



Planning Committee

Date:	Tuesday, 17 June 2014
Time:	6.00 pm
Venue:	Committee Room 1 - Wallasey Town Hall

Contact Officer: Vicky Rainsford
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1. MINUTES (Pages 1 - 6)

To approve the accuracy of the minutes of the meeting held on 7 May 2014.

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. APP/11/01049: HILLSIDE ROAD, TRANMERE, WIRRAL CH41 9EL - EXTENSION OF TIME FOR PLANNING PERMISSION APP/2008/05610 - ERECTION OF 12 DWELLINGS (Pages 7 - 12)

5. APP/14/00081: 1-3 PENSBY ROAD, HESWALL, CH60 7RA - PROPOSED REFURBISHMENT OF EXISTING VACANT SHOP (A1 USE CLASS) TO A RESTAURANT/CAFÉ/BAR WITH THE INTRODUCTION OF A FIRST FLOOR PARTIALLY GLAZED EXTENSION AND REAR FIRST FLOOR COURTYARD TO BECOME PART OF RESTAURANT/BAR. SUPPORTING OFFICE ACCOMMODATION, RE-DESIGN AND FIT OUT (AMENDED PLANS) (Pages 13 - 18)

6. **APP/14/00085 NORTH TEAM MR N WILLIAMS WALLASEY
LOCATION: 98 CLAREMOUNT ROAD, LISCARD, CH45 6UE
PROPOSAL: TO BUILD A PERGOLA 3400MM HIGH NEAR
BOTTOM OF DRIVE, LEVEL GROUND
AREA ALONG PART OF SOUTH-EAST BOUNDARY (THUS
RAISING BY 450MM) AND ERECT 2000MM FENCE ALONG THIS
PART OF BOUNDARY, AND ERECT PERGOLA AT HEIGHT OF
2350MM NEXT TO HOUSE (Pages 19 - 22)**
7. **APP/14/00099:102 VICTORIA ROAD, TRANMERE, CH42 0JY -
CHANGE OF USE TO SHELTERED ACCOMMODATION (C2 USE)
FOR SEMI INDEPENDANT LIVING AND ASSOCIATED WORK
INCLUDING THE ERECTION OF A TWO STOREY REAR
EXTENSION, LOFT CONVERSION AND ALTERATIONS
(RETROSPECTIVE APPLICATION). (Pages 23 - 28)**
8. **APP/14/00237: 7 ALEXANDRA ROAD, BIRKENHEAD, CH43 4XX -
CHANGE OF USE FROM 6 BEDROOM PROPERTY TO AN 8
BEDROOM SUPPORTED ACCOMMODATION/HOUSE OF
MULTIPLE OCCUPATION (HMO) (Pages 29 - 34)**
9. **APP/14/00277: INGLEWOOD COTTAGE, INGLEWOOD, MORETON,
CH46 0SD - CONVERT BUNGALOW TO A HOUSE WITH FIRST
FLOOR (Pages 35 - 40)**
10. **APP/14/00304:187 HOLMLANDS DRIVE, OXTON, CH43 0US -
FIRST FLOOR SIDE EXTENSION AND SLOPING ROOF TO PORCH
(Pages 41 - 44)**
11. **APP/14/00466: RIVERSDALE NURSING HOME, 14-16
RIVERSDALE ROAD, WEST KIRBY,CH48 4EZ - TWO FIRST
FLOOR REAR EXTENSIONS TO PROVIDE A NET INCREASE OF
FOUR BEDROOMS (AMENDMENT TO APPLICATION
APP/13/01587) (Pages 45 - 48)**
12. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED
POWERS BETWEEN 30/04/2014 AND 05/06/2014 (Pages 49 - 84)**
13. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

Public Document Pack Agenda Item 1

PLANNING COMMITTEE

Wednesday, 7 May 2014

Present: Councillor B Mooney (Chair)

Councillors D Realey J Walsh
D Elderton I Williams
S Kelly E Boulton
P Brightmore W Clements
S Foulkes P Hayes
A Leech S Mountney

256 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 16 April 2014.

Resolved – That the minutes be approved.

257 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

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

No such declarations were made.

258 REQUESTS FOR SITE VISITS

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

The following requests were unanimously approved:

APP/14/00219: 20 TENBY DRIVE, MORETON, CH46 0QA – DEMOLITION OF EXISTING GARAGE AND ERAECTION OF DETACHED DOUBLE GARAGE.

APP/13/01234: COPPINS HEY, 8 WOODLANDS DRIVE, BARNSTON, CH61 1AL – DEMOLITION OF EXISTING DWELLINGS AND ERECTION OF 2 NEW DWELLINGS (AMENDED PLANS)

259 **APP/13/01211: 4 SYLVANDALE GROVE, BROMBOROUGH, CH62 2AG - DOUBLE STOREY SIDE EXTENSION**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

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

Resolved (13:0) 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.**
- 2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 2 April 2014 and listed as follows: drawing nos. 132_2013_01 and 02 dated 28 March 2014.**
- 3. All new glazing in the south-east facing elevation shall be obscure and non-opening up to a height of 1.7 metres from the internal finished floor level and shall remain as such thereafter.**

260 **APP/13/01507: 361 CLEVELAND STREET, BIRKENHEAD, CH41 4JW - CHANGE OF USE TO 2 FLATS.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

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

Resolved (13:0) That the application be refused on the following grounds:

- 1. The proposal would conflict with the provisions of Policy EM8 in the Wirral Unitary Development Plan which makes provision for employment uses in Use Class B1, B2 or B8 and reconstruction, extension or expansion of existing businesses, and is also contrary to the National Planning Policy Framework and Policy CS17 'Protection of Employment Land' in the Core Strategy for Wirral – Proposed Submission Draft because the submitted evidence does not demonstrate that there is no reasonable prospect of the site being used for these purposes.**

2. The proposal would be detrimental to the purpose and character of the area and could perpetuate the establishment of noise sensitive development to detriment neighbouring businesses. This could set an undesirable precedent that could undermine sustainable economic growth and employment opportunity if replicated elsewhere within the Primarily Industrial Area. This is contrary to the intentions of Policy EM8: Development within Primarily Industrial Areas and Policy PO4: Noise Sensitive Development in the Wirral Unitary Development Plan and the National Planning Policy Framework.

261 **OUT/14/00022: BURTONS FOODS, PASTURE ROAD, MORETON, CH46 8SE - DEMOLITION OF THE EXISTING BUILDINGS AND STRUCTURES TO FACILITATE MIXED-USE DEVELOPMENT COMPRISING RESIDENTIAL(CLASS C3) AND EMPLOYMENT (CLASS B1, B2 & B8) USES, ERECTION**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

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

Resolved (12:1) That the application be refused on the following grounds:

1. The proposal would conflict with the provisions of Policy EM8 in the Wirral Unitary Development Plan which makes provision for employment uses in Use Class B1, B2 or B8 and reconstruction, extension or expansion of existing businesses, and is also contrary to the National Planning Policy Framework and Policy CS17 'Protection of Employment Land' in the Core Strategy for Wirral – Proposed Submission Draft because the submitted evidence does not demonstrate that there is no reasonable prospect of the site being used for these purposes.

2. The proposal would be detrimental to the purpose and character of the area and could perpetuate the establishment of noise sensitive development to detriment neighbouring businesses. This could set an undesirable precedent that could undermine sustainable economic growth and employment opportunity if replicated elsewhere within the Primarily Industrial Area. This is contrary to the intentions of Policy EM8: Development within Primarily Industrial Areas and Policy PO4: Noise Sensitive Development in the Wirral Unitary Development Plan and the National Planning Policy Framework.

3. The site is located within Flood Zones 2 and 3 as shown on the Environment Agency's Flood Map and it has not been adequately demonstrated that the development could not be accommodated on reasonably available sites in an area with a lower probability of flooding. This

is contrary to the National Planning Policy Framework paragraph 101, National Planning Policy Guidance, paragraphs 18 and 19 and Policy CS34 'Flood Risk & Coast Protection' in the Core Strategy for Wirral – Proposed Submission Draft.

- 262 **APP/14/00219: 20 TENBY DRIVE, MORETON, CH46 0QA - DEMOLITION OF EXISTING GARAGE AND ERECTION OF DETACHED DOUBLE GARAGE**

Resolved – That consideration of this application be deferred for a formal site visit.

- 263 **APP/14/00277: INGLEWOOD COTTAGE, INGLEWOOD, MORETON, CH46 0SD - CONVERT BUNGALOW TO A HOUSE WITH FIRST FLOOR**

Resolved – That this item be withdrawn in order to obtain further information

- 264 **APP/14/00348: 135 SEABANK ROAD, EGREMONT, CH45 7QL - PROPOSED REAR SINGLE STOREY EXTENSION. NEW PEDESTRIAN AND VEHICLE ACCESS GATES TO THE FRONT BOUNDARY.**

The Strategic Director for Regeneration and Environment submitted the above application for consideration.

A Ward Councillor addressed the Committee

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

Resolved (11:2) 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.
2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 24 March 2014 and listed as follows: CLIFF/001/A REV A (21.02.14) , CLIFF/002/A REV A (21.02.14), CLIFF/003/A REV A (21.02.14), CLIFF/004/A REV A (21.02.14), CLIFF/005/A REV A (21.02.14) , CLIFF/006/A REV A (21.02.14) , CLIFF/007/A REV A (21.02.14) , CLIFF/008/A REV A (21.02.14), CLIFF/008/A REV A (21.04.14), CLIFF/005/D REV A (09.03.14) and CLIFF/010/A REV A (10.04.14).

3. The new vehicle and pedestrian gates DRG CLIFF/004/A REV A (21.02.14) on the front boundary facing Seabank Road shall only open inwards onto the site and this function shall remain thereafter.

4. No part of the development shall be brought into use until the existing vehicular access at 135 Seabank Road has been permanently closed off and the footway reinstated. These works shall be in accordance with a scheme to be submitted to and approved in writing by the Local Planning Authority within 3 months of commencement.

265 **APP/13/01234: COPPINS HEY, 8 WOODLANDS DRIVE, BARNSTON, CH61 1AL - DEMOLITION OF EXISTING DWELLING AND ERECTION OF 2 NEW DWELLINGS (AMENDED PLANS).**

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

266 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 07/04/2014 AND 29/04/2014**

The Strategic Director for Regeneration and Environment submitted a report detailing planning applications planning applications decided under delegated powers between 7 and 29 April 2014.

Resolved – That the report be noted

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Agenda Item 4

Planning Committee

17 June 2014

Reference:
APP/11/01049

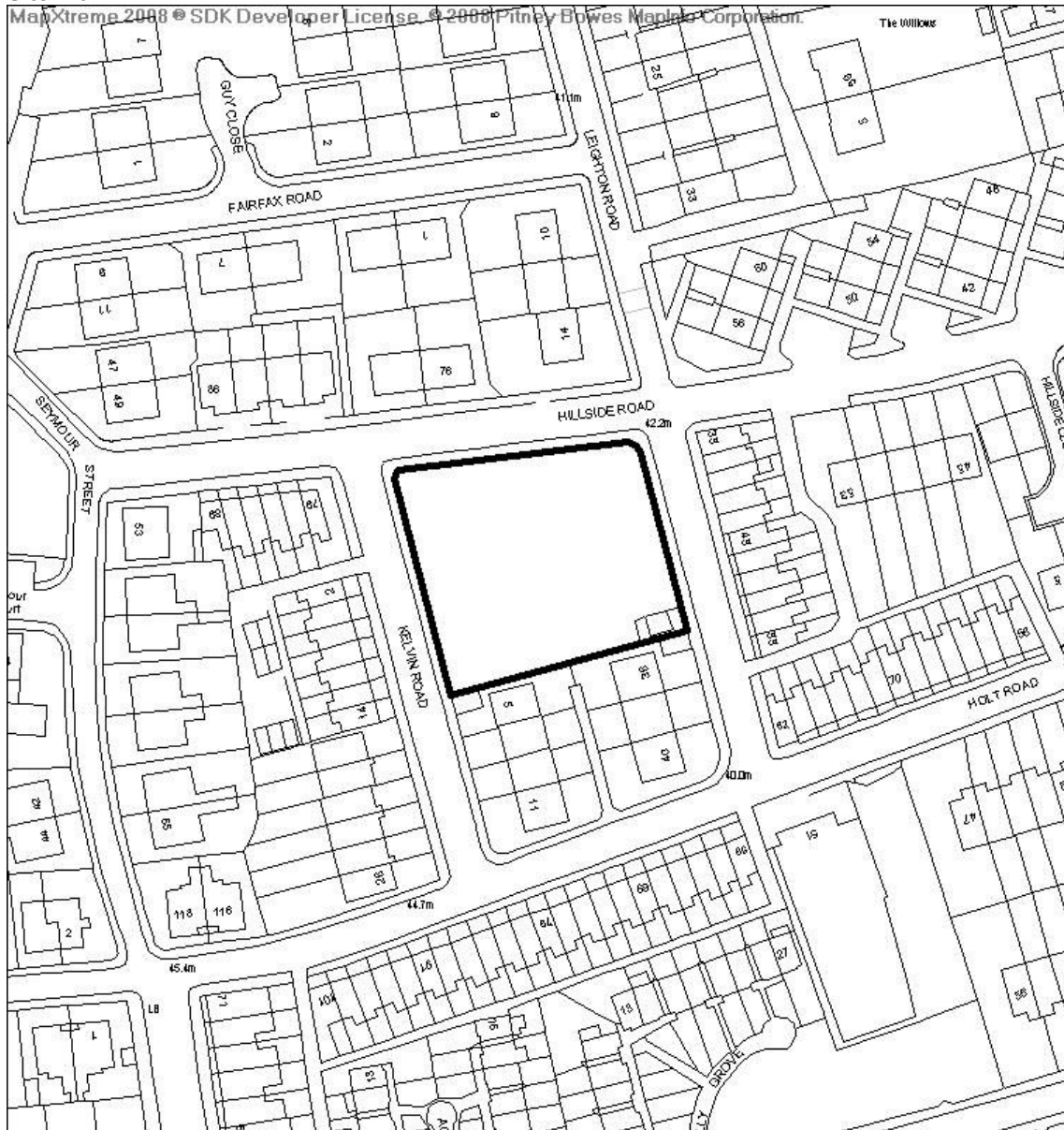
Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
**Birkenhead and
Tranmere**

Location: Hillside Road, TRANMERE, Wirral CH41 9EL
Proposal: Extension of time for planning permission APP/2008/05610 - Erection of 12 dwellings
Applicant: Lovell Partnership Ltd.
Agent : DK Architects

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: Land bounded by Hillside Road, Leighton Road and Kelvin Road, Tranmere, Wirral, CH41 9EL
Application Type: Outline Planning Permission
Proposal: Erection of 12 No. dwellings (Outline)
Application No: OUT/07/06069
Decision Date: 23/08/2007
Decision Type: Approve

Location: Land bounded by Hillside Road, Leighton Road and Kelvin Road, Tranmere, Wirral, CH41 9EL
Application Type: Full Planning Permission
Proposal: Erection of 12 No. dwellings
Application No: APP/08/05610
Decision Date: 19/09/2008
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 29 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been one objection received from the occupier of 38 Leighton Road, and a petition of objection containing 30 addresses received. The objections are on the grounds that residents were told that bungalows were to be built on the site, and that the erection of houses would mean residents have to put up with "constant noise, loud music parties, dysfunctional people and anti-social behavior".

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

A petition of objection containing 30 signatures has been received. As such, under the provisions of the current Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

The application is for the extension of time for planning permission APP/08/05610, for the erection of 12 two-storey dwellings. This permission was granted on 19th September 2008, and this current application was submitted within the required time in order to extend the permission. Discussions regarding affordable housing provision have resulted in the application not being suitable to be determined until now.

The proposal contains a total of twelve new two-storey dwellings - six fronting onto Hillside Road, four fronting onto Kelvin Road and two fronting onto Leighton Road.

PRINCIPLE OF DEVELOPMENT

The principle of new residential development within a Primarily Residential Area is acceptable, subject to relevant policy.

SITE AND SURROUNDINGS

The application site is an open grassed area, bounded by Hillside Road, Kelvin Road and Leighton

Road. The surrounding area is predominantly residential, containing mostly two-storey dwellings along Kelvin Road and Leighton Road and bungalows opposite on Hillside Road. Directly adjoining the site to the south are bungalows.

POLICY CONTEXT

The area is designated as a Primarily Residential Area, and the proposal is therefore subject to Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development.

