be glazed otherwise than with obscured glass and non-opening up to 1.7 metres from the internal finished floor level 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.

### **Further Notes for Committee:**

**Last Comments By:** 22/03/2016 16:12:00  
**Expiry Date:** 11/04/2016

## Planning Applications Decided Under Delegated Powers Between 07/03/2016 and 06/04/2016

<b>Application No.:</b>	DEM/08/06395	<b>Application Type:</b>	Prior Notification of Demolition
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/03/2016	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>		<b>Agent:</b>	Mr Steve Bowers
<b>Location:</b>	30 & 32 Seymour Street, Tranmere, Wirral, CH42 5LQ		
<b>Proposal:</b>	Demolition of 2no. semi detached dwellings		
<b>Application No.:</b>	APP/15/00458	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/03/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Ms S Kaye	<b>Agent:</b>	
<b>Location:</b>	Land at Scott Street, Liscard, Wirral, CH45 7LF		
<b>Proposal:</b>	Proposed use of land for the keeping of rescued pigs		
<b>Application No.:</b>	APP/15/00931	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr R Lucas	<b>Agent:</b>	R.J.Lucas & Sons Limited
<b>Location:</b>	12 EGBERT ROAD, MEOLS, CH47 5AJ		
<b>Proposal:</b>	Porch to be constructed at front elevation (resubmission)		
<b>Application No.:</b>	APP/15/01390	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs C Parker		
<b>Applicant:</b>	Mr Young	<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	Creg Malin, DEE VIEW ROAD, HESWALL, CH60 0DH		
<b>Proposal:</b>	Erection of dormer extensions to the rear.		
<b>Application No.:</b>	APP/15/01392	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr S Williamson		
<b>Applicant:</b>	Mr B Watkin	<b>Agent:</b>	Architecture Works
<b>Location:</b>	17 MACDONA DRIVE, WEST KIRBY, CH48 3JH		
<b>Proposal:</b>	2 Storey rear extension. 2 storey and single front extension and single storey side extension and internal alterations		

<b>Application No.:</b>	APP/15/01399	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mathieson Developments Ltd	<b>Agent:</b>	C W Jones
<b>Location:</b>	105 OXTON ROAD, BIRKENHEAD, CH41 2TN		
<b>Proposal:</b>	Change of use to nine self contained flats		
<b>Application No.:</b>	DLS/15/01400	<b>Application Type:</b>	Reserved Matters
<b>Ward:</b>	Cloughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	PBRT Limited	<b>Agent:</b>	
<b>Location:</b>	Dunard, 10 VYNER ROAD SOUTH, BIDSTON, CH43 7PR		
<b>Proposal:</b>	Erection of three detached dwellings submission of reserved matters for layout, scale, appearance, access		
<b>Application No.:</b>	APP/15/01439	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	07/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr J Hennessey	<b>Agent:</b>	Lightblue Solutions Ltd
<b>Location:</b>	42 DEVONSHIRE PLACE, OXTON, CH43 1TU		
<b>Proposal:</b>	Erection of detached double garage.		
<b>Application No.:</b>	ADV/15/01497	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs C Parker		
<b>Applicant:</b>	King's Church Wirral	<b>Agent:</b>	
<b>Location:</b>	Kings Church Wirral, 1 VICTORIA FIELDS, TRANMERE		
<b>Proposal:</b>	5600mm (width) x 1250mm (Height) 70mm (depth) illuminated aluminium sign		
<b>Application No.:</b>	APP/15/01522	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mrs P Bevan	<b>Agent:</b>	SDA Architecture & Surveying
<b>Location:</b>	24 VENABLES DRIVE, SPITAL, CH63 9LT		
<b>Proposal:</b>	First Floor Side Extension.		



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**Application No.:** APP/15/01546                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 21/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Mr T Terry                                      **Agent:** SHACK Architecture ltd  
**Location:** 8 RONALDSWAY, HESWALL, CH60 8QD  
**Proposal:** Erection of single storey extensions and raising height of existing bungalow to create additional accommodation at 1st floor level (amended description).

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**Application No.:** APP/15/01581                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr G Smith                                      **Agent:** SDA Architecture Limited  
**Location:** 1-41 VITTORIA STREET, BIRKENHEAD, CH41 3NT  
**Proposal:** New Garage Building on site at 1-41 Vittoria Street

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**Application No.:** APP/15/01587                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 17/03/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Blueoak Estates Ltd                                      **Agent:** m f architecture ltd  
**Location:** Heswall Bar & Courtyard, 59 MILNER ROAD, HESWALL, CH60 5RU  
**Proposal:** Demolition of existing building and construction of 16 No. houses with associated access drive, parking and landscape works

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**Application No.:** ADV/15/01591                      **Application Type:** Advertisement Consent  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 17/03/2016                      **Decision:** Approve  
**Case Officer:** Mr S Lacey  
**Applicant:** Pine and Oak Warehouse                                      **Agent:** PWE Design  
**Location:** Champions Business Park, ARROWE BROOK ROAD, UPTON  
**Proposal:** Retention of 3 non-illuminated fascia signs and 1 internally illuminated fascia sign.

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**Application No.:** APP/15/01596                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr K Nihat                                      **Agent:**  
**Location:** 36 ARGYLE STREET, BIRKENHEAD, CH41 6AE  
**Proposal:** Retrospective change of use to a hairdressers/Barbers

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<b>Application No.:</b>	APP/15/01597	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr D Edwards	<b>Agent:</b>	Mr A Parkinson
<b>Location:</b>	35 CHURCH ROAD, BEBINGTON, CH63 3DY		
<b>Proposal:</b>	Single storey rear extension		
<b>Application No.:</b>	APP/15/01602	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr B Harris	<b>Agent:</b>	Bryson McHugh Architects
<b>Location:</b>	7 FRANKBY GROVE, UPTON, CH49 6LU		
<b>Proposal:</b>	Erection of a ground floor rear and first floor side and rear extension (amended description)		
<b>Application No.:</b>	APP/15/01608	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr M Hardy	<b>Agent:</b>	Mr C Chu
<b>Location:</b>	98 WESTBOURNE ROAD, BIRKENHEAD, CH43 4TQ		
<b>Proposal:</b>	Alteration of rear window to become new patio doors and excavate for new steps		
<b>Application No.:</b>	APP/15/01621	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Seacombe	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr Mapiki	<b>Agent:</b>	SDA Architecture Limited
<b>Location:</b>	Seventh Day Adventist Church, CLARENDON ROAD, EGREMONT		
<b>Proposal:</b>	Retrospective Planning Application for demolition of single storey rear outbuilding and erection of single storey rear extension to provide sunday school space, youth activity space, kitchen and disabled user toilet facilities.		
<b>Application No.:</b>	LBC/15/01628	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Pierhead Housing Association	<b>Agent:</b>	
<b>Location:</b>	71 & 77 CROSS STREET, BIRKENHEAD, CH41 5EP		
<b>Proposal:</b>	Sky light replacement to number 71 and 77 Cross Street.		

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**Application No.:** APP/15/01637                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 06/04/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr & Mrs S Moore                      **Agent:** Brassey Partnership  
**Location:** Eskdale, 7 GAYTON PARKWAY, GAYTON, CH60 3SY  
**Proposal:** Proposed two-storey rear dining room and bedroom extension

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**Application No.:** APP/15/01638                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 08/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr C Cunliffe                      **Agent:**  
**Location:** 36 LARTONWOOD, NEWTON, CH48 9YG  
**Proposal:** Construction of a timber shed and concealing timber fence to the frontage of the property

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**Application No.:** APP/15/01640                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge    **Decision Level:** Delegated  
**Decision Date:** 15/03/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** BP Oil (UK) Ltd                      **Agent:** Rapleys LLP  
**Location:** BP Petrol Station, BRIMSTAGE ROAD, BEBINGTON, CH63 3EL  
**Proposal:** Redevelopment of the existing petrol filling station to include demolition and replacement of sales buildings, new canopy, removal of car wash, replacement fuel pumps and underground storage tank, new underground offset fills, car parking, ATM, Soft and hard landscaping, boundary treatments and ancillary arrangements to forecourt

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**Application No.:** APP/15/01648                      **Application Type:** Full Planning Permission  
**Ward:** Wallasey    **Decision Level:** Delegated  
**Decision Date:** 17/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** APH Payroll & Bookkeeping Services Ltd                      **Agent:**  
**Location:** 2A GREEN LANE, WALLASEY VILLAGE, CH45 8JH  
**Proposal:** To change the use from a residential flat to commercial premises for a payroll and bookkeeping business

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**Application No.:** APP/15/01652                      **Application Type:** Full Planning Permission  
**Ward:** Bebington    **Decision Level:** Delegated  
**Decision Date:** 17/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs C Parker  
**Applicant:** Mr G Hughes                      **Agent:** Edward Welch Design  
**Location:** 17 STANLEY AVENUE, HIGHER BEBINGTON, CH63 5QE  
**Proposal:** Proposed single storey and two storey rear extension, front porch canopy roof, 2no front dormer windows, vehicular exit

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**Application No.:** APP/15/01654                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 07/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr & Mrs David Kirwin                      **Agent:** Andrew Smith Architects LTD  
**Location:** Woodhome, COLUMN ROAD, CALDY, CH48 1LQ  
**Proposal:** Demolition of existing 3 car garage, erection of 2 car garage annexe with loft accomodation and internal re-ordering and extending of main dwelling to include rooms in the roof.

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**Application No.:** APP/15/01665                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 17/03/2016                      **Decision:** Approve  
**Case Officer:** Mr D Kenyon  
**Applicant:** Mr B Brennan                      **Agent:** Hughes Architectural  
**Location:** 2 LAUREL AVENUE, HESWALL, CH60 7SU  
**Proposal:** Single storey side and rear extensions and detached garage.

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**Application No.:** APP/15/01666                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr N Ferguson                      **Agent:** D.J. Cooke & Co Ltd  
**Location:** Dormy, 100 BROOKHURST ROAD, BROMBOROUGH, CH63 0ET  
**Proposal:** Demolition of the existing house and outbuildings and the erection of three detached houses each with a detached double garage.

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**Application No.:** APP/16/00001                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 08/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Peel Hey                      **Agent:** Matthews and Goodman LLP  
**Location:** Peel Hey, FRANKBY ROAD, FRANKBY, CH48 1PP  
**Proposal:** The extension of the existing building to create a garden room for functions.

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**Application No.:** APP/16/00011                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 14/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr D McGoldrick                      **Agent:** m f architecture ltd  
**Location:** The Dunes, 18 LINGDALE ROAD, WEST KIRBY, CH48 5DQ  
**Proposal:** Proposed two-storey extensions and external alterations. Sub division of existing property to provide two additional apartments and retained 4 bedroomed house.