There is a requirement for at least 10% affordable housing provision for developments in this area, and it is proposed that this site will be 100% affordable housing which complies with this. In this instance, the Council owns the land and the developer Lovell will build under a lease agreement with the Council transferring the freehold on completion of the units directly to a Registered Provider. This gives the Council certainty that the units will all be affordable housing, and a condition is therefore sufficient to secure this.

APPEARANCE AND AMENITY ISSUES

Since planning permission was originally granted for this scheme in 2008, there has been no significant change in planning policy, or within the character of the surrounding area, which would mean that the original proposal is no longer acceptable. Whilst there are some bungalows within the immediate area, the predominant type of dwelling in the wider area are two-storey houses and therefore this development will be not be out of character with the surrounding area.

The proposed layout results in each dwelling having a sufficient private amenity area, in addition to an off-street parking space each. The plots of the proposed dwellings will be larger than a number of those for surrounding properties and therefore it will not appear to be an overdevelopment of the site.

The design of the proposed dwelling has sufficient interest and character to ensure that they are a positive addition to the street scene. The dwellings follow the established building lines of the area, and this combined with the lack of a definitive dwelling design, will ensure that they blend in with the existing fabric of the area.

Overall, it is considered that the proposed dwellings will not harm the amenities of neighbouring properties or the character and appearance of the area and the proposal therefore complies with Policy HS4 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

Although there are some examples where separation distances are slightly less than the normal requirements, this is fairly common within the wider area and is therefore considered acceptable 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.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal will not harm the amenities of neighbouring properties, and the erection of twelve two-storey dwellings on this site is considered sufficiently in keeping with the overall character of the area. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS4: Criteria for New Housing Development.

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 and regional policy advice. In reaching this decision the Local Planning Authority has

considered the following:-

It is considered that the proposed dwellings will not harm the amenities of neighbouring properties or the character and appearance of the area and the proposal therefore complies with Policy HS4 of Wirral's Unitary Development Plan.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

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

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

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.

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.

3. A 2-metre high close-boarded fence shall be erected to the northern and western boundary of the 'substation maintenance strip' and retained as such thereafter

Reason: In the interests of amenity

4. Pedestrian visibility splays of 2.4 metres by 2.4 metres shall be provided at the junction of the proposed accesses with Hillside Road, Leighton Road and Kelvin Road before any part of the development is brought into use. These splays shall be retained thereafter.

Reason: In the interest of highway safety

5. Vehicular sight lines shall be provided at the junction of the access(es) to Hillside Road, Leighton Road and Kelvin Road in accordance with details to be submitted to and agreed in writing with the local planning authority prior to the commencement of development. Any such access(es) and sight lines shall be formed and hard surfaced before any other part of the development is brought into use

Reason: In the interest of highway safety

6. The development authorised by this permission shall not begin until the Local Planning Authority has approved in writing a full scheme of works to provide pedestrian dropped kerbs at the junctions of Kelvin Road and Leighton Road with Hillside Road and the resurfacing of the footway bounding the site. No dwellings hereby approved shall be occupied until the scheme of works, as agreed by the Local Planning Authority, have been completed

Reason: In the interest of highway safety

7. 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 in accordance with the approved scheme and shall meet the definition of affordable housing in Annex 2 of the National Planning Policy Framework or any future guidance that replaces it. The scheme shall include:

- i. the number, type, tenure and location on the site of the affordable housing provision to be made which shall consist of not less than 10% of housing units;
- ii. the timing of the construction of the affordable housing and its phasing in relation to the occupancy of any market housing;
- iii. the arrangements for the transfer of the affordable housing to an affordable housing provider/Registered Social Landlord;
- iv. the arrangements to ensure that such provision is affordable for both first and subsequent occupiers of the affordable housing; and
- v. the occupancy criteria to be used for determining the identity of occupiers of affordable housing and the means by which such occupancy criteria shall be enforced.

Reason: Having regard to the Council's requirements for the provision of affordable housing and having regard to Policy HS6 of the Wirral Unitary Development Plan.

8. 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

9. 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy EM9.

Further Notes for Committee:

Last Comments By: 12/10/2011 09:53:49

Expiry Date: 21/10/2011

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Agenda Item 5

Planning Committee

17 June 2014

Reference:
APP/14/00081

Area Team:
South Team

Case Officer:
Mrs C Parker

Ward:
Heswall

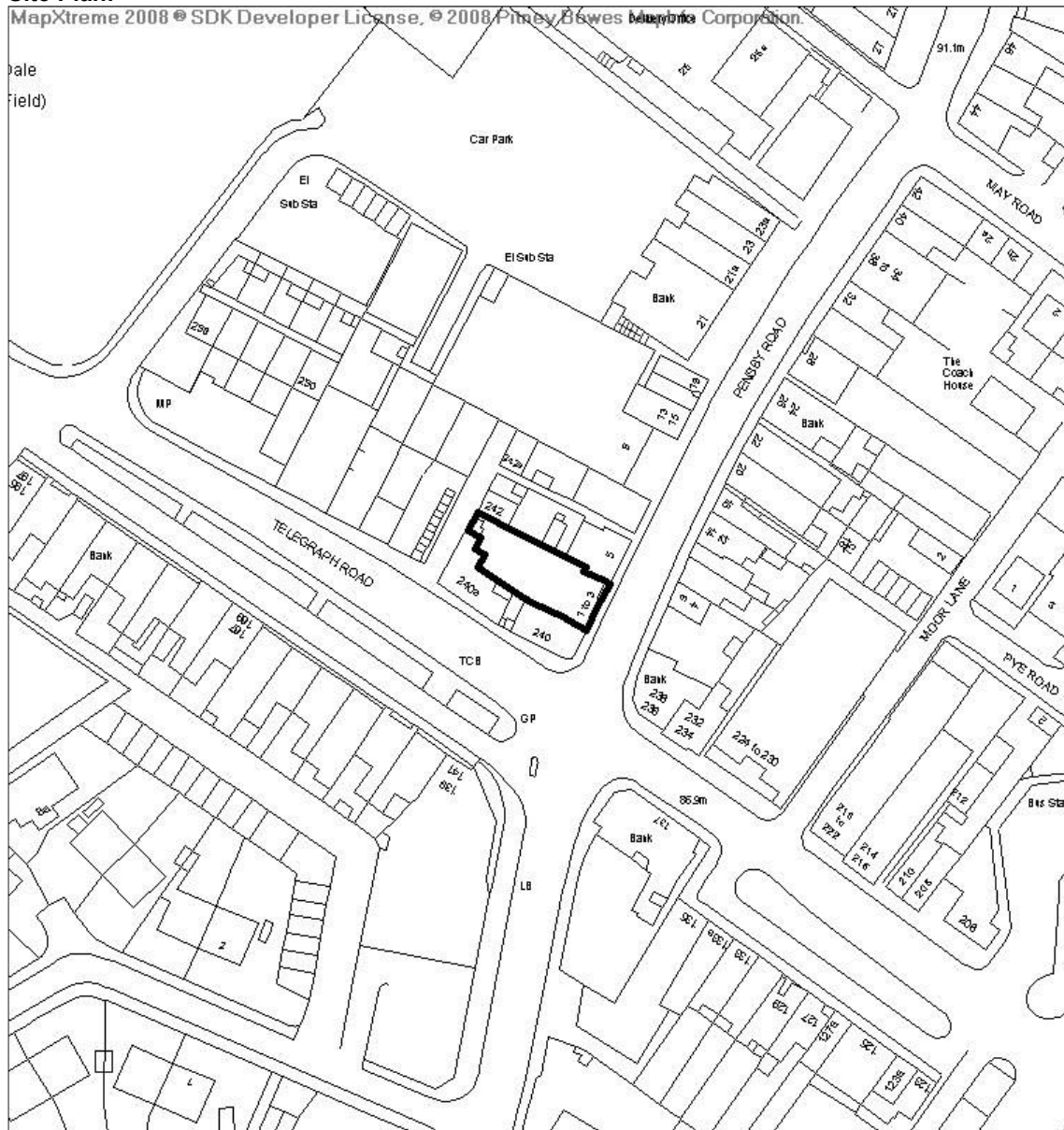
Location:
Proposal:

1-3 PENSBY ROAD, HESWALL, CH60 7RA
Proposed refurbishment of existing vacant shop (A1 use class) to a restaurant/café/bar with the introduction of a first floor partially glazed extension and rear first floor courtyard to become part of restaurant/bar. Supporting office accommodation, Re-design and fit out (amended plans)

Applicant:
Agent :

The Courtyard
Condy & Lofthouse Architects Ltd

Site Plan:



Development Plan allocation and policies:
Key Town Centre

Planning History:

Location: 3, Pensby Road, Heswall. L60 7RA
Application Type: Full Planning Permission
Proposal: Erection of a new shop front.
Application No: APP/88/06781
Decision Date: 27/10/1988
Decision Type: Approve

Location: 3, Pensby Road, Heswall. L60 7RA
Application Type: Advertisement Consent
Proposal: Erection of a non-illuminated fascia sign.
Application No: ADV/88/06780
Decision Date: 13/09/1988
Decision Type: Permitted development

Location: 3, Pensby Road, Heswall. L60 7RA
Application Type: Advertisement Consent
Proposal: Erection of an illuminated fascia sign.
Application No: ADV/95/05921
Decision Date: 02/08/1995
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Planning Applications, 13 notifications have been sent to adjoining properties and a site notice has been displayed near the site. An objection has been received from the occupiers of 242 Telegraph Road (The Old Stables) stating:

1. The structure would block light to the windows of the side elevation of 242 Telegraph road
2. The structure would impede access to their property
3. The structure may prevent or impede access to the side elevation
4. The structure would obscure existing signage for the business as this is on the elevation visible from the main road
5. The proposed glazed atrium would obscure the "quaint old building"
6. Alternative designs could be feasible without the need for a raised structure

Following the receipt of amended plans, a further objection has been received from the occupiers of 242 Telegraph Road repeating the original objection and raising concern that works are being carried out on site and that the works will cause difficulties with maintenance of their wall.

A qualifying petition with 27 signatures has been received objecting to the proposal and state that the construction of the fire escape atrium at the rear of the development would be detrimental to the amenity value of the neighbouring 'Old Stables' building at 242 Telegraph Road.

Heswall Society - Concern expressed over the impact of the proposal on the side elevation of The Old Stables and the protuberance of the enclosure makes a negative contribution to the area.

CONSULTATIONS

Head of Environment and Regulation (Pollution Control Division) - No objection subject to conditions

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

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition with 27 signatures has been received objecting to the proposal and state that the construction of the fire escape atrium at the rear of the development would be detrimental to the amenity value of the neighbouring 'Old Stables' building at 242 Telegraph Road.

INTRODUCTION

The proposal is for the refurbishment of existing vacant shop (A1 use class) to a restaurant/café/bar with the introduction of a first floor partially glazed extension and rear first floor courtyard to become part of restaurant/bar, supporting office accommodation, re-design and fit out. The proposal has been amended during the process of the planning application. The amendments removed part of the structure immediately adjacent to the neighbouring building, 242 Telegraph Road as it was considered that the close proximity would have a detrimental impact due to loss of light. The structure is a fire escape and this is now located 2.5 metres away from the neighbouring elevation.

PRINCIPLE OF DEVELOPMENT

The principle of the proposed use of the premises as a restaurant/cafe and bar is an acceptable use in a key town centre. The external alterations are acceptable in principle subject to meeting the criteria set out in UDP Policy SH1 and the National Planning Policy Framework.

SITE AND SURROUNDINGS

The premises fronts onto Pensby Road and is located close to the crossroads with Telegraph Road. The premises extend to the rear where it backs onto a narrow access road adjacent to the parade of shops set back from Telegraph Road. The narrow road provides access to the Old Stables, 242 Telegraph Road and a barber/hairdressers. 242 Telegraph Road, formerly a wine bar, is a brick built building which is attractive in appearance and has recently been granted planning permission to a fabric/haberdashery shop and cafe APP/14/00024 - approved 26/02/14. The premises has not opened for business at the time of writing this report. Apart from 242 Telegraph Road and the hairdressers having their main front access from the narrow road, the appearance of this part of the road is characterised by the rear of the shops/businesses that front both Pensby Road and Telegraph Road.

POLICY CONTEXT

The premises is located within Heswall Key Town Centre where UDP Policy SH1 states that proposals falling within Class A1, Class A2, Class A3 and Class D1, together with other uses appropriate to a town centre location, including cinemas, theatres and taxi businesses, will be permitted provided that the proposed development does not undermine the vitality and viability of any Key Town Centre or Traditional Suburban Centre as a whole or other town centre outside the Borough boundary; the siting, scale, design, choice of materials is not detrimental to the character of the area and that the proposal does not cause nuisance to neighbouring uses, or lead to loss of amenity, as a result of noise and disturbance, on-street parking or delivery vehicles. Proposals for Class A3 or other non-retail use is located on a street containing similar establishments, cumulative levels of noise and disturbance, from both the existing and proposed activities, should not exceed a level likely to be detrimental to the amenity of the area and A3 uses should include measures to mitigate smells and internally-generated noise.

The National Planning Policy Framework (NPPF) sets out the need for sustainable development that seeks positive improvements in the quality of the built environment. Proposals should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. The Framework recognises that town centres area at the heart of the community and should support viability and vitality to promote competitive town centres that provide customer choice.

It is considered that following the submission of the amended plan dated 17 April 2014, there will be no loss of amenity to the occupier of the adjacent property in terms of detrimental impact to the outlook of windows and this is in accordance with UDP Policy SH1. The use of the premises as a restaurant/cafe and bar (A3 and A4) is acceptable in the town centre and will not result in an additional provision that would exceed a level likely to be detrimental to the amenity of the area. In accordance with the guidance set out in the NPPF, the proposed use and external alterations would bring a vacant building into use, which supports the viability and vitality of Heswall Town Centre.

APPEARANCE AND AMENITY ISSUES

The proposal seeks to use the currently vacant property as a restaurant/cafe and bar, which for the reasons set out above is an acceptable use of the premises within a key town centre. The proposal includes the general refurbishment of the premises and includes the introduction of a first floor partially glazed extension to the rear of the property. This effectively incorporates the rear courtyard and provides seating area in the form of a roof terrace. As set out above, the originally submitted plans showed that there would be a wall directly adjacent to the neighbouring property that would block the windows. This was considered unacceptable as this would obstruct light into the windows and therefore harm the amenity of the occupiers. This element of the proposal has been amended and the structure has been moved away from the windows by 2.5 metres, and no longer blocks light and this overcomes the original objection received from the occupiers of this property.

Objections have been raised over issues relating to access for maintenance to the building including the side elevation. Such issues relate to the Party Wall Act and this is not a planning consideration that can form part of the assessment of the planning application. A further objection states that the structure would obscure the building at 242 Telegraph Road including the existing signage. This has been raised on the basis that the adjacent business will be affected. This is not a planning consideration and furthermore, 242 Telegraph Road does not currently have a frontage to the main shopping street due to its location along the access road.

The objection also states that an alternative design could be feasible without the need for a raised structure. It is considered that the amendments to move the structure away from the windows is acceptable and removes any harm that would have previously existed. As such, there is no requirement to seek further amendments.

It is considered that the proposed use is appropriate at this location and the design of the glazed extension and rear courtyard area including the glazed structure will not detract from the character of the area in this town centre location.

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 proposal will bring a vacant unit within the Key Town Centre into use which supports the viability and vitality of the town centre. The proposed extension and alterations are considered acceptable and will not detract from the character of the area or will detrimentally affect the amenity of the occupiers of adjacent properties. The proposal therefore accords with the National Planning Policy Framework and Policy SH1 of the Wirral Unitary Development Plan.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal will bring a vacant unit within the Key Town Centre into use which supports the viability and vitality of the town centre. The proposed extension and alterations are considered acceptable and will not detract from the character of the area or will detrimentally affect the amenity of the occupiers of adjacent properties. The proposal therefore accords with the National Planning Policy

Framework and Policy SH1 of the Wirral Unitary Development Plan.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 17 April 2012 and listed as follows: 13-078-121 Revision C, 13-078-151 Revision C, 13-078-152 Revision A dated April 2014

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

3. The premises shall not be open to the public before the hours of 8.00am nor after 12.00 midnight Monday to Saturday and before 9.00am nor after 11.00pm on Sundays or any Bank Holidays.

Reason: In the interests of amenity.

4. Prior to the commencement of the development a scheme of fume extraction shall be submitted and approved in writing to the Local Planning Authority. When designing the fume extraction system reference should be made to the Defra document "Guidance on the control of Odor and Noise from Commercial Kitchen Exhaust Systems". The approved fume extraction scheme shall be implemented in the development prior to the use as a restaurant/cafe and bar commences.

Reason:

Further Notes for Committee:

Last Comments By: 23/04/2014 14:56:00

Expiry Date: 07/04/2014

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Agenda Item 6

Planning Committee

17 June 2014

Reference:
APP/14/00085

Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
Wallasey

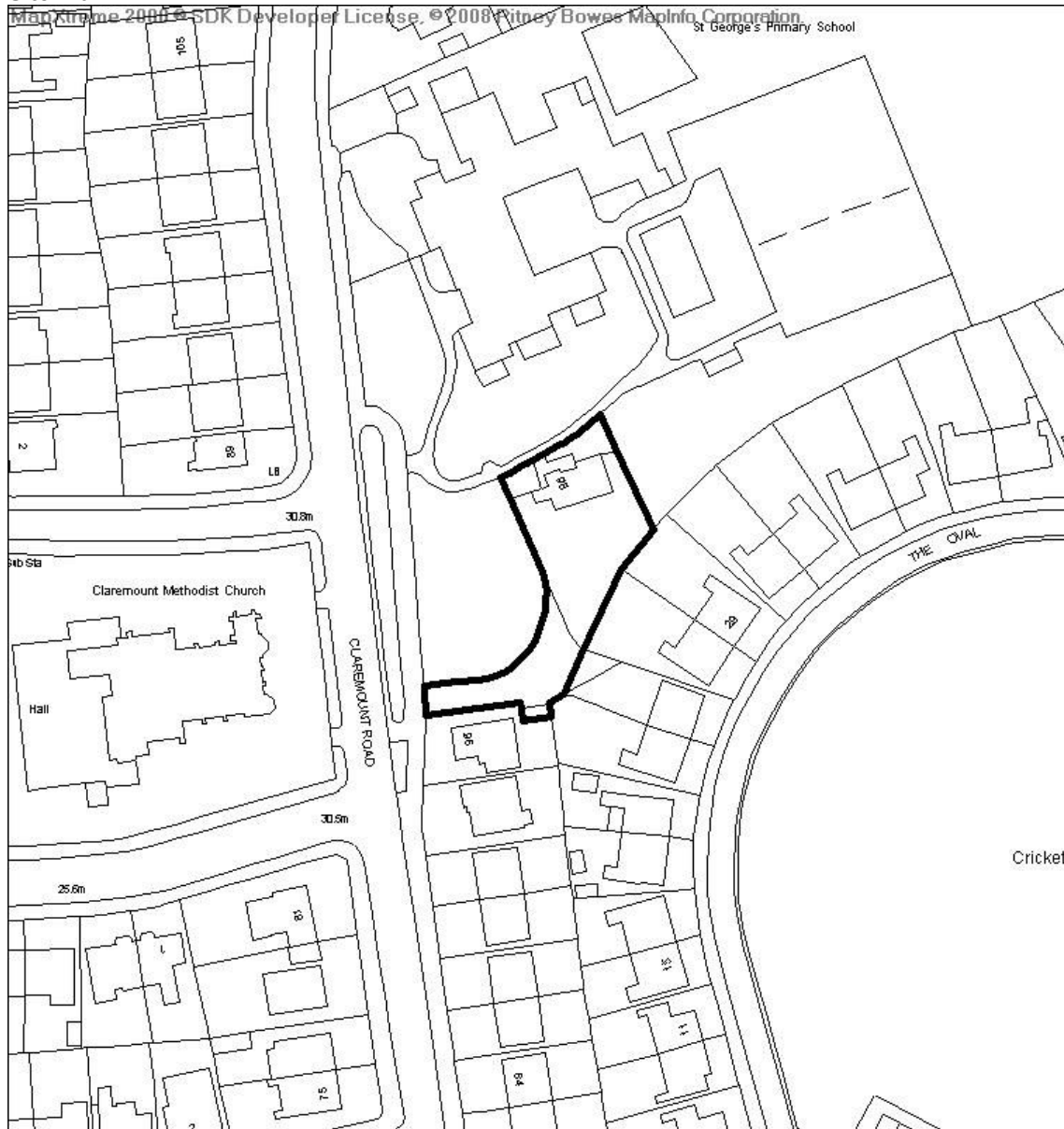
Location:
Proposal:

98 CLAREMOUNT ROAD, LISCARD, CH45 6UE
To build a pergola 3400mm high near bottom of drive, level ground area along part of south-east boundary (thus raising by 450mm) and erect 2000mm fence along this part of boundary, and erect pergola at height of 2350mm next to house

Applicant:
Agent :

Mr Paul Kenney
N/A

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: St. Georges School Grounds, 98, Claremount Road, Liscard. L45 6UE
Application Type: Work for Council by outside body
Proposal: Construction of a driveway.
Application No: APP/87/05566
Decision Date: 19/05/1988
Decision Type: Approve

Location: 98, Claremount Road, Liscard. L45 6UE
Application Type: Full Planning Permission
Proposal: Erection of single storey extension to side and front and reroofing with pitched roof.
Application No: APP/89/05457
Decision Date: 24/05/1989
Decision Type: Approve

Location: 98 CLAREMOUNT ROAD, LISCARD, CH45 6UE
Application Type: Full Planning Permission
Proposal: Side and rear extension to bungalow
Application No: APP/11/01321
Decision Date: 21/12/2011
Decision Type: Approve

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 2 objections received. One objection was received from the occupiers of 25 The Oval, objecting on the grounds that the new pergola is excessive and will dominate the bottom of their garden and that it may be used as a car port. Another objection was received from the occupiers of 29 The Oval, objecting on the grounds that the raised land level and fence has a harmful impact on residential amenity, and the potential loss of trees.

CONSULTATIONS

No statutory consultations required for this application.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Leah Fraser requested that the application be taken out of delegation due to concern about the scale of the proposed pergola and its impact on the visual amenity of neighbouring properties.

DIRECTORS COMMENTS:**INTRODUCTION**

The application is for the levelling of the ground along part of the south-east boundary, thus raising the land by 450mm - with a 2000mm fence along this part of the boundary and a pergola at height of 2350mm next to the house. These works have already been carried out, and the application is retrospective.

The application is also for the erection of an additional new pergola towards the front of the driveway. The scale and design of this new pergola has been amended significantly so that it is now approximately 3400mm in height, and 5000mm in length.

PRINCIPLE OF DEVELOPMENT

The principle of this development within a Primarily Residential Area is acceptable, subject to relevant policy guidelines.

SITE AND SURROUNDINGS

98 Claremount Road is a large, recently-extended bungalow located within a Primarily Residential Area. It is set back from Claremount Road, behind a fairly dense tree screen. There is a primary school to one side of the property, and the rear of dwellings on The Oval to the other side.

POLICY CONTEXT

The proposal is subject to Wirral's Unitary Development Plan Policy HS11: House Extensions, and Supplementary Planning Guidance 11: House Extensions.

APPEARANCE AND AMENITY ISSUES

The works that have been carried out result in the level of the application site being higher than neighbouring properties. The applicant claims that this was necessary in order for the land to be level. The erection of a 2m high fence on this raised land effectively results in the boundary fence to the rear of 29 The Oval being approximately 2.4m high, although it is not considered that this would have an unacceptable impact on the amenities of this property. The main dwelling of 29 The Oval is approximately 16 metres away from the rear boundary, and this is more than sufficient to ensure that the raised rear boundary does not harm the amenities of the occupiers of this property. Similarly, whilst the pergola sited on this raised land is also visible from this property, it is only partly visible above the fence and is not considered to be an overbearing feature and does not harm residential amenity.

The new pergola is to be sited towards the front of the driveway, although well set back from the entrance. It has been significantly amended from its original form - drastically reducing the height and length of it. The original height was almost 5m, whereas it has been reduced to 3.4m. The length was originally to be approximately 10m, but has been reduced to approximately 5m. In addition to this reduction, the change from a pitched roof to a flat roof will further lessen its visual impact. Although the pergola will be sited to the front of the main dwelling, the site is fairly well screened from the street scene by heavy tree cover. The reduction in scale and design will ensure that the new pergola is much more subordinate to the main dwelling, and has minimal visual impact when viewed from the street scene. Additionally, the pergola will be set approximately 4 metres off the boundary with properties on The Oval. This distance, and the reduced scale, will mean that the pergola does not have an unacceptable adverse impact on the amenities of these neighbouring properties. Whilst it may still be partly visible from these properties, this in itself will not cause an unacceptable degree of harm to residential amenity.

There have been objections received regarding the potential loss of trees on the site, and the use of the pergolas as a car/van port. However, none of the trees on the site are protected by a Tree Preservation Order whilst the actual use of the pergolas cannot be controlled through planning system provided the use is incidental to the enjoyment of the dwelling, and the parking of vehicles owned by the occupier of the property in this case is considered incidental.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no habitable windows will be directly 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

In conclusion, it is considered that the raising (and levelling) of the land level along the south east boundary, and the erection of a 2m high fence and pergola upon this land, does not have an unacceptable degree of harm to the neighbouring property. In addition, the reduction in scale and change of design of the proposed pergola will ensure that this does not harm the character of the

street scene or the amenity of neighbouring properties. The development is therefore considered to be acceptable and complies with Wirral Unitary Development Plan Policy HS11: House Extensions.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The development will not harm residential amenity or the character and appearance of the street scene and therefore complies with Wirral Unitary Development Plan Policy HS11: House Extensions

**Recommended Approve
Decision:**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3rd April 2014 and listed as follows: PL-002 Rev P1 (22/01/2014); and the approved plans received by the local planning authority on 14th May 2014 and listed as follows: PL-001 Rev P2 (13/05/2014), PL-003 Rev P2 (13/5/2014), and PL-005 Rev P2 (13/05/2014)

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

Further Notes for Committee:

Last Comments By: 05/05/2014 16:30:11
Expiry Date: 29/05/2014

Agenda Item 7

Planning Committee

17 June 2014

Reference:
APP/14/00099

Area Team:
South Team

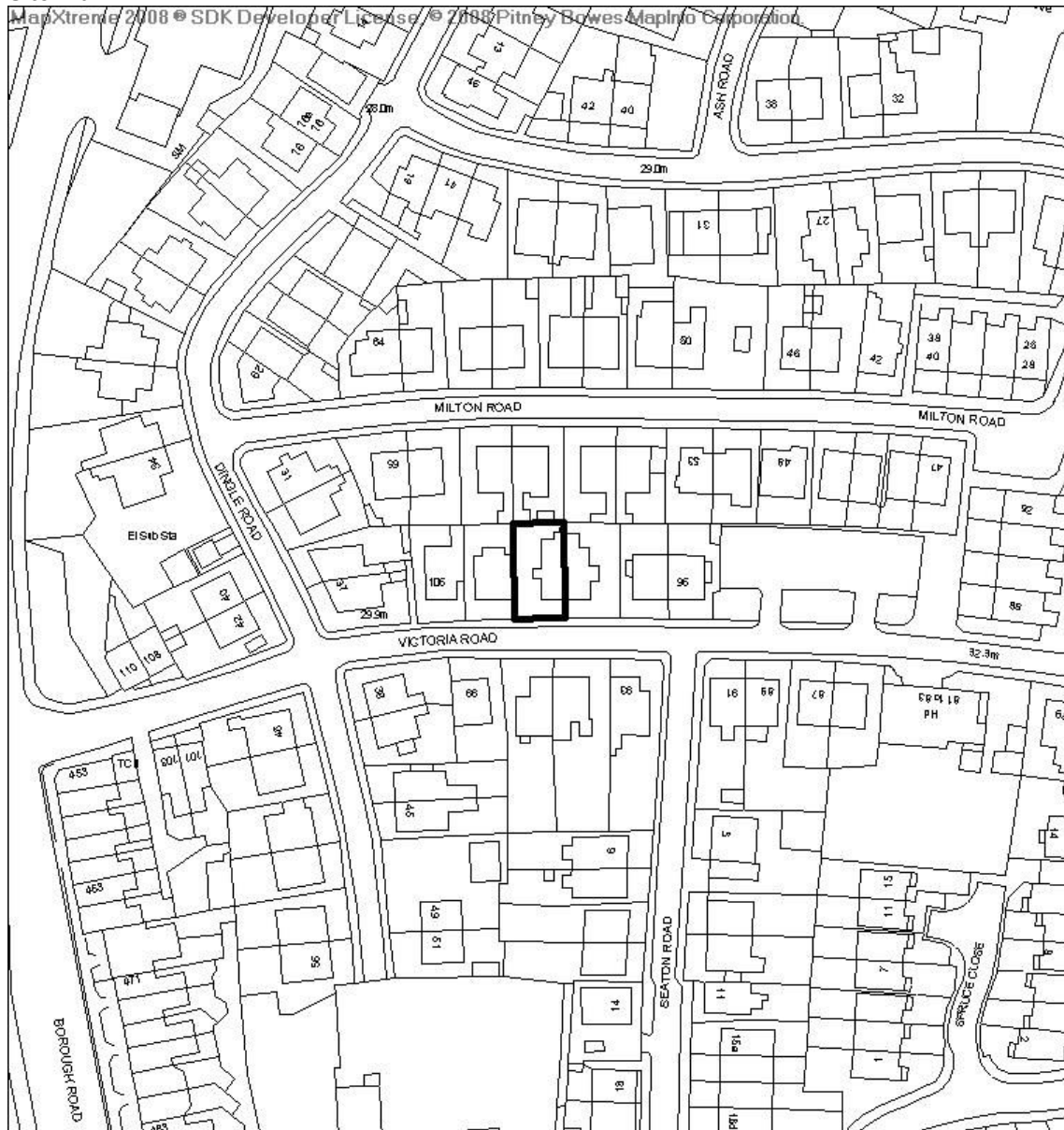
Case Officer:
Mr K Spilsbury

Ward:
Birkenhead and
Tranmere

Location: 102 VICTORIA ROAD, TRANMERE, CH42 0JY
Proposal: Change of use to sheltered accommodation (C2 Use) for semi independent living and associated work including the erection of a two storey rear extension, loft conversion and alterations (Retrospective application).

Applicant: Wirral Independent living services
Agent : SDA Architecture.com

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 102 VICTORIA ROAD, TRANMERE, CH42 0JY
Application Type: Full Planning Permission
Proposal: Erection of a double storey rear extension and loft alterations.
Application No: APP/13/00984
Decision Date: 03/12/2013
Decision Type: Returned invalid

Location: 102 Victoria Road, Tranmere, Wirral, CH42 0JY
Application Type: Full Planning Permission
Proposal: Loft conversion with dormers to front and rear. (Resubmission of App/2008/5115)
Application No: APP/08/06142
Decision Date: 20/08/2008
Decision Type: Refuse

Location: 102 Victoria Road, Tranmere, Wirral, CH42 0JY
Application Type: Full Planning Permission
Proposal: Loft conversion with dormers to front and rear.
Application No: APP/08/05115
Decision Date: 17/04/2008
Decision Type: Refuse

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 6 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 4 objections have been received from the occupiers of 55, 57 & 59 Milton Road and 95 Victoria Road listing the following grounds:

1. overlooking of properties to the rear of the site
2. the appearance of the dormer window is not in keeping with the surrounding area.
3. loss of sunlight into neighbouring gardens at the rear of the site.
4. the building being operated as a business,
5. the development bringing down the desirability of the area
6. the future occupants potentially creating antisocial behaviour in the area
7. the construction process
8. inconvenience caused by the building work
9. the application has been submitted makes one resident feel something underhand is going on
10. parking issues
11. the potential for noise that the development would create.
12. previous schemes have been refused on the site.

CONSULTATIONS:

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

Head of Environment & Regulation (Pollution Control 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. Under the current scheme of delegation any SDA application with at least one objection must be reported to Planning Committee.

INTRODUCTION

The proposed development is a retrospective application for the change of use of the dwelling to sheltered accommodation (C2 Use) for semi independent living and associated work including the erection of a two storey rear extension, loft conversion and alterations.

PRINCIPLE OF DEVELOPMENT

The site is allocated as primarily residential within Wirral's Unitary Development Plan. Therefore the principle of sheltered housing (C3 Use) is acceptable subject to the relevant policies outlined below including policy HS7 - sheltered housing of Wirral's Unitary Development Plan and the NPPF.

SITE AND SURROUNDINGS

102 Victoria Road is a large semi detached dwelling house located within an area of mixed design. The works have already been carried out on the property and as such the application is retrospective.

The dwellings are well spaced along Victoria Road but have minimal back to back distances with the dwellings located along Milton Road.

POLICY CONTEXT

The National Planning Policy Framework states that the purpose of planning is help to achieve sustainable development. The NPPF say that planning should "not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance the way in which we live our lives." The NPPF also says that local planning authorities should resist inappropriate development of residential gardens where the development would cause harm to the local area. It is not considered that the proposed development is of such a scale to represent any harm to the local area, given the mix and density of development that already exists within the immediate locality. It is considered that the proposed development is in keeping with the principles and spirit of the NPPF.