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**Application No.:** ADV/16/00013                      **Application Type:** Advertisement Consent  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Santander plc    **Agent:**  
**Location:** 32 THE PYRAMIDS, BIRKENHEAD, CH41 2ZL  
**Proposal:** installation of 46" tvs depicting various Santander Advertisements

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**Application No.:** APP/16/00023                      **Application Type:** Full Planning Permission  
**Ward:** Prenton    **Decision Level:** Delegated  
**Decision Date:** 29/03/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr W Hariz    **Agent:** SDA Architecture Limited  
**Location:** Natwest Bank, 107-109 MOUNT ROAD, TRANMERE, CH42 6RE  
**Proposal:** Change of use from former bank building to 2 No. ground floor retail units and 1 No. first floor, two bedroom flat

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**Application No.:** APP/16/00025                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 15/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Roger Tucknott    **Agent:** C W Jones  
**Location:** 11 ROSEACRE, WEST KIRBY, CH48 5JW  
**Proposal:** Side Garage and Rear extensions

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**Application No.:** APP/16/00031                      **Application Type:** Full Planning Permission  
**Ward:** Wallasey    **Decision Level:** Delegated  
**Decision Date:** 08/03/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Carl Hughes    **Agent:** Andrew Smith Architects Ltd  
**Location:** 56A WARREN DRIVE, NEW BRIGHTON, CH45 0JT  
**Proposal:** Extend upwards to provide a two bedroom property

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**Application No.:** APP/16/00035                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 14/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs C Parker  
**Applicant:** Mr B Hughes    **Agent:**  
**Location:** 45 GROVELAND AVENUE, HOYLAKES, CH47 2DP  
**Proposal:** Single story rear extension for kitchen/breakfast room. Alterations to convert existing kitchen to bathroom at ground floor.

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**Application No.:** APP/16/00040                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Frank Piggott                      **Agent:** SDA Architecture Limited  
**Location:** 11 LARTONWOOD, NEWTON, CH48 9YG  
**Proposal:** Single Storey Rear Extension (removal of existing conservatory)

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**Application No.:** APP/16/00041                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 07/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr Jason Long                      **Agent:** Mr Mike Matthews  
**Location:** 18 MEADWAY, HESWALL, CH60 8PH  
**Proposal:** Reconfiguration of roof with rear dormer. Single storey rear and first floor side extension.

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**Application No.:** APP/16/00044                      **Application Type:** Full Planning Permission  
**Ward:** Upton                      **Decision Level:** Delegated  
**Decision Date:** 08/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** The Co-operative Group                      **Agent:** Wellsfield Associates  
**Location:** The Co-Operative Food, 135-139 MANOR DRIVE, UPTON, CH49 4LP  
**Proposal:** The installation of new anti ram-raid bollards to the front of the store.

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**Application No.:** APP/16/00047                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton                      **Decision Level:** Delegated  
**Decision Date:** 08/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr A Wilding                      **Agent:** archENG  
**Location:** 46 OULTON CLOSE, OXTON, CH43 0XE  
**Proposal:** Garage extension and conversion with rear single storey extension

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**Application No.:** APP/16/00050                      **Application Type:** Full Planning Permission  
**Ward:** Bebington                      **Decision Level:** Delegated  
**Decision Date:** 17/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mrs K Wire                      **Agent:** Bryson McHugh Architects  
**Location:** 56 WITHERT AVENUE, HIGHER BEBINGTON, CH63 5NF  
**Proposal:** SINGLE STOREY SIDE AND REAR EXTENSION

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**Application No.:** APP/16/00051                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 08/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr G Thomas                      **Agent:** Mr G Jones  
**Location:** 36 SANDRINGHAM AVENUE, HOYLAKE, CH47 3BZ  
**Proposal:** Singe storey rear extension (Amended Scheme)

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**Application No.:** APP/16/00053                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton                      **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr & Mrs Davies                      **Agent:** Patterson Macaulay & Owens  
**Location:** 7 PARRS ROAD, OXTON, CH43 5TX  
**Proposal:** Demolition of existing single storey side extension with flat roof and erection of a similar single storey side extension with pitched roof.

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**Application No.:** ADV/16/00055                      **Application Type:** Advertisement Consent  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 15/03/2016                      **Decision:** Approve (mixed)  
**Case Officer:** Ms J Storey  
**Applicant:** Heswall Care Limited                      **Agent:** KDP Architects  
**Location:** Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE  
**Proposal:** 1 No. sign post sign at access off Oldfield Rd. 2 No. small insignia sign on gate posts. 1 No. Logo sign on end elevation of new build. 1 No. Frosted Signage on Main Entrance Glass Doors. 1 No. Logo sign on timber clad entrance wall.

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**Application No.:** APP/16/00060                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 10/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Ms E Hadwin                      **Agent:** KJP Architecture  
**Location:** Spital Surgery, Lancelyn Court Precinct, SPITAL ROAD, BEBINGTON  
**Proposal:** Single Storey Extension

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**Application No.:** APP/16/00061                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 10/03/2016                      **Decision:** Approve  
**Case Officer:** Mr S Williamson  
**Applicant:** Mr K Cox                      **Agent:** Mr J Kelly  
**Location:** 40 ALISTAIR DRIVE, BROMBOROUGH, CH63 0LH  
**Proposal:** Proposed extension to the side and rear of the property

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**Application No.:** APP/16/00063                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 17/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr C Hercules                      **Agent:**  
**Location:** 112 MARKET STREET, HOYLAKE, CH47 3BE  
**Proposal:** Change of use from A1 unit to a hot food takeaway (fish & chip shop) A5 consent

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**Application No.:** APP/16/00065                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 17/03/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mrs Julie McFarlane                      **Agent:**  
**Location:** 237 PENSBY ROAD, PENSBY, CH61 5UA  
**Proposal:** Proposed Single Storey Side and Rear Extension

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**Application No.:** APP/16/00066                      **Application Type:** Full Planning Permission  
**Ward:** Eastham                      **Decision Level:** Delegated  
**Decision Date:** 30/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr Robin Upton                      **Agent:** CPA  
**Location:** 1 BRANCOTE GARDENS, BROMBOROUGH, CH62 6AH  
**Proposal:** Single storey side extension