Section 38 (6) of the Planning & Compulsory Purchase Act requires applications for planning permission to be determined in accordance with the development plan, unless material considerations indicate otherwise. In this instance the Wirral Unitary Development Plan is relevant and specifically, Policy HS7 which sets out criteria against which applications for Sheltered Housing development should be assessed. Policy HS7 states proposals for sheltered housing will be permitted subject to it being of a scale which relates well to surrounding property; adequate private amenity space being provided at a rate of approximately 10 square metres for every bed space, except where the proximity of open space or other features adjoining the site justifies a reduced provision; the site being easily accessible on foot to local shops and public transport; and the proposal otherwise complying with Policy HS4.

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

The scheme is the result of a number of meetings between the Local Planning Authority and the developer which has resulted in various design changes in addition to a withdrawn application (APP/13/00984). One of the main challenges to the development is to ensure that the scheme does not over dominate or introduce overlooking to surrounding properties. As the proposal is for 4 separate C2 flats with staff accommodation at second floor there is a need to ensure all of the properties have an acceptable outlook without compromising the amenities of the existing local residents.

There is adequate private amenity space provided for residents as there are 4 units and approximately 80 square metres of front, side and rear garden. The site is also easily accessible to local shops and transport, making it a sustainable development.

Having regard to the Council Guidance on Publicity for Applications, 6 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 4 objections have been received from the occupiers of 55, 57 & 59 Milton Road and 95 Victoria Road. The concerns are set out below and addressed accordingly:

Concern has been raised from neighbouring properties with regards to overlooking of properties to the rear of the site and the appearance of the dormer window is not in keeping with the surrounding area.

The design of the development has been amended at the request of the Local Planning Authority. The rear dormer at second floor has been fixed and obscurely glazed to a height of 1.7m and the room has been converted from a habitable residential room to a staff room. Should members be minded to approve the proposed development a condition will be imposed to ensure the dormer is clad in grey roof tiles in order to match the appearance of the existing dwelling.

Concern has also been expressed over loss of sunlight into neighbouring gardens at the rear of the site. As the dormer is set within the existing roof, the loss of light to the neighbours garden will be no more than that already experienced.

The proposed extension fills a void on the corner of the building and as such the bulk and massing is considered acceptable as the overall form of the building will only be marginally altered. The amended design is such that 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.

Other concerns raised relate to the building being operated as a business, the development bringing down the desirability of the area, the future occupants potentially creating antisocial behaviour in the area, the construction process and the inconvenience caused by the building work are not planning matters and as such a refusal on these grounds could not be sustained.

One resident also questions the way the application has been submitted and that something underhand is going on as the works have been commenced on site. Any applicant who carries out work without planning permission does so at their own risk. The application is the result of enforcement action following a complaint by a member of the public.

With regards to parking and the Head of Environment & Regulation (Traffic & Transportation Division) has been consulted on highway safety and parking and has raised no objections to the scheme.

Other objections have been received from residents concerned about the potential for noise that the development would create. The Head of Environment and Regulation (Environmental Health) have been consulted with regards to these concerns and has raised no objection to the scheme. A refusal on these grounds can therefore not be sustained.

In accordance with the Development Management Policies in the Joint Waste Local Plan for Merseyside and Halton 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. Should members be minded to approve the scheme conditions can be imposed to ensure this is achieved.

Two previous schemes have been refused at the site for similar developments, 08/5115 & 08/6142. Both of the schemes had front and rear dormer windows. The current proposal only has a rear dormer and the window will be obscured to ensure there is no overlooking as such the development is deemed acceptable in terms of the criteria set out in Wirral's Unitary Development plan policy HS7 and the National Planning Policy Framework.

SEPARATION DISTANCES

In order to preserve local residential amenity, 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.

There are a number of habitable room windows in the dwellings to the rear of the site along Milton Road that directly face the proposal as well as rear private amenity space. In order to prevent any overlooking the new dormer window will be fixed and obscurely glazed up to a height of 1.7m in order to prevent any overlooking or loss of privacy to neighbouring residents and such the proposal is

deemed acceptable.

HIGHWAY/TRAFFIC IMPLICATIONS

The Head of Environment & Regulation (Traffic & Transportation Division) has been consulted on highway safety and parking and has raised no objections to the proposed scheme.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental/sustainability issues relating to the scheme.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

As detailed above, the Local Planning Authority considers that the scale and form of development is now acceptable and relates well to surrounding development. It does not result in a detrimental change in the character of the area and appropriate separation distances are achieved preserving residential amenity through a condition for obscure glazing to the rear dormer. As such, it is considered that the proposed development accords with both national and local planning policies and is hereby 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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

As detailed above, the Local Planning Authority considers that the scale and form of development is now acceptable and relates well to surrounding development. It does not result in a detrimental change in the character of the area and appropriate separation distances are achieved preserving residential amenity through a condition for obscure glazing to the rear dormer. As such, it is considered that the proposed development accords with both national and local planning policies and is hereby recommended for approval.

**Recommended Approve
Decision:**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 12th May 2014 and listed as follows: 97_2013_01 Revision D (Dated 21.06.2013)

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

3. Within 1 month of this permission the proposed dormer window in the rear elevation facing north towards Milton Road shall be fixed and obscurely glazed up to a level of 1.7m above finished floor level with frosted glass and shall be retained as such thereafter.

Reason: In the interest of residential amenity having regards to Policy HS7

4. Within one month of the date of this approval, 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.

Last Comments By: 20/03/2014 11:43:27

Expiry Date: 15/04/2014

Agenda Item 8

Planning Committee

17 June 2014

Reference:
APP/14/00237

Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
Claughton

Location: 7 ALEXANDRA ROAD, BIRKENHEAD, CH43 4XX
Proposal: Change of use from 6 bedroom property to an 8 bedroom supported accommodation/House of Multiple Occupation (HMO)
Applicant: Mrs Benoni
Agent : CADStation Ltd

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No planning history for this property

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 18 notifications were sent to adjoining properties. A Site Notice was also displayed. A qualifying petition of 34 signatures and 2 individual letters of objection have been received from No.6 Alexandra Road citing the following concerns:

1. Disturbance;
2. Increased traffic and parking problems;
3. Foot traffic;
4. Residents' safety and the potential for increased police visits;
5. Devaluation of property;
6. Lack of information regarding the proposal;
7. Could affect residents chance of fostering.

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) - no objections to the proposal

Head of Environment & Regulation (Highway Management Division) - no objections to the proposal

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition of objection with 34 signatures has been received. Therefore, under the provisions of the Council's Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

The application proposes accommodation providing semi-independent living (C2 Use) to provide supported living for young adults leaving care (aged 16 to 18). There is capacity for up to 8 residents to stay at any one time. The residents' share the communal lounge and kitchen area. There is 24 hour staff supervision providing training for independent living. The organisation has been run for the last 5 years.

PRINCIPLE OF DEVELOPMENT

Proposals for C2 care uses in Primarily Residential Areas are acceptable in principle subject to the provisions of policy HS8 of the adopted Wirral Unitary Development Plan, SPG9 and the NPPF.

SITE AND SURROUNDINGS

The brick semi-detached building is situated in a residential street designated as a Primarily Residential Area. The site provides one off-street parking space, and there are no restrictions on the highway. There is a small yard to the rear. No external alterations are proposed.

POLICY CONTEXT

The application shall be assessed against policy HS8 Nursing Homes and Residential Care Homes of the adopted Wirral Unitary Development Plan, SPG9 Sheltered Housing and Residential Care Homes, SPD4 Parking Standards and the National Planning Policy Framework.

Policy HS8 sets out proposals should not result in an over-concentration of residential care or nursing homes in an area. SPG9 specifies the number of residential homes should not exceed 20% of the total number of properties in the street frontage. SPD4 sets out maximum numbers of car parking spaces - 1 space per 3 staff plus 1 visitor space per 6 residents. The NPPF requires a wide choice of high quality homes to create sustainable, inclusive and mixed communities.

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

Policy HS8 sets out proposals should not result in an over-concentration of residential care or nursing homes in an area. SPG9 specifies the number of residential homes should not exceed 20% of the total number of properties in the street frontage. The site is located in a residential area of dwellings and some buildings have been split into flats. In this instance it is considered the proposal is read within a street scene of 22 residential buildings, resulting in the proposal not exceeding 20% of the street frontage. The proposal is considered to be of a suitable scale within the residential area, and is not considered to result in an over-concentration of residential care in the area.

Neighbours have raised concerns regarding the potential of a damaging impact on residential surroundings, with concerns regarding the potential behaviour of tenants. Both local and national planning policy looks to integrate care homes into the local community, and it is considered a wide and varied range of land uses could help to create environments that were lively and well-used, thus deterring criminal activity.

Care homes can increase activity in terms of comings and goings and general noise, and inadequate space for requirements such as parking, dustbins and poor standard of maintenance can also affect the character of the residential area. Highly intensive uses can give rise to a level of activity out of keeping with the street and wear and tear on the fabric of the houses themselves could also occur. Transient populations may not relate to the established community. However the existing building is considered to be of a scale that can accommodate the proposal. The size of the building and the number of occupants (up to 8 young persons) are considered not to generate a level of activity which could affect the privacy and quietness neighbouring residents were entitled to expect. The use is managed 24 hours a day, 7 days a week. The intervention of the Local Planning Authority into the field of matters otherwise controllable under housing or environmental health powers may only be justified when the overcrowding implied has a knock-on effect on wider amenity or land use concerns. Government policy in NPPF encourages a flexible approach to standards, and the room sizes and shared facilities are considered acceptable. The existing windows are utilised and provide a good level of outlook and daylight. Amended plans were received on 28 May 2014 moving bedroom 5 to the rear of the property to allow for a better outlook. There is adequate amenity space for recreation, dustbin storage and cycle parking space for the inhabitants, which can be conditioned.

The property is semi-detached and the adjoining property No.22 is a single residential property. Environmental Health were consulted and had no objection to the application, and did not request any conditions. It is therefore considered sound emanating from the property would be likely not to give rise to unacceptable noise disturbance. The use is considered to generate more activity than a traditional family house, however it is considered that the level of activity would not be so significant that it would impact adversely on the living conditions of local residents.

SEPARATION DISTANCES

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 proposal will utilise the existing windows. As such it is considered there are no issues regarding loss of privacy or overlooking.

HIGHWAY/TRAFFIC IMPLICATIONS

The Council's adopted parking standards SPD4 require maximum parking standards, which the proposal complies with. Highway Engineers had no objection to the proposal and did not recommend any conditions. The site is considered a sustainable residential area as it is within walking distance of Birkenhead Key Town Centre with good bus routes, train links and local amenities. It is considered residents would have a low level of car ownership. Cycle parking provision can be conditioned.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals. Environmental Health had no objection to the proposal and did not request planning conditions. The application is for the

retention of an existing use and arrangements for the storage and disposal of refuse is made within the curtilage of the site. The proposal complies with policies WM8 and WM9 of the Waste Local Plan.

There are no environmental or sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered detrimental to the character of the residential area, or cause nuisance to the surrounding residential areas by virtue of its scale and use. The proposal complies with Council policy HS8 of the adopted Wirral Unitary Development Plan, SPG9 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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered detrimental to the character of the residential area, or cause nuisance to the surrounding residential areas by virtue of its scale and use. The proposal complies with Council policy HS8 of the adopted Wirral Unitary Development Plan, SPG9 and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved amended plan received by the local planning authority on 28 May 2014 and listed as follows: drawing number 670-01 B (dated Feb. 14)

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

3. No more than eight residents shall occupy No.7 Alexandra Road at any one time.

Reason: In the interest of amenity

4. No part of the development shall be brought into use until space and facilities for cycle parking of a type and in a location previously submitted to and agreed in writing by the Local Planning Authority have been provided and these facilities shall be permanently retained thereafter.

Reason: In the interests of highway safety and to accord with Policy TR12 in the in the Wirral Unitary Development Plan 2000

5. 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 previous submitted to and agreed in writing by the Local Planning Authority, prior to the first occupation of the building.

Reason: To ensure a satisfactory appearance and adequate standards of hygiene and refuse collection, having regard to Waste Local Plan Policy EM9.

Further Notes for Committee:

Last Comments By: 25/04/2014 10:43:17
Expiry Date: 08/05/2014

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Agenda Item 9

Planning Committee

17 June 2014

Reference:
APP/14/00277

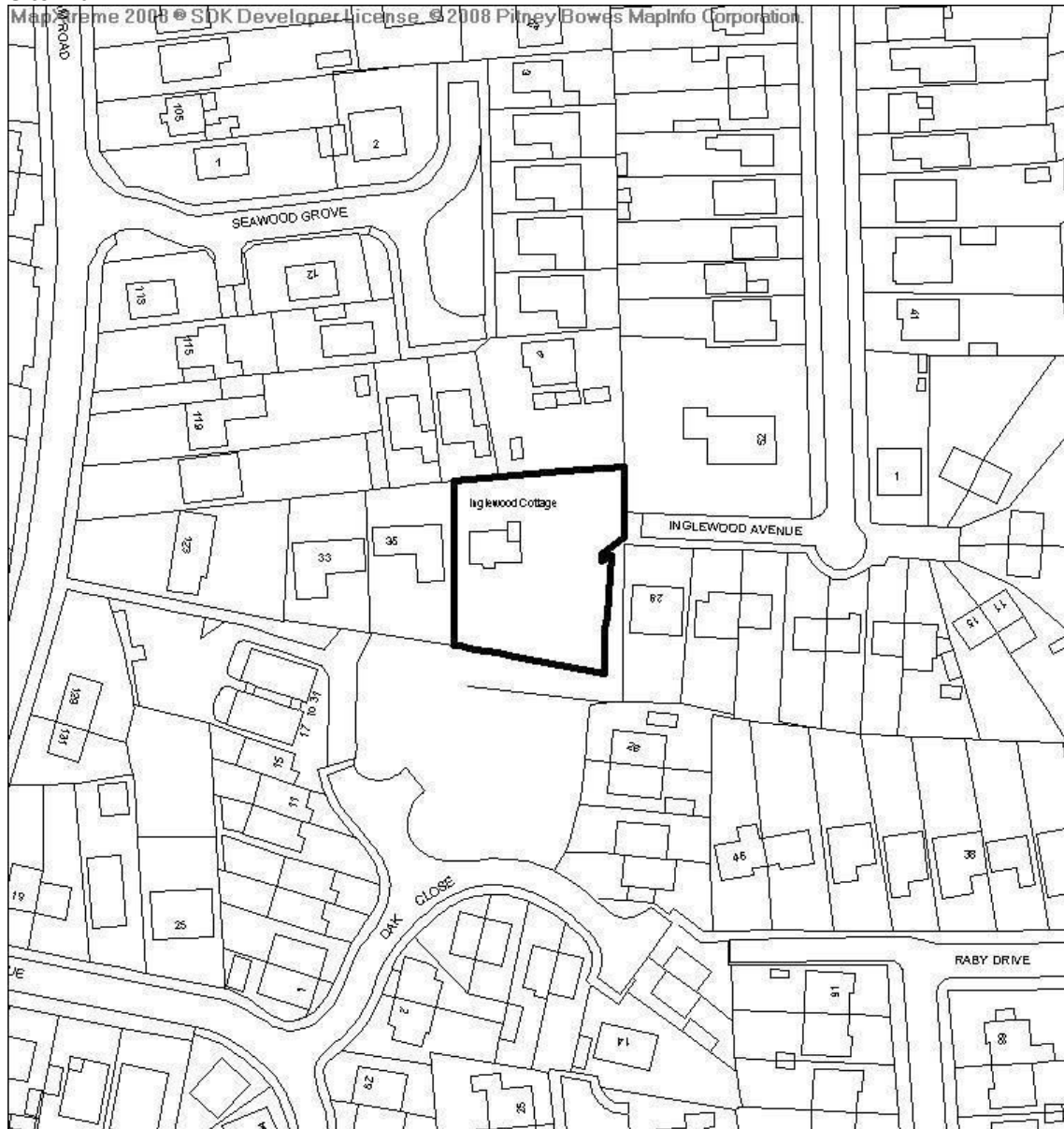
Area Team:
North Team

Case Officer:
Mrs S Williams

Ward:
**Moreton West and
Saughall Massie**

Location: Inglewood Cottage, INGLEWOOD, MORETON, CH46 0SD
Proposal: Convert bungalow to a house with first floor
Applicant: Mr Neil Ward
Agent : Oakdale Property Consultants Ltd.

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
Urban Greenspace

Planning History:

Location: Inglewood Cottage, Inglewood, Moreton. L46 0SB
Application Type: Full Planning Permission
Proposal: Demolition of existing cottage and erection of a detached bungalow.
Application No: APP/93/06735
Decision Date: 07/01/1994
Decision Type: Approve

Location: Inglewood Cottage, Inglewood, Moreton, L46 0SB
Application Type: Full Planning Permission
Proposal: Demolition of existing garage and erection of a garage/workshop.
Application No: APP/98/05485
Decision Date: 22/05/1998
Decision Type: Approve

Summary Of Representations and Consultations Received:

6 letters of notification were sent out to occupiers at neighbouring properties and in addition a site notice was displayed. As a result two objections were received from the occupiers at 9 Seawood Grove and 10 Seawood Grove. Objections can be summarised as:

1. Loss of light
2. Proposal will tower over 9 Seawood Grove
3. Protected trees (TPO's) are within falling distance
4. Lights being switched on and off and opening from first-floor rear windows
5. Subject to noise from bedroom, bathroom and landing
6. Previous planning permission indicated that the building could not be built any higher than what it already was
7. Setting a precedent
8. Submitted location plan appears to show Inglewood Cottage further away than what it is on site
9. Garage is not shown on submitted location plan
10. Dominate the sky line
11. Detrimental to way of life (not wanting to use conservatory/dining room)
12. Have to use blinds on bedroom window day and night
13. Do not want to live as prisoners in own home

In addition to the above objections, Councillor Blakeley has requested the application to be taken out of delegation.

CONSULTATION:

Head of Regeneration & Planning (Tree Conservation) - No Objections

Director's Comments:

The application was deferred from Planning Committee on May 7th to allow additional information to be provided to a Ward Councillor following representations that he had received from a local resident.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Blakeley has requested the application to be taken out of delegation and to be heard at planning committee following on from objections raised from the occupier at 9 Seawood Grove.

INTRODUCTION

The proposal seeks planning permission for the erection of a first-floor extension. Amended plans were requested to reduce the size of the first-floor west facing windows as it was considered the scale of the original windows would introduce an element of direct overlooking. Amended plans were received on 14th April 2014. The original windows have now been replaced with two high level windows (raised 1.7 metre above floor level) on the west elevation.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies.

SITE AND SURROUNDINGS

Inglewood Cottage is a detached building which is located within an area of mixed design residential properties. The property itself is surrounded by two-storey dwellinghouses and other detached bungalows. There is a large open grassed area sited to the south of the dwelling and a detached garage to the east. The property is not prominent within the street scene due to its setting and location.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. National Policy - NPPF - Requiring Good Design, Unitary Development Plan Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance. Both require extensions to dwellings to not have an adverse impact on neighbouring properties or the appearance of the host building.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

APPEARANCE AND AMENITY ISSUES

The proposed first floor extension would be located above the existing building and therefore the footprint of the dwelling would remain the same. The windows located within the principle elevation of the property all vertically correspond and appear to match the style and proportions of the property itself. It is considered that the overall design of the proposal is acceptable. There are two secondary windows located within the east gable of the neighbouring property 35 Oak Close which appear to serve non-habitable rooms. Despite no objection being received from this neighbouring property amended plans were requested. The standard window design within the first-floor west facing gable of the proposal have now been replaced with high level windows (raised 1.7 metres above floor level). This was in order to prevent direct overlooking. Additionally, the rear wall of this neighbouring property protrudes further to the rear of Inglewood Cottage. In this instance it is deemed that the proposed first floor extension would not have an adverse impact on the amenities of this neighbouring property.

Our records show that there would be a 9.9 metre separation distance achieved from the rear wall of Inglewood Cottage to the rear boundary of the site. In cases such as these, the recommended distance is usually 10 metres. The property directly to the rear, 9 Seawood Grove is a detached bungalow. There is a ground floor clear glazed window in the rear elevation which appears to serve a habitable room. This neighbouring property also contains a rear conservatory, which does not form part of the original dwelling house and therefore separation distances are not relevant. The separation distance achieved from the rear elevation of Inglewood to the original rear elevation of 9 Seawood Grove (where the clear glazed window is located) is approximately 16.5 metres. House extension policies recommends that where two habitable rooms to a principle elevation face one another such that direct overlooking is likely to occur, the windows should be a minimum of 21 metres apart. Additionally, where a sole window faces a blank wall a minimum distance of 14 metres should be achieved. The rear window of 9 Seawood Grove would look directly between Inglewood Cottage and 35 Oak Close. The rear windows within the proposal would serve a bedroom, landing, bathroom and study and would all be constructed from obscure glazing to prevent direct overlooking to the occupiers at the rear. In this instance, due to the acceptable separation distances achieved and the installation of obscure glazing it is deemed that objections raised relating to loss of light and privacy do not warrant a refusal. Additionally, it is deemed that the first-floor extension would not create anymore noise than what the existing bungalow creates.

Concerns have also been raised relating to the location plans submitted not showing the detached garage and appearing to show Inglewood Cottage further away than it actually is on site. It should be noted that the location plan that has been submitted along with the planning application does correspond with the Council's records and therefore is accurate. Additionally, the detached garage does not bear any influence on the decision of this planning application and therefore due to the fact it

has not been shown on the location plan this is not a relevant concern.

The property, Inglewood Cottage is surrounded by both bungalows and two-storey dwellinghouses and therefore the proposal is considered to be within keeping with the character and appearance of the area itself. Due to the setting of the area, it is not deemed that the proposed first-floor extension would set a precedent.

To address concerns relating to the previous planning permission indicated that the building could not be built any higher than it already was, both history files have been reviewed. The first planning application was submitted in 1993, planning application number APP/93/6735 - Demolition of existing cottage and erection of a bungalow. This application was granted permission on 7th January 1994. There were no details within this file to suggest that a first-floor extension could not be erected at a later stage. A further application was submitted in 1998, planning application number - APP/98/5485 - Demolition of existing garage and erection of a garage/workshop. Amended plans were requested to slightly reduce the scale of the garage. This proposal was granted planning permission on 22nd May 1998 and again, there was no suggestion that a first-floor extension could not be erected on the bungalow. Nevertheless, planning policy has changed since these previous permissions were granted. The Wirral Unitary Development Plan was adopted in February 2000 and later, the Supplementary Planning Guidance Note 11 for House Extensions in July 2004. These policies consider that extensions should be designed in such a way as to have no significant adverse effect on the appearance of the original property, the amenities of neighbouring properties, in particular through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11. Overall, it is considered that the proposed extension complies with house extension policies and is therefore considered acceptable.

It is considered that the proposal would not cause any harm to the character and appearance of the area. The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposed development complies with relevant Council policies and is therefore considered acceptable.

SEPARATION DISTANCES

Separation distances are discussed in further detail above.

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 a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered 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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

Recommended **Approve**
Decision:

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 14th April 2014.

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

3. Before the development hereby permitted is brought into use all first-floor windows in the rear elevation of the first-floor extension facing north shall be obscurely glazed with frosted glass and shall be retained as such thereafter.

Reason: In the interests of neighbouring amenity.

Last Comments By: 11/04/2014 11:25:27
Expiry Date: 25/04/2014

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Planning Committee

17 June 2014

Reference:
APP/14/00304

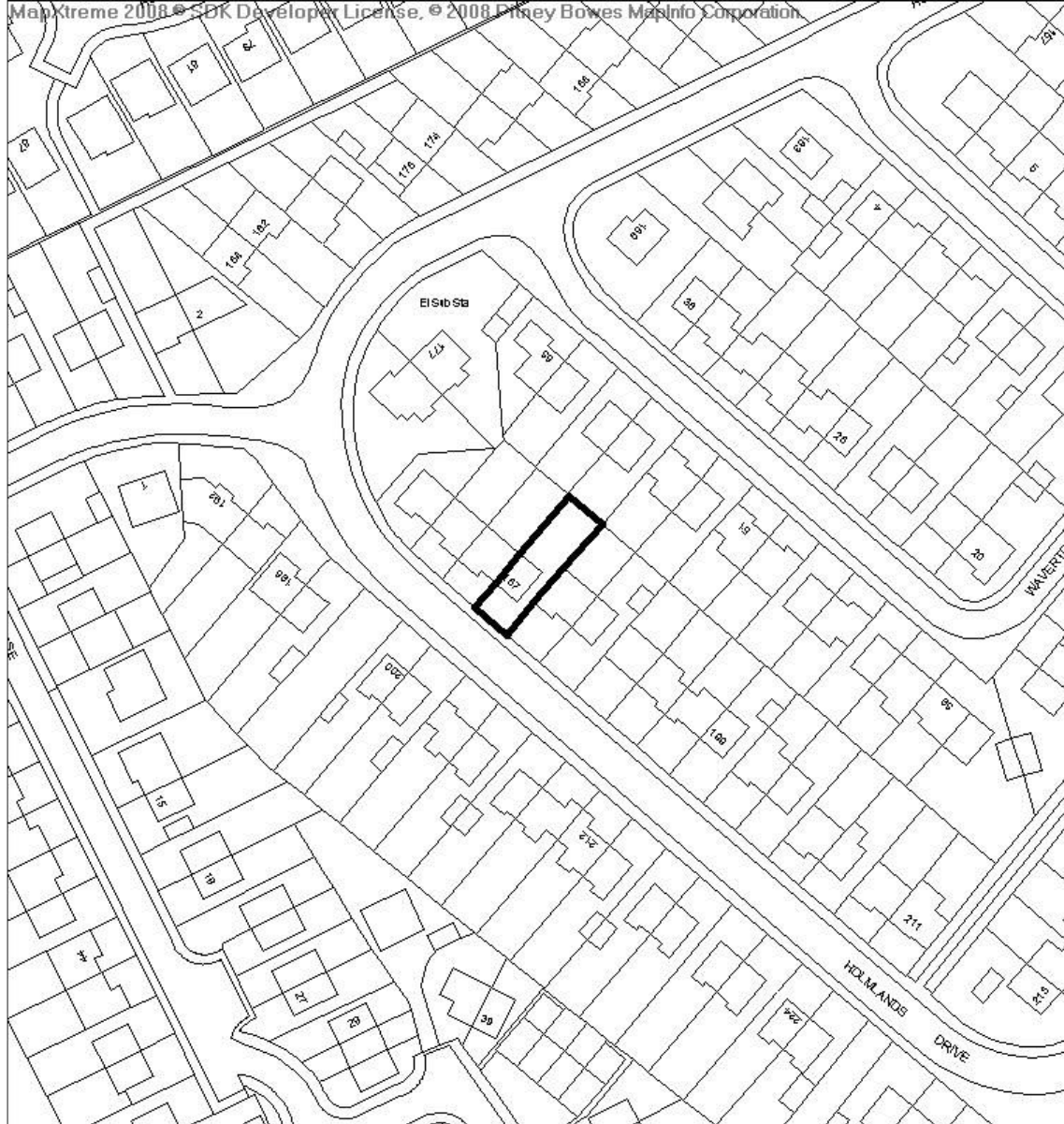
Area Team:
South Team

Case Officer:
Mrs MA Jackson

Ward:
Oxton

Location: 187 HOLMLANDS DRIVE, OXTON, CH43 0US
Proposal: First floor side extension and sloping roof to porch
Applicant: Mr J Steen
Agent : SDA

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: 187 Holmlands Drive, Oxton, Wirral, CH43 0US
Application Type: Full Planning Permission
Proposal: Erection of a porch and side extension.
Application No: APP/09/06041
Decision Date: 16/10/2009
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications 5 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 1 objection have been received, listing the following grounds:

1. Blocking of natural light
2. Overlooking and loss of privacy.
3. Loss of view.
4. Depreciation of property

CONSULTATIONS:

No Statutory Consultations required with this application

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 and one objection has been received. Therefore, under the provisions of the current Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

The proposal seeks planning permission for the erection of a first floor side extension and sloping roof to the existing front porch. The extension supersedes the original ground floor extension to create a proposed first floor plan. This application will extend bedroom 3 and create a further bedroom.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies.

SITE AND SURROUNDINGS

The site comprises a semi detached two storey brick property in an area of similar design. Some of the properties in the streetscene have been extended. The dwelling is situated within a primarily residential area. The first floor extension is forward of the original building line and numerous other houses have the same design in the estate. Concerns raised by the occupier of number 55 Waverton Avenue include the blocking of natural light to the rear garden. As the proposed extension is in line with the rear elevation of the existing dwelling and 14 metres from the rear boundary of the garden, it is not anticipated that loss of light to 55 Waverton Avenue would occur. Again, with regard to other concerns regarding overlooking and lack of privacy, the distance from the two properties is over 25 metres therefore exceeding the 21 metres interface distance.

The remaining issues raised in relation to the proposal were devaluation of neighbouring properties and drainage issues. These are not planning considerations and a refusal would not be sustained on this basis.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. National Policy - NPPF - Requiring Good Design, Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

With regards to HS11, it is considered that extensions should be designed in such a way as to have no significant adverse effect on the appearance of the original property, the amenities of neighbouring properties, in particular through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11.

APPEARANCE AND AMENITY ISSUES

The proposal is set forward from the neighbouring property. Therefore the extension will not create a terrace appearance or appear out of scale with the original dwelling. The roof ridge to the extension lowered by 0.4 M. The windows set within the front elevation of the proposal match the style and proportions of the original dwelling. This compliments the overall appearance of the extension. The roof tile canopy will be created over the original porch and proposed front elevation.

It is considered that the proposed extension would have nominal impact to the occupiers at neighbouring properties due to the orientation of the properties, the acceptable separation distances it achieves and its design. There is a good distance between neighbouring properties and the proposal occupies a position in the cul-de-sac that is not one of the most prominent.

Overall, in terms of the proposals design, appearance and scale, the development satisfies relevant Council policies. It is considered that the proposed extension is acceptable in design terms and should not affect the occupiers of neighbouring properties, the design of the house or the character of the area.

SEPARATION DISTANCES

SPG11 stated 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 proposed extension would exceed this requirement.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no health implications relating to this application.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered 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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF - Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 6 Mar 14 and listed as follows:
36_2014_Steen/36_2014_01, 20.02.2014.

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

Further Notes for Committee:

Last Comments By: 11/04/2014 16:17:37

Expiry Date: 01/05/2014

Planning Committee

17 June 2014

Reference:
APP/14/00466

Area Team:
North Team

Case Officer:
Mr N Williams

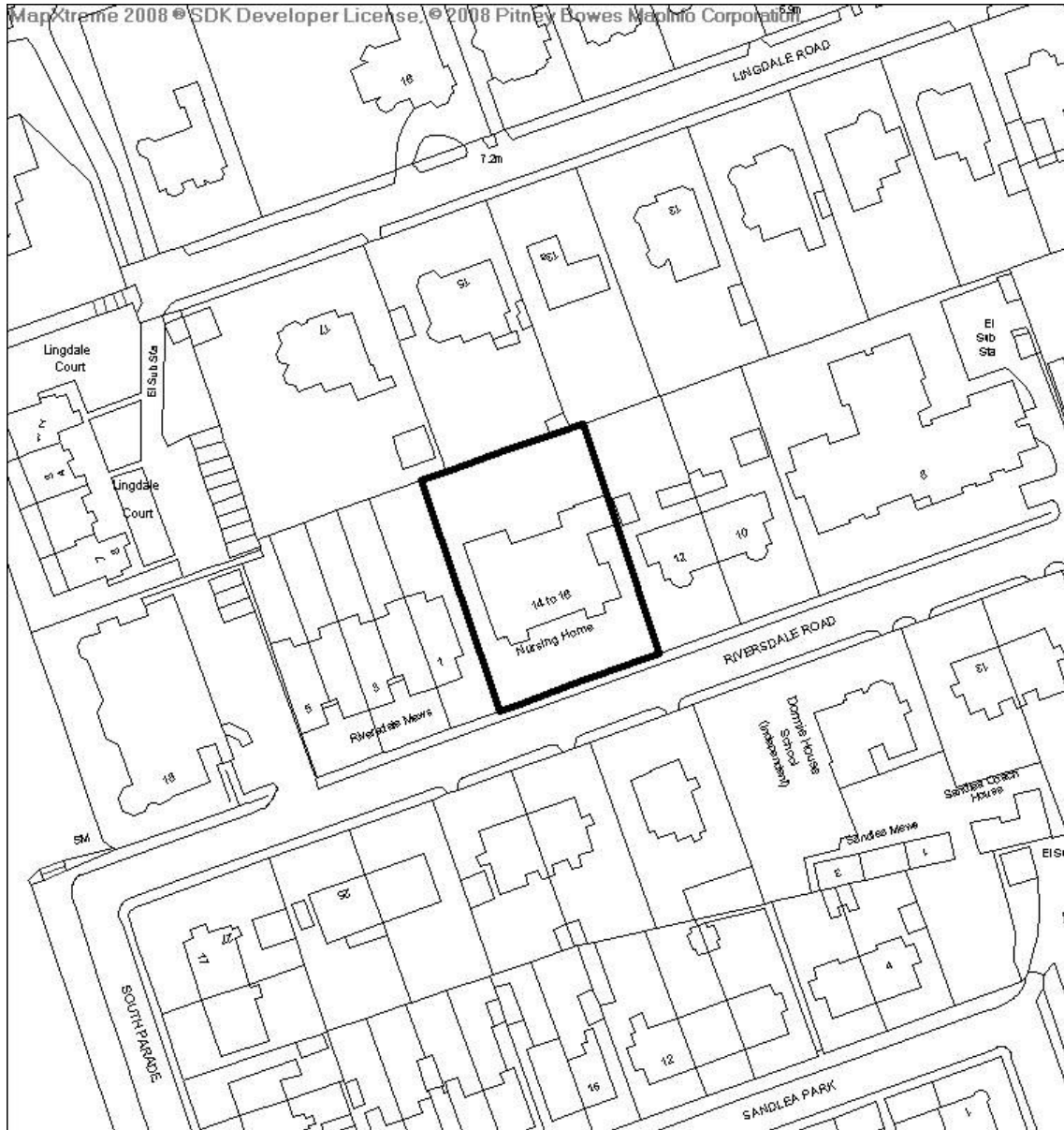
Ward:
Hoyleake and Meols

Location: Riversdale Nursing Home, 14-16 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ