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**Application No.:** APP/16/00068                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 09/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr John Clark                      **Agent:** Collins Architecture  
**Location:** 20 SANDY LANE, IRBY, CH61 0HD  
**Proposal:** Single storey rear extension to existing dwelling

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**Application No.:** APP/16/00069                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 08/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr Thomas Barton                      **Agent:** Neil Braithwaite Architect  
**Location:** 10 STROUD CLOSE, GREASBY, CH49 3QP  
**Proposal:** Single storey extension to side of dwelling

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**Application No.:** APP/16/00070                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 08/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** The Royal Liverpool Village Play                      **Agent:**  
G.C  
**Location:** Village Play Artisans Pavillion to the rear of Rosecroft Croft and Meols Drive Hoylake CH47 4AL  
**Proposal:** Single storey rear extension to existing pavillion

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**Application No.:** ADV/16/00071                      **Application Type:** Advertisement Consent  
**Ward:** Birkenhead and                      **Decision Level:** Delegated  
Tranmere  
**Decision Date:** 08/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Williams & Glyn                      **Agent:** Pearce Signs Limited  
**Location:** Williams & Glyn, 34 HAMILTON SQUARE, BIRKENHEAD, CH41 6DQ  
**Proposal:** Replacement signage

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**Application No.:** APP/16/00074                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 09/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr Jones-Phillips                      **Agent:** Collins Architecture  
**Location:** 39 SANDHAM GROVE, BARNSTON, CH60 1XN  
**Proposal:** Single storey side extension to existing dwelling

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**Application No.:** APP/16/00076                      **Application Type:** Full Planning Permission  
**Ward:** Upton                      **Decision Level:** Delegated  
**Decision Date:** 14/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mrs S Byrne                      **Agent:**  
**Location:** 3 ELTHAM GREEN, WOODCHURCH, CH49 5NG  
**Proposal:** Erection of single storey extension to side and rear

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**Application No.:** APP/16/00078                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                      **Decision Level:** Delegated  
**Decision Date:** 14/03/2016                      **Decision:** Approve  
**Case Officer:** Mr S Williamson  
**Applicant:** Mr R Davies                      **Agent:** Cliff Elliot  
**Location:** 10 HENLEY CLOSE, SPITAL, CH63 9HR  
**Proposal:** Single storey extension to the side of the property to provide extra bedroom & larger kitchen and bathroom traditional build with pitched tiled roof.

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<b>Application No.:</b>	APP/16/00079	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr John Hennessey	<b>Agent:</b>	SHACK Architecture ltd
<b>Location:</b>	Tile Trend, BRIDGE STREET, BIRKENHEAD, CH41 1BJ		
<b>Proposal:</b>	Conversion of one unit into four with front elevation extension and cosmetic remodelling/alterations to the existing facade.		
<b>Application No.:</b>	APP/16/00080	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr Quinn	<b>Agent:</b>	KJP Architecture
<b>Location:</b>	42 BRIDGENORTH ROAD, PENSBY, CH61 8SJ		
<b>Proposal:</b>	Extension and alterations (including: two storey side extension and single storey rear extension) to create four one bedroomed apartments.		
<b>Application No.:</b>	LDP/16/00083	<b>Application Type:</b>	Lawful Development Certificate Proposed
<b>Ward:</b>	Leasowe and Moreton East	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/03/2016	<b>Decision:</b>	Lawful Use
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr Carl Foley	<b>Agent:</b>	Mr Mike Campbell
<b>Location:</b>	3 NABURN GROVE, MORETON, CH46 0SN		
<b>Proposal:</b>	Proposed single storey extension to rear of existing dwellinghouse		
<b>Application No.:</b>	APP/16/00085	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	30/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr Gavin Davies	<b>Agent:</b>	LHGProjects
<b>Location:</b>	10 BRUNSFIELD CLOSE, SAUGHALL MASSIE, CH46 6HE		
<b>Proposal:</b>	Two storey side and single storey rear extension Porch to front elevation		
<b>Application No.:</b>	APP/16/00086	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	14/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr & Mrs Tyson	<b>Agent:</b>	
<b>Location:</b>	White House Cottage, WHITEHOUSE LANE, BARNSTON, CH60 1UG		
<b>Proposal:</b>	Conversion of existing redundant agricultural barn to additional single storey living space and garage		

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**Application No.:** ADV/16/00091                      **Application Type:** Advertisement Consent  
**Ward:** Prenton    **Decision Level:** Delegated  
**Decision Date:** 15/03/2016                      **Decision:** Withdrawn  
**Case Officer:** Mrs C Parker  
**Applicant:** Bellway Homes Limited                      **Agent:** White Peak Planning Limited  
**Location:** Tranmere Rovers Football Club, PRENTON ROAD WEST, PRENTON  
**Proposal:** Signage advertisement for new residential development at Mallory Park which is to also provide directions for potential customers.

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**Application No.:** APP/16/00093                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr J Darlington    **Agent:** Condy & Lofthouse Ltd  
**Location:** 296 TELEGRAPH ROAD, HESWALL, CH60 7SQ  
**Proposal:** Erection of replacement dwelling, relocation of vehicular and pedestrian access onto Telegraph Road and associated external works

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**Application No.:** APP/16/00094                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 22/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Daniel Parker    **Agent:**  
**Location:** 2 LYNDHURST AVENUE, PENSBY, CH61 5UD  
**Proposal:** Single storey extension to rear, two-storey extension to side, and porch extension to front.