Proposal: Two first floor rear extensions to provide a net increase of four bedrooms (Amendment to application APP/13/01587)

Applicant: Riversdale Nursing Home
Agent : C W Jones

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

- Location: 16, Riversdale Road, West Kirby. L48 4EZ
Application Type: Full Planning Permission
Proposal: Conversion from flats to nursing home, demolition of external stairs and outbuildings, new extensions and bay windows.
Application No: APP/85/05028
Decision Date: 28/02/1985
Decision Type: Approve
- Location: 14a & 14b, Riversdale Road, West Kirby. L48 4EZ
Application Type: Full Planning Permission
Proposal: Change of use of existing self contained first and second floor flats to form part of existing Nursing home at 16, Riversdale Road.
Application No: APP/85/07198
Decision Date: 23/05/1986
Decision Type: Approve
- Location: 14/16, Riversdale Road, West Kirby. L48 4EZ
Application Type: Full Planning Permission
Proposal: Change of use of existing ground floor flat no.14, Riversdale Road, to existing nursing home, erection of single storey rear extension and modification to car parking area.
Application No: APP/87/06497
Decision Date: 29/10/1987
Decision Type: Approve
- Location: Riversdale Nursing Home, 14-16, Riversdale Road, West Kirby. L48 4EZ
Application Type: Full Planning Permission
Proposal: Erection of a single storey rear extension.
Application No: APP/92/05544
Decision Date: 13/05/1992
Decision Type: Approve
- Location: Riversdale Nursing Home, 14-16 Riversdale Road, West Kirby, Wirral, CH48 4EZ
Application Type: Full Planning Permission
Proposal: Erection of single storey front side and rear extensions and extension at second floor level at the rear.
Application No: APP/02/05510
Decision Date: 26/04/2002
Decision Type: Approve
- Location: Riversdale Nursing Home, 14-16 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ
Application Type: Full Planning Permission
Proposal: Two first floor rear extensions.
Application No: APP/13/01587
Decision Date: 28/02/2014
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 14 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 2 objections received from the occupiers of 1 Riversdale Mews and 12 Riversdale Road, and a petition of objection containing 26 signatures. The objections are on the grounds of

overdevelopment of the site; overlooking of adjacent properties; overshadowing of adjacent properties; insufficient on-site parking; and additional traffic.

CONSULTATIONS

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

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

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A petition of objection with 26 signatures has been received. Therefore, under the provisions of the current Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

The application is for the erection of two first-floor rear extensions. The extensions will provide a net increase of four bedrooms, with the application being an amendment to a previous application which was withdrawn. The two extensions have been reduced in scale from the previous application.

PRINCIPLE OF DEVELOPMENT

The principle of this development within a Primarily Residential Area is considered acceptable, subject to relevant policy guidelines.

SITE AND SURROUNDINGS

The application site is a large residential nursing home which was originally formed from two semi-detached properties. The site is located within a Primarily Residential Area and as such the immediate area is wholly residential, with residential dwellings either side of the site. There is a number of different types and design of dwellings in the area.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy HS8: Nursing Homes/ Residential Care Homes. Policy HS11: House Extensions is also considered to be relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The proposed extension on the west of the rear elevation will create three new bedrooms, with one existing bedroom removed in order to form access to the new extension. This extension projects 5.5m to the rear, and is set off the boundary with the adjacent property (1 Riversdale Mews) by approximately 3.5m. The adjacent property is also set off this boundary by approximately 3m, meaning that there will be a distance of approximately 6.5m between the proposed first-floor extension and the adjacent property, which should ensure that it does not have an unacceptable adverse impact on the amenities of this neighbouring property. In addition to this distance, the rear garden (and elevation) of 1 Riversdale Mews is also set higher than that of the application site and this will further negate the potential impact of the proposed extension on this property.

The proposed extension on the east of the rear elevation will create two new bedrooms. This extension will project 4.4 metres to the rear, and is set off the boundary with the adjacent property (12 Riversdale Road) by approximately 5.5m. The main part of the adjacent property is also set off this boundary by approximately 5 metres, meaning that there will be a distance of approximately 10.5m between the proposed first-floor extension and the adjacent property. This is considered a sufficient distance to ensure that this proposed extension does not have an unacceptable adverse impact on this neighbouring property.

Whilst there have been objections received stating that the site has already been overdeveloped over the years, this is not considered to be the case. Although the original two dwellings have been substantially extended from their original form, the footprint of the building is considered to be just within the acceptable limits of being appropriate to the plot. In any case, whilst it could be considered that any increase in the current footprint (and subsequent loss of amenity space) may well constitute overdevelopment, this current proposal involves extensions that are built on existing parts of the building, and which will not increase the overall height of the building. The footprint of the building will

therefore not be increased, and the proposed extensions are considered subordinate to the existing building.

SEPARATION DISTANCES

All new windows are located on the rear elevation. There will be a distance of approximately 40m between these new windows and the property to the rear, which comfortably complies with the required separation distances.

HIGHWAY/TRAFFIC IMPLICATIONS

Whilst the proposal may create some additional demand for on-street parking, this is not sufficient to warrant refusal.

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

Overall, it is considered that the proposed extensions are of a scale that will not harm the amenities of neighbouring properties, or result in an overdevelopment of the site. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS8 and HS11.

5. 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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

It is considered that the proposed extensions are of a scale that will not harm the amenities of neighbouring properties, or result in an overdevelopment of the site. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS8 and HS11.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8th April 2014 and listed as follows: 2737/1, 2737/2 (both dated 22/11/2013); and 2737/3 B, 2737/4 A (both dated 09/12/2013)

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

Further Notes for Committee:

Last Comments By: 20/05/2014 12:57:10

Expiry Date: 03/06/2014

**Planning Applications Decided Under
Delegated Powers Between
30/04/2014 and 05/06/2014**

Application No.: OUT/13/01045 **Application Type:** Outline Planning Permission
Ward: Oxton **Decision Level:** Delegated
Decision Date: 01/05/2014 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr & Mrs Tomkinson **Agent:** Almond Architecture LLP
Location: 1 Mere Cottages, MERE FARM ROAD, OXTON, CH43 9TX
Proposal: 1 new five bedroom 2/3 storey house

Application No.: APP/13/01317 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** AYLWARD TOWN PLANNING LTD
Location: Unit 8, Rock Retail Park, MOLLINGTON LINK, TRANMERE, CH41 9DF
Proposal: Variation of condition 1 on planning application APP/98/6008/E which controls the range of goods to be sold to:
Unit 8 shall not be used for the sale of following goods (other than ancillary to the principal use of the premises for the sale of authorised goods): • clothing (other than sports and mountaineering clothing, including rucksacks, team strips and specialised sports clothing); • fashion accessories (including handbags and luggage); • watches and jewellery; • perfume and toiletries; books, music, records, video and DVDs, CDs and other recorded media. For the purposes of this condition 'ancillary' is defined as not exceeding 15% of the net floorspace of a retail premises.

Application No.: APP/13/01328 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 08/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr & Mrs Wharton **Agent:** Andrew Smith Architects Ltd
Location: 38 FORD ROAD, UPTON, CH49 0TF
Proposal: Erection of detached dwelling house with garage upon garden land to the west of 38 Ford Road Upton, and seperate access (amended location plan received)

Application No.: APP/13/01336 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: **Agent:**
Location: Amenity Open Space, adjacent 11a HILTON CLOSE, BIRKENHEAD
Proposal: Change of use from vacant land into allotments, This is an open green space in between Craven Street and Bentinck Street, flanked by Hilton Close.

Application No.: APP/13/01404 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 15/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr & Mrs McKechnie **Agent:** Garry Usherwood Associates Limited
Location: Coach House to the rear 34 STANLEY ROAD, HOYLAK, CH47 1HP
Proposal: Proposed change of use to residential with single-storey extension to the rear of the building, external alterations, and detached double garage.

Application No.: APP/13/01489 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 15/05/2014 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: Mr N Garland **Agent:** Devaplan Ltd
Location: Redstones Farm, ARROWE BROOK LANE, IRBY, CH49 3NY
Proposal: Conversion of stable block to a dwelling and erection of an extension, and formation of garden area and hardstanding

Application No.: ADV/13/01578 **Application Type:** Advertisement Consent
Ward: Eastham **Decision Level:** Delegated
Decision Date: 01/05/2014 **Decision:** Refuse
Case Officer: Mr S Lacey
Applicant: **Agent:**
Location: First Floor 904A New Chester Road, Bromborough, Wirral, CH62 6AU
Proposal: Erection of a fascia sign

Application No.: ADV/13/01584 **Application Type:** Advertisement Consent
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 14/05/2014 **Decision:** Withdrawn
Case Officer: Mrs S Lacey
Applicant: **Agent:** Fuse 3
Location: Superstore, Tesco Superstore, BIDSTON LINK ROAD, BIDSTON, CH43 7AA
Proposal: Proposed advertisements to dry cleaning, key cutting, shoe & watch repairs pod

Application No.: APP/13/01605 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 01/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Garry Usherwood Associates Limited
Location: Pemway Enterprise Centre, CARR LANE, HOYLAK
Proposal: Proposed industrial units (Use Class B2 General Industry and B8 Storage or Distribution) providing 503 square metres floorspace and off-street loading and parking

Application No.: APP/14/00038 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 14/05/2014 **Decision:** Withdrawn
Case Officer: Mrs C Parker
Applicant: **Agent:** Turley Associates
Location: Three Ways Garage , MOUNT ROAD, CLATTERBRIDGE, CH63 4JZ
Proposal: Demolition of existing buildings and the erection of an amenity restaurant with associated access, car parking, landscaping and servicing.

Application No.: APP/14/00058 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 02/05/2014 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: **Agent:** PWE Design
Location: The Nags Head, RAKE LANE, NEW BRIGHTON, CH45 1JP
Proposal: Demolition of Vacant Public House 'The Nags Head' to form 18 no. 2 Bedroom Self-Contained Flats. Consisting of 12 no. Terraced, 2 no. Detached and 4 no. Semi-Detached.

Application No.: APP/14/00092 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Refuse
Case Officer: Mrs MA Jackson
Applicant: Mr Tony McEntee **Agent:**
Location: 33A MILL HILL ROAD, IRBY, CH61 4UE
Proposal: Erection of a 2m high wooden fence to replace an existing holly hedge

Application No.: ADV/14/00097 **Application Type:** Advertisement Consent
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Butler Associates
Location: Marine Point, KINGS PARADE, NEW BRIGHTON
Proposal: Installation of a new fascia sign, projecting sign, windbreaks and awnings

Application No.: OUT/14/00105 **Application Type:** Outline Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 16/05/2014 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: **Agent:** Matthews and Goodman LLP
Location: Grazing Land, LEASOWE ROAD, WALLASEY VILLAGE
Proposal: Resubmission of outline application for 16 dwellings Planning Application Reference: OUT/13/00810

Application No.:	APP/14/00119	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	05/06/2014	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	Vado Associates Ltd
Location:	Glegg Arms, CHESTER ROAD, GAYTON, CH60 3SD		
Proposal:	Application for flood lighting to the rear of the Restaurant		
Application No.:	APP/14/00152	Application Type:	Full Planning Permission
Ward:		Decision Level:	Delegated
Decision Date:	04/06/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Le Court	Agent:	
Location:	58 BLACK HORSE HILL, WEST KIRBY, CH48 6DS		
Proposal:	Erection of a single storey extension to the rear of the property		
Application No.:	APP/14/00167	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	14/05/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr D Standing	Agent:	
Location:	90A WOODCHURCH LANE, PRENTON, CH42 9PD		
Proposal:	Change of use of ground floor shop and office premises to 1 bed flat.		
Application No.:	APP/14/00185	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	03/06/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	EC Harris LLP
Location:	Dawpool C of E Primary School, SCHOOL LANE, THURSTASTON, CH61 0HH		
Proposal:	Installation of a prefabricated mobile classroom		
Application No.:	LDP/14/00188	Application Type:	Lawful Development Certificate Proposed
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	15/05/2014	Decision:	Lawful Use
Case Officer:	Mrs S Williams		
Applicant:	Mrs Fenton	Agent:	
Location:	Arkie Butts, 10 HAWTHORNE DRIVE, NEWTON, CH48 9XJ		
Proposal:	Increased floor area at first floor level including a new access stair and increased dormer to the rear elevation		

Application No.: ADV/14/00216 **Application Type:** Advertisement Consent
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 13/05/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: **Agent:** SR SIGNS LTD
Location: The Ferry Hotel, 48 TOBIN STREET, EGREMONT, CH44 8DF
Proposal: Erection of illuminated and non illuminated signs to the exterior of the building

Application No.: APP/14/00220 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 21/05/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Barnwood Shopfitting Ltd
Location: Game Video Games, 35-37 MILTON PAVEMENT, BIRKENHEAD, CH41 2YA
Proposal: Proposed installation of ventilation & AC units to roof

Application No.: APP/14/00222 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Smith Smalley Architects
Location: Superstore, Tesco Superstore, BIDSTON LINK ROAD, BIDSTON, CH43 7AA
Proposal: Proposed pedestrian crossings. Existing hard-standing enlarged to form new recycling area. Remove recycling areas and planted areas and replace with standard car parking spaces. Remove kerbed island and sections of high kerbs and replace with standard height kerbs, and install vehicular barrier on service yard access road. New hand car wash with canopy and steel cabin. New windows and delivery access door to store front.

Application No.: APP/14/00224 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 09/05/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Dr N Silver **Agent:** Falconer Chester Hall Ltd
Location: 6 PRINCES AVENUE, WEST KIRBY, CH48 7HJ
Proposal: Single storey extension to rear and side of dwelling and new paving and steps to back garden

Application No.: APP/14/00225 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr M Reilly **Agent:**
Location: 47 KIRKWAY, GREASBY, CH49 2ND
Proposal: Erection of a single storey side and rear extension

Application No.: APP/14/00254 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 07/05/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr & Mrs Livesey **Agent:** Henson Architectural Design
Location: 199 SUTHERLAND DRIVE, EASTHAM, CH62 8EQ
Proposal: Demolition of existing conservatory, garage and outbuildings and erection of new single storey rear extension, detached garage/games room

Application No.: APP/14/00262 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:**
Location: Sports Pavilion, Arrowe Country Park, ARROWE PARK ROAD, WOODCHURCH, CH49 5LW
Proposal: Refurbishment and reconstruction of Arrowe Park Football Pavilion due to fire damage.

Application No.: APP/14/00268 **Application Type:** Full Planning Permission
Ward: Liscard **Decision Level:** Delegated
Decision Date: 06/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr & Mrs Woodward **Agent:** Bryson McHugh Architects
Location: 43 EGREMONT PROMENADE, EGREMONT, CH44 8BQ
Proposal: Conversion of existing basement to self contained one bedroom apartment and external alteration including patio doors, steps, excavation works and a retaining wall.

Application No.: APP/14/00272 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 27/05/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: **Agent:** South Wirral Design Services
Location: Thornton Hall Hotel, NESTON ROAD, THORNTON HOUGH, CH63 1JF
Proposal: Erection of an extension to the hotel

Application No.: APP/14/00275 **Application Type:** Full Planning Permission
Ward: Rock Ferry **Decision Level:** Delegated
Decision Date: 01/05/2014 **Decision:** Refuse
Case Officer: Miss A McDougall
Applicant: **Agent:** Grantley Lowe
Location: Cleared Site, MEADOW LANE, ROCK FERRY, CH42 3YE
Proposal: Erection of a retail (A1) building with associated car park and vehicle access onto St Pauls Road.

Application No.: APP/14/00278 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 14/05/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Miss J Carlaw **Agent:** DNA GROUP
Location: 32 VILLAGE ROAD, WEST KIRBY, CH48 3JW
Proposal: Demolish existing single storey side kitchen extension and build new single storey larger extension with pitched roof. New pitched roof to existing two storey rear extension. New double doors and balcony area to rear of existing two storey extension.

Application No.: APP/14/00279 **Application Type:** Full Planning Permission
Ward: Moreton West and Saughall Massie **Decision Level:** Delegated
Decision Date: 01/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr P Kenny **Agent:**
Location: Morton Arms, PASTURE ROAD, MORETON, CH46 7TQ
Proposal: Proposed change of use of part of the ground floor of the former Morton Arms public house to Cafe and installation of external security shutters to the ground floor windows and doorways.

Application No.: DPP3/14/00280 **Application Type:** Work for Council by Council
Ward: Seacombe **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Wirral Borough Council
Location: Guinea Gap Baths and Recreation Centre, RIVERVIEW ROAD, EGREMONT, CH44 6PX
Proposal: Replacement outside sports pitch within secure fencing (cage) on same ground as existing sports pitch.

Application No.: APP/14/00281 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 01/05/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Mike Rimmer **Agent:** Snow architects Ltd
Location: 19 GREENHEYS ROAD, IRBY, CH61 2XR
Proposal: Erection of a two-storey side part rear extension

Application No.: APP/14/00282 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 01/05/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Barnish **Agent:**
Location: 12 ANTONS ROAD, IRBY, CH61 9PT
Proposal: Erection of part single/part two storey side and rear extension

Application No.: APP/14/00283 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 09/05/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr P Kaye **Agent:**
Location: 29 BRIAR DRIVE, HESWALL, CH60 5RN
Proposal: Construction of raised terrace behind existing garage.

Application No.: APP/14/00287 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 06/05/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr & Mrs P Allt **Agent:** Mr Richard Vickers
Location: 16 OAKRIDGE ROAD, BROMBOROUGH, CH62 2AS
Proposal: Extensions to dwelling and provision of new vehicular access

Application No.: APP/14/00292 **Application Type:** Full Planning Permission
Ward: Prenton **Decision Level:** Delegated
Decision Date: 01/05/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Sedgwick Associates
Location: 361 WOODCHURCH ROAD, PRENTON, CH42 8PE
Proposal: Change of use from A1 to A2 (Financial and professional services)

Application No.: APP/14/00294 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr Barry Pilgrim **Agent:** Edward Welch Associates
Location: 15 THE KINGS GAP, HOYLAKE
Proposal: Resiting brick pier to vehicular/pedestrian entrance to increase width from 2.48m to 3.24m

Application No.: APP/14/00296 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 01/05/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: **Agent:** Ainsley Gommon Architects
Location: 2 GREYSTOKE CLOSE, UPTON, CH49 0UJ
Proposal: Upgrading of external entrance to flats with new doorsets & lighting.

Application No.:	APP/14/00299	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	01/05/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr ADAMS	Agent:	INSITE ARCHITECTURE
Location:	Morgen, NOCTORUM ROAD, NOCTORUM, CH43 9UG		
Proposal:	3 No. new dwellings including demolition of existing dwelling and proposed replacement		
Application No.:	APP/14/00300	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	01/05/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Treadway	Agent:	Architects-Direct.com
Location:	29 PATON CLOSE, NEWTON, CH48 6DN		
Proposal:	Erection of a two storey rear and side extension and single storey side extension		
Application No.:	APP/14/00305	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	23/05/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr Ali Yazid	Agent:	O'Rourke Smith
Location:	Brighton Street Cafe, 194 BRIGHTON STREET, EGREMONT, CH44 8DY		
Proposal:	Change of use of first and second floors from an office to 2 self contained flats		
Application No.:	APP/14/00307	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	01/05/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Paul Hazlehurst	Agent:	
Location:	1 PARRS ROAD, OXTON, CH43 5TX		
Proposal:	Erection of a single storey side extension		
Application No.:	APP/14/00309	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	15/05/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	
Location:	Mount Primary School, MOUNT PLEASANT ROAD, LISCARD, CH45 5HU		
Proposal:	Single storey side extension to existing assembly/dinning hall for storage and additional capacity		

Application No.: APP/14/00316 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 30/04/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mr A Geary **Agent:** Cheshire Architectural Services
Location: Yew Tree Cottage, EASTHAM VILLAGE ROAD, EASTHAM, CH62 0AE
Proposal: Proposed single-storey extension to rear

Application No.: ADV/14/00317 **Application Type:** Advertisement Consent
Ward: Liscard **Decision Level:** Delegated
Decision Date: 01/05/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: **Agent:**
Location: Natwest Bank, 31-35 WALLASEY ROAD, LISCARD, CH45 4NS
Proposal: Updating external advertising and branding to retail bank branch. Replacing and minor modifications to existing signage.

Application No.: APP/14/00320 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 08/05/2014 **Decision:** Refuse
Case Officer: Mrs S Day
Applicant: Mr R Porritt **Agent:** martin fletcher architects
Location: 10 THE RIDGEWAY, MEOLS, CH47 9SA
Proposal: Demolition of existing garden store and erection of 4No. Semi detached houses.

Application No.: APP/14/00321 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 08/05/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Kirk Ashcroft **Agent:** Major Design Partnership
Location: 2A ADASTON AVENUE, EASTHAM, CH62 8BS
Proposal: Retention of dormer window to side of dwelling.

Application No.: APP/14/00322 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 01/05/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr A Gregory **Agent:** H.P.S LTD
Location: 60A SANDY LANE, WEST KIRBY, CH48 3JA
Proposal: Replacement Orangery

Application No.:	APP/14/00323	Application Type:	Full Planning Permission
Ward:	Cloughton	Decision Level:	Delegated
Decision Date:	08/05/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	
Location:	Golf Course, Wirral Ladies Golf Club, 93 BIDSTON ROAD, OXTON		
Proposal:	Installation of 3no. water storage tanks		
Application No.:	APP/14/00326	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	12/05/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mr H Rees	Agent:	Cooper Clark Design
Location:	Wallasey Yacht Club, 8-10 HOPE STREET, NEW BRIGHTON, CH45 2LN		
Proposal:	Change of use of adjoining car park to form boat storage facility. Construction of new boundary wall at front and rear of parking area to form secure boundary to new boat park.		
Application No.:	APP/14/00327	Application Type:	Full Planning Permission
Ward:	Wallasey	Decision Level:	Delegated
Decision Date:	07/05/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr S Catherall	Agent:	CADStation Ltd
Location:	38 SEA ROAD, NEW BRIGHTON, CH45 0JU		
Proposal:	Single storey front/side porch extension with front balcony extension and cedar cladding to front elevation		
Application No.:	APP/14/00328	Application Type:	Full Planning Permission
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	06/05/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr R Parkinson	Agent:	Mr P Hetherington
Location:	30 WARWICK DRIVE, EGREMONT, CH45 7PJ		
Proposal:	Single Storey Front Extension & Roof Alteration.		
Application No.:	APP/14/00329	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	12/05/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Brown	Agent:	Bryson McHugh Architects
Location:	6 BERWYN AVENUE, THINGWALL, CH61 7UN		
Proposal:	Erection of Single Storey Side and Rear Extension		

Application No.:	APP/14/00330	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	07/05/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr & Mrs Morton	Agent:	The Kenefick Jones Partnership Ltd
Location:	6 LUDLOW DRIVE, WEST KIRBY, CH48 3JQ		
Proposal:	Erection of a two-storey side part rear extension to include single storey rear		
Application No.:	APP/14/00331	Application Type:	Full Planning Permission
Ward:	Bebington	Decision Level:	Delegated
Decision Date:	06/05/2014	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr R Lawson	Agent:	Mr R Vickers
Location:	9 GARTH BOULEVARD, HIGHER BEBINGTON, CH63 5LS		
Proposal:	Single storey side and rear extension to dwelling		
Application No.:	APP/14/00332	Application Type:	Full Planning Permission
Ward:	Eastham	Decision Level:	Delegated
Decision Date:	16/05/2014	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:	Mr Jamie Higgie	Agent:	SDA Architecture
Location:	63 ACRE LANE, BROMBOROUGH		
Proposal:	Conversion of existing loft space to a self contained flat and associated alterations including rear dormer		
Application No.:	APP/14/00333	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	07/05/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr M Chan	Agent:	John Sulley Associates
Location:	14 PARKWAY, IRBY, CH61 3XJ		
Proposal:	Single storey extension at side and rear		
Application No.:	APP/14/00334	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	06/05/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:	Mr John Oldfield	Agent:	
Location:	32 BIRCH AVENUE, UPTON, CH49 4LT		
Proposal:	Amendment to planning approval APP/13/01599 to change the rear bedroom window into a juliet balcony		

Application No.: APP/14/00335 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 07/05/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr R Jackson **Agent:** BDS
Location: 101 WIRRAL GARDENS, BEBINGTON, CH63 3BG
Proposal: Single storey ground floor extension to front of house, replacement of existing flat roof over porch, garage and utility with new pitched roof (front wrap around)

Application No.: APP/14/00337 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 06/05/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Bunby **Agent:** Stephen Quicke Chartered Architect
Location: 10 NIGEL ROAD, BARNSTON, CH60 1XU
Proposal: First floor extension over garage, Roof alteration and chimney removal

Application No.: LBC/14/00340 **Application Type:** Listed Building Consent
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mr S Lomas **Agent:**
Location: 40 WELLINGTON ROAD, NEW BRIGHTON, CH45 2NG
Proposal: Garage extension with new flat roof.

Application No.: APP/14/00341 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 06/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Dr B Inaim **Agent:**
Location: 5 PRINCESS TERRACE, OXTON, CH43 5RB
Proposal: Change of use of from residential property to a childrens residential home for up to 3 children with 24 hour care

Application No.: APP/14/00343 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** KDP Architects
Location: 33 HAMILTON SQUARE, BIRKENHEAD
Proposal: Proposed Change of Use From Former (Grade I) Office Building to 5no, Residential Apartments

Application No.:	LBC/14/00344	Application Type:	Listed Building Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	23/05/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	KDP Architects
Location:	33 HAMILTON SQUARE, BIRKENHEAD		
Proposal:	Proposed Change of Use From Former (Grade I) Office Building to 5no, Residential Apartments		
Application No.:	APP/14/00345	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	13/05/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	Kennedy Design Ltd
Location:	Lookers, 6 WOODCHURCH ROAD, OXTON, CH41 2UF		
Proposal:	Demolition of existing wet and dry valet building and the erection of a new twin bay wash building.		
Application No.:	APP/14/00346	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	08/05/2014	Decision:	Approve
Case Officer:	Mrs S Day		
Applicant:	Mr J Atherton	Agent:	
Location:	40 MATHER ROAD, OXTON, CH43 1TS		
Proposal:	Single storey front entrance porch		
Application No.:	APP/14/00347	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	23/05/2014	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	
Location:	Hunt Brothers and Co Ltd, Argyle Buildings, 69-71 ARGYLE STREET, BIRKENHEAD, CH41 6AB		
Proposal:	Provision of new flue to rear elevation of building to serve new biomass boiler.		
Application No.:	APP/14/00349	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	09/05/2014	Decision:	Approve
Case Officer:	Mrs J McMahan		
Applicant:	Mr T Kirwan	Agent:	C W Jones
Location:	19 DOWNHAM ROAD SOUTH, HESWALL, CH60 5RG		
Proposal:	Single storey rear extension		

Application No.: APP/14/00350 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 30/04/2014 **Decision:** Permitted development
Case Officer: Miss A McDougall
Applicant: Mrs Donaldson **Agent:** MDH Architects Ltd
Location: 23 KINGS LANE, HIGHER BEBINGTON, CH63 8NN
Proposal: Refurbishment of existing garage at rear of property to provide one additional bedroom with en-suite

Application No.: DLS/14/00351 **Application Type:** Reserved Matters
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 30/05/2014 **Decision:** Approve
Case Officer: Ms J Storey
Applicant: **Agent:** Ainsley Gommon Architects
Location: Unichema Chemicals, POOL LANE, BROMBOROUGH, CH62 4UE
Proposal: Phase one reserved Matters application for the construction of a Factory Unit, Office, Storage Facility and Car Park for Steel Reinforcement Production Company related to outline application OUT/12/00177

Application No.: APP/14/00353 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr M De Silva **Agent:** MDH Architects Ltd
Location: 27 TOWNSHEND AVENUE, IRBY, CH61 2XN
Proposal: Erection of a two-storey part single storey side/rear extension

Application No.: APP/14/00354 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 30/05/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Wellsfield Associates
Location: Co-op Welcome, 10 CROSS LANE, BEBINGTON, CH63 3AL
Proposal: Proposed new steel framed canopy (finish: white) with profiled polycarbonate sheet roof to be installed in delivery yard.

Application No.: APP/14/00356 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 16/05/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr McNulty **Agent:** **Agent:**
Location: 1 TOLEMAN AVENUE, BEBINGTON, CH63 7QA
Proposal: Erection of a new residential dwelling comprising lounge, study, WC and kitchen at ground floor with 5no. bedrooms including bathroom and en-suite at first floor level.

Application No.: APP/14/00357 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 21/05/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr J Cowin **Agent:**
Location: 51 RIDGEWOOD DRIVE, PENSBY, CH61 8RD
Proposal: Single storey rear and side extension

Application No.: APP/14/00360 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Mulqueen **Agent:** C W Jones
Location: Land adjacent to 11 South Drive, UPTON, CH49 6LF
Proposal: Erection of a new house (amendment to planning application APP/13/01585)

Application No.: APP/14/00361 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 09/05/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: Mr R Ewart **Agent:**
Location: 204 WALLASEY ROAD, LISCARD, CH44 2AG
Proposal: Sub-divide the existing house to create a self contained apartment.

Application No.: APP/14/00362 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr K Wellman **Agent:** Cliff Elliot
Location: 105 ACRE LANE, BROMBOROUGH, CH62 7EN
Proposal: Square off garage side wall and replace flat roof with a pitched roof.

Application No.: APP/14/00367 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 19/05/2014 **Decision:** Approve
Case Officer: Mrs J Malpas
Applicant: **Agent:** Paddock Johnson Partnership
Location: Manor Lodge, 22 LODGE LANE, PORT SUNLIGHT
Proposal: Erection of Timber Fences to enclose and screen 3 new clothes lines

Application No.: APP/14/00368 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 09/05/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr M Forber **Agent:** Aedas
Location: St Peter and St Paul RC Aided Primary School, SANDRINGHAM DRIVE, NEW BRIGHTON, CH45 9JD
Proposal: Relocation of an existing canopy into school playground

Application No.: APP/14/00369 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 03/06/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr Holmes **Agent:** S Yates Design Services
Location: Mill House, 2 MILL LANE, GAYTON, CH60 2TG
Proposal: Proposed Two Storey side extension, single storey rear extension with canopy, detached double garage and demolition of existing garage, decking and alterations to existing window openings. Amended Description.

Application No.: APP/14/00370 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr & Mrs Ryan **Agent:** Bromilow Architects Ltd
Location: 2 MACDONA DRIVE, WEST KIRBY, CH48 3JD
Proposal: Proposed Demolition of existing conservatory and replacement with new single storey side extension.

Application No.: APP/14/00371 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 09/05/2014 **Decision:** Refuse
Case Officer: Mrs MA Jackson
Applicant: Mr Mezeli **Agent:** GL Architectural
Location: 62 SANDY LANE, WEST KIRBY, CH48 3JA
Proposal: Proposed two-storey extension at rear.