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**Application No.:** APP/16/00098                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 17/03/2016                      **Decision:** Refuse  
**Case Officer:** Mr N Williams  
**Applicant:** Mr J Shudall    **Agent:** WIRRAL PLANNING ADVICE & APPEALS SERVICE  
**Location:** LAND EAST OF HILLBARK ROAD, FRANKBY, CH48 1NJ  
**Proposal:** Relocation of the agricultural barn approved under APP/14/00919 to alternative location

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**Application No.:** APP/16/00099                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 21/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr G Winstanley    **Agent:** PWE Design  
**Location:** 6 NEALE DRIVE, GREASBY, CH49 1SL  
**Proposal:** Two storey side, single storey rear extension with raised patio and front porch

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**Application No.:** APP/16/00102                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 17/03/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr A Brown                      **Agent:** Mr R Owen  
**Location:** 32 YORK AVENUE, WEST KIRBY, CH48 3JF  
**Proposal:** Erection of a single storey side extension to be used as an office & extension to garage to form a two storey extension with kitchen to ground floor and bedroom & en-suite to 1st Floor.

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**Application No.:** APP/16/00104                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 17/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mr & Mrs Johnson                      **Agent:** Bryson McHugh Architects  
**Location:** Highfield, THE MOUNT, HESWALL, CH60 4RD  
**Proposal:** Renovation & Extension Works

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**Application No.:** APP/16/00105                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 18/03/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Arqiva Ltd                      **Agent:**  
**Location:** Grange Water Works, COLUMN ROAD, NEWTON, CH48 8AW  
**Proposal:** The development is for: (1) the erection of a 17.2m high slimline lattice mast to be located immediately to the south of the existing pole (which will be removed when the new site is operational) (2) Relocation of the existing UHF antennas onto the replacement mast (3) Minor ancillary works including removal of an existing brick building and fencing and provision of new fencing.

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**Application No.:** ANT/16/00106                      **Application Type:** Prior Approval of Telecommunications PD  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 08/03/2016                      **Decision:** Prior Approval Given  
**Case Officer:** Mr K Spilsbury  
**Applicant:** EE Ltd & Hutchinson 3G UK Ltd                      **Agent:** WHP Wilkinson Helsby  
**Location:** LAND ADJACENT TO HOYLAKE GOLF COURSE, MEOLS DRIVE, HOYLAKE, WIRRAL  
**Proposal:** Removal of existing lattice mast from golf course and erection of new 15m high slim line mast (4G) and associated replacement equipment

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**Application No.:** APP/16/00109                      **Application Type:** Full Planning Permission  
**Ward:** Wallasey                      **Decision Level:** Delegated  
**Decision Date:** 24/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr P Kaur                      **Agent:**  
**Location:** 23 HOSE SIDE ROAD, LISCARD, CH45 0LB  
**Proposal:** Erection of a two storey side extension with internal balcony and new side bay window at ground floor.

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<b>Application No.:</b>	ADV/16/00110	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr S Williamson		
<b>Applicant:</b>	Marks and Spencer	<b>Agent:</b>	Marks and Spencer PLC
<b>Location:</b>	Junction One Retail Park, BIDSTON MOSS, LEASOWE		
<b>Proposal:</b>	Four fascia signs upon retail unit (two illuminated and two non-illuminated)		
<b>Application No.:</b>	APP/16/00111	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr John Griffiths	<b>Agent:</b>	Mr Kevin Morris
<b>Location:</b>	129 FRANKBY ROAD, NEWTON, CH48 9UT		
<b>Proposal:</b>	Loft conversion with new side gable and rear roof dormer		
<b>Application No.:</b>	COMX/16/00114	<b>Application Type:</b>	Prior Approval Commercial PD
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/03/2016	<b>Decision:</b>	Prior Approval Given
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr G Atherton	<b>Agent:</b>	Matthews & Goodman LLP
<b>Location:</b>	1A VILLAGE ROAD, OXTON, CH43 5SR		
<b>Proposal:</b>	Notification for prior approval for a change of use from shops (class A1), Financial and professional services (class A2), Betting offices, Pay day loan shops and casinos (Sui Generis uses) to restaurants and cafes (class A3)		
<b>Application No.:</b>	APP/16/00115	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	21/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr D Kenyon		
<b>Applicant:</b>	Mr & Mrs Barritt	<b>Agent:</b>	Architects-Direct.com
<b>Location:</b>	Hillpost, 80 PIPERS LANE, HESWALL, CH60 9HL		
<b>Proposal:</b>	Remove existing external steps. Construct new single storey rear extension, lower ground floor extension to front, general internal alterations and external works.		
<b>Application No.:</b>	APP/16/00117	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Craig Pumford	<b>Agent:</b>	KJP Architecture
<b>Location:</b>	64 HARVEST LANE, MORETON, CH46 7UE		
<b>Proposal:</b>	2 storey side extension		

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**Application No.:** APP/16/00120                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Vodaphone Limited                      **Agent:** Mono Consultants Ltd  
**Location:** To the rear of Castle Motors, 5B THE MOUNT, HESWALL, CH60 4RD  
**Proposal:** To remove existing 6no antennas and headframe and replace with 6no antennas on new headframe at the top of the existing structure together with associated ancillary works

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**Application No.:** APP/16/00124                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 24/03/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Andrew McAllister                      **Agent:** BDS  
**Location:** 4 WHALEY LANE, IRBY, CH61 3UN  
**Proposal:** Single storey extension to side/rear of existing house

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**Application No.:** APP/16/00128                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Approve  
**Case Officer:** Mr S Williamson  
**Applicant:** Vittoria Healthcare Limited                      **Agent:** NCS PCL  
**Location:** Vittoria Pharmacy, 134 ST ANNE STREET, BIRKENHEAD, CH41 3SJ  
**Proposal:** Single Storey extensions to the side and rear of the existing pharmacy

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**Application No.:** APP/16/00132                      **Application Type:** Full Planning Permission  
**Ward:** Claughton    **Decision Level:** Delegated  
**Decision Date:** 31/03/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr S Bryce    **Agent:** LHGProjects  
**Location:** Westwood, ST DAVIDS LANE, NOCTORUM, CH43 9UD  
**Proposal:** First floor rear extension including conversion roof space

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**Application No.:** APP/16/00133                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 04/04/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr W Piercy    **Agent:** Bryson McHugh Architects  
**Location:** 1A CLAUGHTON FIRS, OXTON, CH43 5TG  
**Proposal:** Change of Use of butchers shop with a flat above to a restaurant (Use Class A3)

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**Application No.:** APP/16/00134                      **Application Type:** Full Planning Permission  
**Ward:** New Brighton                                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** St Georges Medical Centre                      **Agent:** Capture Interior Architecture  
**Location:** St Georges Medical Centre, 32-36 FIELD ROAD, NEW BRIGHTON, CH45 5BQ  
**Proposal:** Installation of new outdoor air conditioning (VRF) unit and condensing unit to rear elevation of existing medical centre to serve the new internal air conditioning system.

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**Application No.:** APP/16/00136                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 06/04/2016                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Mr P Salmon                                      **Agent:**  
**Location:** 10 SUMMERWOOD, IRBY, CH61 4YL  
**Proposal:** The addition of a second storey to an existing porch and the erection of a 0.91m wooden fence at the boundary of the property and the adjoining property in the front garden.

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**Application No.:** RESX/16/00137                      **Application Type:** Prior Approval Householder PD  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 08/03/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs C Parker  
**Applicant:** Mr Smith                                      **Agent:** The Kenefick Jones Partnership  
**Location:** 25 CENTURION DRIVE, MEOLS, CH47 7AL  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.000m for which the maximum height would be 3.965m and for which the height of the eaves would be 2.640m

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**Application No.:** APP/16/00138                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 04/04/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr & Mrs Dangerfield                      **Agent:** Lightblue Solutions Ltd  
**Location:** Sandstone Medical Centre, 161 BANKS ROAD, WEST KIRBY, CH48 3HU  
**Proposal:** Change of use of existing building from commercial (Clinic) to residential

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**Application No.:** APP/16/00140                      **Application Type:** Full Planning Permission  
**Ward:** Liscard                                      **Decision Level:** Delegated  
**Decision Date:** 30/03/2016                      **Decision:** Approve  
**Case Officer:** Mr D Kenyon  
**Applicant:** Mrs F Thompson                                      **Agent:**  
**Location:** 133 MILL LANE, LISCARD, CH44 3BH  
**Proposal:** Kerb dropped to allow accessway for proposed domestic vehicular crossing

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<b>Application No.:</b>	LBC/16/00142	<b>Application Type:</b>	Listed Building Consent
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	31/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J Malpas		
<b>Applicant:</b>	Miss E Gray	<b>Agent:</b>	
<b>Location:</b>	65 BEBINGTON ROAD, NEW FERRY, CH62 5BG		
<b>Proposal:</b>	Proposal 1: Relocation and upgrade of internal boiler from ground floor rear extension (current kitchen/ future dining room), to first floor rear bedroom airing cupboard, with the installation of a new vertical flue exiting the roof. Proposal 2: Installation of a ducted cooker hood, which will require an external square gravity flap vent on the side wall. Proposal 3: A small external section of waste pipe to join the downpipe for the new kitchen waste. Proposal 4: Installation of a TV aerial. Proposal 5: Renewal of burglar alarm siren boxes.		
<b>Application No.:</b>	APP/16/00143	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	30/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr & Mrs Wardman	<b>Agent:</b>	
<b>Location:</b>	63 LLOYD DRIVE, GREASBY, CH49 1RH		
<b>Proposal:</b>	Erection of single storey side and rear extension		
<b>Application No.:</b>	APP/16/00145	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/03/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Ms M Belmar	<b>Agent:</b>	PM Property Management Consultant
<b>Location:</b>	31 HAWTHORNE ROAD, TRANMERE, CH42 7LA		
<b>Proposal:</b>	Proposed loft conversion with gable roof and front dormer window to principle elevation and velux windows		
<b>Application No.:</b>	APP/16/00147	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Prenton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Carl Finnigan	<b>Agent:</b>	C W Jones
<b>Location:</b>	132 WATERPARK ROAD, PRENTON, CH43 0SP		
<b>Proposal:</b>	Erect side and rear extension		
<b>Application No.:</b>	APP/16/00148	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/03/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr R Ebbrell	<b>Agent:</b>	C W Jones
<b>Location:</b>	33 THURSTASTON ROAD, IRBY, CH61 0HF		
<b>Proposal:</b>	Increase height of roof to allow first floor accommodation		



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**Application No.:** APP/16/00149                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 24/03/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr Colin Seddon                      **Agent:**  
**Location:** 89 BROOKDALE AVENUE SOUTH, GREASBY, CH49 1SP  
**Proposal:** Single storey rear extension plus toilet room

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**Application No.:** APP/16/00151                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                      **Decision Level:** Delegated  
**Decision Date:** 05/04/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr David Doughty                      **Agent:** Hoole Technical Solutions Ltd  
**Location:** 260 SPITAL ROAD, BROMBOROUGH, CH62 2AW  
**Proposal:** Erection of a two storey side extension. This is a resubmission of APP/11/00328 granted permission in 2011

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**Application No.:** APP/16/00152                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 30/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Ms K Brierley                      **Agent:** Mrs J Ruffler  
**Location:** 30 SANDSTONE DRIVE, NEWTON, CH48 9UW  
**Proposal:** Proposed single storey rear extension.

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**Application No.:** APP/16/00153                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 04/04/2016                      **Decision:** Refuse  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Mark Bridge                      **Agent:**  
**Location:** 75 QUEENS AVENUE, MEOLS, CH47 0LT  
**Proposal:** Hip to gable roof extension, rear dormer with balcony

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**Application No.:** APP/16/00155                      **Application Type:** Full Planning Permission  
**Ward:** Bebington                      **Decision Level:** Delegated  
**Decision Date:** 29/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr & Mrs Street                      **Agent:** SDA Architecture Limited  
**Location:** 112 HEATH ROAD, BEBINGTON, CH63 2HE  
**Proposal:** Rear Extension / Orangery

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**Application No.:** APP/16/00161                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 30/03/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr & Mrs Spearing                      **Agent:** KJP Architecture  
**Location:** 5 KIRBY MOUNT, WEST KIRBY, CH48 2HU  
**Proposal:** Erection of a single storey side extension

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**Application No.:** APP/16/00164                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 30/03/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr D Harding                      **Agent:** CLA  
**Location:** LAND TO THE NORTH SIDE OF IRBY ROAD, IRBY, WIRRAL CH61 2XB  
**Proposal:** New gated vehicular access off Irby Road

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**Application No.:** APP/16/00165                      **Application Type:** Full Planning Permission  
**Ward:** Eastham                      **Decision Level:** Delegated  
**Decision Date:** 31/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Mr Smith                      **Agent:** CADStation Ltd  
**Location:** 7 MORLAND AVENUE, BROMBOROUGH, CH62 6BD  
**Proposal:** Single storey side extension

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**Application No.:** APP/16/00166                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 30/03/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Marks and Spencer Plc                      **Agent:** Marks and Spencer PLC  
**Location:** Junction One Retail Park, BIDSTON MOSS, LEASOWE  
**Proposal:** Erection of 3No. trolley bays within the existing car park area

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**Application No.:** ADV/16/00167                      **Application Type:** Advertisement Consent  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 30/03/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Marks and Spencer Plc                      **Agent:** Marks and Spencer PLC  
**Location:** Junction One Retail Park, BIDSTON MOSS, LEASOWE CH44 2HE  
**Proposal:** Display of 12No. Adverts on 3No. trolley bays (associated application APP/16/00166)

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<b>Application No.:</b>	APP/16/00171	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/04/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Mr & Mrs Raffety	<b>Agent:</b>	
<b>Location:</b>	41 ARROWE AVENUE, MORETON, CH46 0RY		
<b>Proposal:</b>	Proposed UPVC conservatory to the rear of the property.		
<b>Application No.:</b>	APP/16/00172	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	30/03/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr Ken Rourke	<b>Agent:</b>	
<b>Location:</b>	34 BIRCH AVENUE, UPTON, CH49 4LT		
<b>Proposal:</b>	Extended existing loft room, new front dormer.		
<b>Application No.:</b>	APP/16/00175	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/04/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Mr N Christian	<b>Agent:</b>	
<b>Location:</b>	14 MOUNT ROAD, WEST KIRBY, CH48 2HL		
<b>Proposal:</b>	Loft conversion with built up gables and dormers to a detached bungalow.		
<b>Application No.:</b>	APP/16/00177	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/04/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Mrs J Matthews	<b>Agent:</b>	
<b>Location:</b>	56 PARK ROAD, MEOLS, CH47 7BQ		
<b>Proposal:</b>	Two-storey side extension and single-storey rear extension to existing dwelling		
<b>Application No.:</b>	APP/16/00180	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/04/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	c/o Carl Williams Land Surveys	<b>Agent:</b>	Carl Williams Land Surveys
<b>Location:</b>	50 PENSBY ROAD, HESWALL, CH60 7RE		
<b>Proposal:</b>	Change of Use of Retail Unit from Existing Use Class A1 to D1 Use Class		

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**Application No.:** APP/16/00183                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 24/03/2016                      **Decision:** Approve  
**Case Officer:** Mrs C Parker  
**Applicant:** OnSide    **Agent:** Seven Architecture  
**Location:** Land on the corner of Bright Street and Bentinck Street adjacent to the Fire Station, EXMOUTH STREET, BIRKENHEAD, CH41 4NF  
**Proposal:** New build two storey Youth Zone (known as 'The Hive'). Facilities are grouped around a central recreation space and include a fitness suite, dance/ performing arts, boxing and martial arts studios with activity room for music, film, multi-media, enterprise and a range of spaces for informal education. The sports hall and rooftop sports pitch are complimented by changing facilities (amended layout).

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**Application No.:** RESX/16/00184                      **Application Type:** Prior Approval Householder PD  
**Ward:** Rock Ferry    **Decision Level:** Delegated  
**Decision Date:** 21/03/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Peter Blood    **Agent:**  
**Location:** 40 EGERTON PARK, ROCK FERRY, CH42 4QZ  
**Proposal:** Erection of a conservatory which would extend beyond the rear wall of the original house by 4.9m for which the maximum height would be 2.4m and for which the height of the eaves would be 2.2m

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**Application No.:** APP/16/00188                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 04/04/2016                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Mr & Mrs Edwards & Higgs    **Agent:** Andrew Smith Architects Ltd  
**Location:** 40 POPLAR ROAD, OXTON, CH43 5TB  
**Proposal:** Proposed revisions to approved two storey side extension (APP/15/00706)

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**Application No.:** APP/16/00190                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 06/04/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr K Norris    **Agent:** Neville Pickard  
**Location:** 38 WESTBROOK ROAD, SAUGHALL MASSIE, CH46 5NN  
**Proposal:** Demolish existing rear extension and erect new single storey rear extension

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**Application No.:** OUT/16/00195                      **Application Type:** Outline Planning Permission  
**Ward:** Clatterbridge    **Decision Level:** Delegated  
**Decision Date:** 04/04/2016                      **Decision:** Refuse  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr J Horner    **Agent:**  
**Location:** 34 FINSTALL ROAD, SPITAL, CH63 9YW  
**Proposal:** To build small bungalow in back garden of property with access off main road

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**Application No.:** APP/16/00199                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 06/04/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr M Browne                              **Agent:**  
**Location:** 21 BRACKENSIDE, HESWALL, CH60 7RX  
**Proposal:** Proposed side and rear single storey extension

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**Application No.:** RESX/16/00200                      **Application Type:** Prior Approval Householder PD  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 04/04/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr S Williamson  
**Applicant:** BH Building & Plastering                      **Agent:**  
**Location:** 9 BRIDGENORTH ROAD, PENSBY, CH61 8SG  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.4m and for which the height of the eaves would be 2.3m

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**Application No.:** RESX/16/00201                      **Application Type:** Prior Approval Householder PD  
**Ward:** Heswall                                      **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr S Williamson  
**Applicant:** Mrs Kirsty Chambers                      **Agent:** Bryson McHugh Architects  
**Location:** 59 MEADOWCROFT, BARNSTON, CH60 1UT  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.038m for which the maximum height would be 3.421m and for which the height of the eaves would be 2.260m

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**Application No.:** DEM/16/00214                      **Application Type:** Prior Notification of Demolition  
**Ward:**    **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs C Parker  
**Applicant:** Equiom (Isle of Man) Ltd                      **Agent:** Legat Owen, Chartered Surveyors  
**Location:** Lock up Garages (11), 1-C Beacon Lane, Heswall, CH60 0AD  
**Proposal:** Demolition of Garages 4 - 8, Standard safe mechanical and hand techniques. New private parking surfaced in bituminous macadam.

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**Application No.:** APP/16/00219                      **Application Type:** Full Planning Permission  
**Ward:** Wallasey                                      **Decision Level:** Delegated  
**Decision Date:** 30/03/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Stephen Walker                              **Agent:**  
**Location:** Harrington House, 1 WARREN DRIVE, NEW BRIGHTON, CH45 0JN  
**Proposal:** Change of use of from old peoples home to HMO with no internal or external changes to the building

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**Application No.:** RESX/16/00228                      **Application Type:** Prior Approval Householder PD  
**Ward:** Wallasey    **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs C Parker  
**Applicant:** Mr & Mrs Burns    **Agent:** Mr G Dowell  
**Location:** 8 REDCAR ROAD, WALLASEY VILLAGE, CH45 8LY  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.9m and for which the height of the eaves would be 2.4m

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**Application No.:** LBC/16/00230                      **Application Type:** Listed Building Consent  
**Ward:** New Brighton    **Decision Level:** Delegated  
**Decision Date:** 30/03/2016                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Wirral Council    **Agent:**  
**Location:** Perch Rock Lighthouse, Marine Promenade, New Brighton, CH45 2JU  
**Proposal:** Installation of two standalone Obstacle Beacons into the light dome; one red light and one white light.

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**Application No.:** RESX/16/00245                      **Application Type:** Prior Approval Householder PD  
**Ward:** Hoylake and Meols    **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr P Howson  
**Applicant:** Mr Gary Thomas    **Agent:** Mr Mark Jones  
**Location:** 36 SANDRINGHAM AVENUE, HOYLAKES, CH47 3BZ  
**Proposal:** Single storey rear extension to extend 3.6m beyond rear of existing building within 1m of side boundary

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**Application No.:** RESX/16/00265                      **Application Type:** Prior Approval Householder PD  
**Ward:** Bebington    **Decision Level:** Delegated  
**Decision Date:** 23/03/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr P Howson  
**Applicant:** Mr E McCaul    **Agent:**  
**Location:** 131 MOUNT ROAD, HIGHER BEBINGTON, CH63 8PW  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 6m for which the maximum height would be 3m and for which the height of the eaves would be 2.8m

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**Application No.:** RESX/16/00272                      **Application Type:** Prior Approval Householder PD  
**Ward:** West Kirby and Thurstaston    **Decision Level:** Delegated  
**Decision Date:** 04/04/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr S Williamson  
**Applicant:** Mrs Hanlon    **Agent:** Hardmans Double Glazing  
**Location:** 64 SANDY LANE, WEST KIRBY, CH48 3JA  
**Proposal:** Erection of a rear conservatory which would extend beyond the rear wall of the original house by 4.9m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.2m

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**Application No.:** RESX/16/00278                      **Application Type:** Prior Approval Householder PD  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 04/04/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr S Williamson  
**Applicant:** Mr John Vickers                      **Agent:**  
**Location:** Thorsland, 37 GRANGE CROSS LANE, NEWTON, CH48 8BJ  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.250m for which the maximum height would be 3.605m and for which the height of the eaves would be 2.600m

**Application No.:** DEM/16/00298                      **Application Type:** Prior Notification of Demolition  
**Ward:** Claughton                      **Decision Level:** Delegated  
**Decision Date:** 30/03/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr K Spilsbury  
**Applicant:** St Anselms College                      **Agent:** Mr Mike Redfearn  
**Location:** St Anselms College, MANOR HILL, CLAUGHTON, CH43 1UQ  
**Proposal:** Demolition of two storey prefabricated timber structure with flat roof, previously used for 6th form accommodation

**Total Number of Applications Decided: 122**

**Summary of data**

	Total Per D
Approve	98
Approve (mixed)	1
Lawful Use	1
Prior Approval Given	2
Prior approval is not required	12
Refuse	7
Withdrawn	1
Report Total	122

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