Application No.: APP/14/00372 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 15/05/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr Wilson **Agent:** CSPlanningEnforcementSolutions
Location: Marcus Street Car Sales, MARCUS STREET, BIRKENHEAD, CH41 1EU
Proposal: Alterations to existing industrial building

Application No.:	OUT/14/00373	Application Type:	Outline Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	13/05/2014	Decision:	Refuse
Case Officer:	Mrs S Day		
Applicant:		Agent:	Concept Town Planning Limited
Location:	Carlton House Nursery School and Baby Care, THINGWALL ROAD, IRBY, CH61 3UE		
Proposal:	Demolition of existing buildings and erection of 3no. detached dwellings with sperate garages.		
Application No.:	APP/14/00375	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	12/05/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Foster	Agent:	Wallace Architecture
Location:	25 STORETON ROAD, OXTON, CH43 5TN		
Proposal:	Proposed Single Storey Kitchen Extension to Rear of Property		
Application No.:	APP/14/00376	Application Type:	Full Planning Permission
Ward:	Moreton West and Saughall Massie	Decision Level:	Delegated
Decision Date:	12/05/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr Paterson	Agent:	Benchmark P D & D Ltd
Location:	122 DOUGLAS DRIVE, MORETON, CH46 6BY		
Proposal:	Single storey rear extension		
Application No.:	APP/14/00378	Application Type:	Full Planning Permission
Ward:	Bromborough	Decision Level:	Delegated
Decision Date:	06/05/2014	Decision:	Approve
Case Officer:	Ms J Storey		
Applicant:		Agent:	Deloitte
Location:	Unilever Ltd, WOOD STREET, PORT SUNLIGHT		
Proposal:	Erection of a surface car park, including internal access works, dispersal of soil, landscaping and associated development.		
Application No.:	APP/14/00379	Application Type:	Full Planning Permission
Ward:	Prenton	Decision Level:	Delegated
Decision Date:	12/05/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Colin Clayton	Agent:	Bryson McHugh Architects
Location:	3 BERKELEY AVENUE, PRENTON, CH43 3AJ		
Proposal:	Erection of single storey side and rear extension		

Application No.:	APP/14/00380	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	23/05/2014	Decision:	Approve
Case Officer:	Mr K Spilsbury		
Applicant:		Agent:	
Location:	9E Odyssey Centre, CORPORATION ROAD, BIRKENHEAD, CH41 1HB		
Proposal:	Alterations to the front elevation including shop front windows, door and an entrance ramp and 3 new roller shutter doors and two new fire escape doors to the rear elevation.		

Application No.:	APP/14/00381	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	13/05/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr M Love	Agent:	
Location:	23 COVERTSIDE, NEWTON, CH48 9UD		
Proposal:	Erection of a two-storey side & rear extension, internal alterations and installation of first-floor side facing windows		

Application No.:	APP/14/00386	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	13/05/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:		Agent:	JWE Architectural Services
Location:	Claire House, CLATTERBRIDGE ROAD, CLATTERBRIDGE, CH63 4JD		
Proposal:	Single storey modular building (Porta-cabin) connected to the rear of the existing fund raising building.		

Application No.:	APP/14/00388	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	13/05/2014	Decision:	Approve
Case Officer:	Mr S Williamson		
Applicant:	Ms M Rees	Agent:	Bromilow Architects Ltd
Location:	Tan Twmpath, 1 MOUNT ROAD, WEST KIRBY, CH48 2HH		
Proposal:	Proposed construction of a pitched roof over existing rear kitchen		

Application No.:	ADV/14/00391	Application Type:	Advertisement Consent
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	15/05/2014	Decision:	Approve
Case Officer:	Mr S Lacey		
Applicant:		Agent:	Endpoint Ltd
Location:	St Marks House, 2 CONWAY STREET, BIRKENHEAD, CH41 6HT		
Proposal:	Erection of 4 internally illuminated fascia signs and one free standing internally illuminated totem sign.		

Application No.:	APP/14/00392	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	20/05/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr Roger Grimshaw	Agent:	Mr Ian Stewart
Location:	The Leyes, 2 OAKSWAY, GAYTON, CH60 3SP		
Proposal:	Single storey extension to form games room to side of existing house		
Application No.:	APP/14/00393	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	16/05/2014	Decision:	Approve
Case Officer:	Mr S Williamson		
Applicant:	Mr & Mrs Irvin	Agent:	Irvin Consultants
Location:	52 GLEGGSIDE, NEWTON, CH48 6EA		
Proposal:	Two storey side extension and new front porch		
Application No.:	APP/14/00395	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	01/05/2014	Decision:	Refuse
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Randles	Agent:	CLA
Location:	Dale Cottage, RABY ROAD, RABY, CH63 4JR		
Proposal:	Demolition of 2no rear single storey bays and proposed erection of new rear single storey extension, with revised boundaries to perimeter		
Application No.:	APP/14/00398	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	28/05/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr John Lennox	Agent:	JH Consulting
Location:	24 DALE AVENUE, HESWALL, CH60 7TA		
Proposal:	Erection of a single storey side and rear extension		
Application No.:	APP/14/00399	Application Type:	Full Planning Permission
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	13/05/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr Phil Williams	Agent:	Pro-TECH Architecture Ltd
Location:	84 STATHAM ROAD, BIDSTON, CH43 7XS		
Proposal:	Erection of a two storey side extension and single storey rear extension		

Application No.: APP/14/00400 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 04/06/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Andrew Went **Agent:** Collins Architecture
Location: Cotswold, 7 PARK WEST, HESWALL, CH60 9JE
Proposal: Two storey front and side extension & single storey rear extension. Attached single storey garage to side and new fence to front boundary.

Application No.: APP/14/00402 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 15/05/2014 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: Mr Clifford Ryan **Agent:**
Location: East Farm Column Road Caldy Wirral CH48
Proposal: A wooden agricultural storage building with a concrete base

Application No.: APP/14/00404 **Application Type:** Full Planning Permission
Ward: Bromborough **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr & Mrs Lannigan **Agent:** DNA GROUP
Location: Low Eaves, 2 NORTH CLOSE, BROMBOROUGH, CH62 2BU
Proposal: Remove existing sun room and build a new single storey extension with pitch roof new doors to first floor bedroom and create a balcony area to the new roof section

Application No.: APP/14/00405 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 15/05/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Roger Sanders **Agent:** Anthony Izzard Associates
Location: 28 NEWLYN ROAD, MEOLS, CH47 7AS
Proposal: Erection of a first-floor side part rear extension, single storey rear extension with roof terrace above and single storey front extension (resubmission of APP/13/01046)

Application No.: APP/14/00406 **Application Type:** Full Planning Permission
Ward: Oxtton **Decision Level:** Delegated
Decision Date: 04/06/2014 **Decision:** Refuse
Case Officer: Mrs S Lacey
Applicant: Mr M Barrington **Agent:** Oakdale Property Consultants Ltd.
Location: 5A Holm Cottages, HOLM LANE, OXTON, CH43 2HL
Proposal: Small one bedroom bungalow on plot

Application No.: APP/14/00409 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Mrs S Day
Applicant: Mr S Moon **Agent:** O'Loughlin Architects Ltd
Location: 15 BARN HEY CRESCENT, MEOLS, CH47 9RN
Proposal: Single Storey Side Extension

Application No.: APP/14/00410 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 21/05/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr & Mrs Moran **Agent:** Peter Goddard
Location: 1 RADNOR AVENUE, HESWALL, CH60 7ST
Proposal: Side and Rear Extension

Application No.: APP/14/00411 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 21/05/2014 **Decision:** Approve
Case Officer: Mrs C Parker
Applicant: **Agent:** SHACK Architecture ltd
Location: Land Adjacent to 16-20 GRANGE ROAD, HESWALL, CH60 7RZ
Proposal: Retrospective Planning Application for new dwelling to replace APP/13/00790

Application No.: APP/14/00415 **Application Type:** Full Planning Permission
Ward: Cloughton **Decision Level:** Delegated
Decision Date: 15/05/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr & Mrs Wilson **Agent:** 4 Seasons Ltd
Location: 5 HIGHFIELD GARDENS, OXTON, CH43 6WF
Proposal: Double glazed white UPVC dwarf wall conservatory

Application No.: APP/14/00416 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 22/05/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr T Noonan **Agent:** Bryson McHugh Architects
Location: 10 ROBERT DRIVE, GREASBY, CH49 1SD
Proposal: Erection of single storey rear extension and two storey side extension

Application No.: APP/14/00417 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 22/05/2014 **Decision:** Approve
Case Officer: Mr S Williamson
Applicant: Mr & Mrs Williams **Agent:** Bromilow Architects Ltd
Location: 14 CALDY ROAD, WEST KIRBY, CH48 2HG
Proposal: Single storey rear extension, raised terraces to rear, part demolition and rebuilding of existing 2 storey outrigger.

Application No.: APP/14/00419 **Application Type:** Full Planning Permission
Ward: Greasby Frankby and Irby **Decision Level:** Delegated
Decision Date: 12/05/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: **Agent:**
Location: 28 LABURNUM GROVE, IRBY, CH61 4UT
Proposal: Rear and side single storey extension to provide ground floor disabled w.c. facilities, level access, and kitchen.

Application No.: APP/14/00420 **Application Type:** Full Planning Permission
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Aedas
Location: Our Lady and St Edwards RC Aided Primary School, PRICE STREET, BIRKENHEAD, CH41 8DU
Proposal: Proposal to install two new timber bespoke canopies over the pre-school and reception class to provide the pupil with necessary shelter

Application No.: APP/14/00421 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 13/05/2014 **Decision:** Approve
Case Officer: Miss J Wood
Applicant: Mr B Brandon **Agent:** Mr J Fielding
Location: 15 RICKABY CLOSE, BROMBOROUGH, CH63 0EG
Proposal: 2 Storey side extension

Application No.: APP/14/00422 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Approve
Case Officer: Mr S Williamson
Applicant: Mr Hailwood **Agent:** PWE Design
Location: 24 BENNETS LANE, MEOLS, CH47 7AZ
Proposal: Single storey rear extension

Application No.: RESX/14/00424 **Application Type:** Prior Approval Householder PD
Ward: Oxton **Decision Level:** Delegated
Decision Date: 06/05/2014 **Decision:** Prior approval is not required
Case Officer: Mr S Williamson
Applicant: Mr A Bentley **Agent:**
Location: 15 ROWTON CLOSE, OXTON, CH43 2GN
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.037m for which the maximum height would be 3.485m and for which the height of the eaves would be 2.495m

Application No.: APP/14/00426 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 22/05/2014 **Decision:** Approve
Case Officer: Mr M Parry-Davies
Applicant: Mr and Mrs Jones **Agent:** WIRRAL PLANNING ADVICE & APPEALS SERVICE
Location: 18 GRAMMAR SCHOOL LANE, NEWTON, CH48 8AY
Proposal: Erection of a detached dwelling

Application No.: APP/14/00428 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr K Dobson **Agent:** C W Jones
Location: Springfield, WALLRAKE, HESWALL, CH60 8PG
Proposal: Erection of various extensions and construct a pitched roof over existing garage (amendment to previous planning permission 14/00019).

Application No.: APP/14/00429 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 22/05/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr R Evans **Agent:** C W Jones
Location: 7 BROADWAY AVENUE, LISCARD, CH45 6TA
Proposal: Single storey side extension

Application No.: APP/14/00430 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 03/06/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: Mr Challinor **Agent:**
Location: 31 TANCRED ROAD, LISCARD, CH45 4RT
Proposal: Single-storey extension to rear of residential property (AMENDED DESCRIPTION AND AMENDED PLANS RECEIVED)

Application No.: APP/14/00431 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 30/05/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mrs Evans **Agent:** sarah birch
Location: 34 BOULTON AVENUE, WEST KIRBY, CH48 5HZ
Proposal: 3m rear extension of semi-detached house on Boulton Avenue, a new masonry shed, removal of front wall and new external door to porch.

Application No.: APP/14/00432 **Application Type:** Full Planning Permission
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 04/06/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Des Ager Design and Planning Consultant
Location: 47 OXTON ROAD, BIRKENHEAD, CH41 2QQ
Proposal: Proposed installation of an ATM through the glazed shop front. Replacement of part of the existing glazing with new white laminate finished security panels incorporating the ATM fascia and Bank Machine surround and associated receipt/litter bin.

Application No.: ADV/14/00433 **Application Type:** Advertisement Consent
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 04/06/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: **Agent:** Des Ager Design and Planning Consultant
Location: 47 OXTON ROAD, BIRKENHEAD
Proposal: Installation of ATM fascia with black surround and green halo illuminated border. Illuminated signage "Cash" and "Bank Machine" to black surround. ATM white acrylic sign internally illuminated with green lettering to top of ATM fascia.
Illuminated lettering to black ATM surround. "Cash" and "Bank Machine" Halo illumination to Green Duralite boarder Internally illuminated acrylic sign to top of ATM fascia green lettering out of white background in connection with the proposed installation of an ATM (APP/14/00432)

Application No.: APP/14/00434 **Application Type:** Full Planning Permission
Ward: Bebington **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr & Mrs Illidge **Agent:** The Kenefick Jones Partnership Ltd
Location: 23 HIGHCROFT AVENUE, BEBINGTON, CH63 3EZ
Proposal: Demolition of existing garage and carport & erection of a single storey side extension and carport.

Application No.:	APP/14/00435	Application Type:	Full Planning Permission
Ward:	Seacombe	Decision Level:	Delegated
Decision Date:	23/05/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:		Agent:	Paddock Johnson Partnership
Location:	Mersey Court, BOROUGH ROAD EAST, SEACOMBE CH44 6NU		
Proposal:	Creation of 7No additional car parking spaces off Borough Road East		
Application No.:	APP/14/00438	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	28/05/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr D Finn	Agent:	SDA Architects & Surveyors
Location:	1 BORDER ROAD, BARNSTON, CH60 2TN		
Proposal:	Erection of new boundary wall & gates		
Application No.:	DEM/14/00439	Application Type:	Prior Notification of Demolition
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	15/05/2014	Decision:	Prior approval is not required
Case Officer:	Mr N Williams		
Applicant:		Agent:	Mr J Bargiel
Location:	Hoylake Cottage Hospital, BIRKENHEAD ROAD, HOYLAKES, CH47 5AQ		
Proposal:	Demolition of north wing of original retirement home/hospital to enable renovation works		
Application No.:	APP/14/00440	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	23/05/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs R Gibson	Agent:	J Theobald
Location:	6 HOYLE ROAD, HOYLAKES, CH47 3AQ		
Proposal:	Demolition of garage & out houses, erection of side and rear single storey extension and loft conversion.		
Application No.:	APP/14/00441	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	23/05/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mr A Armitage	Agent:	Collins Architecture
Location:	20 GRANGE CROSS LANE, NEWTON, CH48 8BG		
Proposal:	Conversion of loft space to habitable room		

Application No.:	DEM/14/00442	Application Type:	Prior Notification of Demolition
Ward:	Bidston and St James	Decision Level:	Delegated
Decision Date:	29/05/2014	Decision:	Prior approval is not required
Case Officer:	Miss A McDougall		
Applicant:		Agent:	Wirral Council
Location:	Building Services, 250 CLEVELAND STREET, BIRKENHEAD, CH41 3QL		
Proposal:	Demolition of old stable block and stores.		

Application No.:	LBC/14/00444	Application Type:	Listed Building Consent
Ward:	Rock Ferry	Decision Level:	Delegated
Decision Date:	23/05/2014	Decision:	Approve
Case Officer:	Mrs J Malpas		
Applicant:		Agent:	B.Y.A. Ltd Architects
Location:	34- 35 ROCK PARK, ROCK FERRY, CH42 1PL		
Proposal:	Replacement of existing single glazed windows with new double glazed spring loaded sliding sash windows		

Application No.:	APP/14/00445	Application Type:	Full Planning Permission
Ward:	Greasby Frankby and Irby	Decision Level:	Delegated
Decision Date:	28/05/2014	Decision:	Approve
Case Officer:	Mrs S Lacey		
Applicant:	Mrs Helen Hansen	Agent:	
Location:	Birch Heys Farm, Frankby, Wirral, CH48 1PJ		
Proposal:	Field shelter for sheep, feed and hay store and farm equipment store (tractor). Retrospective application.		

Application No.:	APP/14/00446	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	23/05/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr Allan Callaghan	Agent:	The Kenefick Jones Partnership Ltd
Location:	Linghams Bookseller, 248 TELEGRAPH ROAD, HESWALL, CH60 7SG		
Proposal:	Erection of an outdoor seating area.		

Application No.:	APP/14/00447	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	30/05/2014	Decision:	Approve
Case Officer:	Mrs MA Jackson		
Applicant:	Mrs L Stern	Agent:	Mr N Hunter
Location:	37 VILLAGE ROAD, OXTON, CH43 6TZ		
Proposal:	Demolition of an existing conservatory to the rear of the property to be replaced with a new Orangery (same footprint), small side extension to the kitchen and a loft conversion into a new bedroom.		

Application No.: APP/14/00450 **Application Type:** Full Planning Permission
Ward: New Brighton **Decision Level:** Delegated
Decision Date: 29/05/2014 **Decision:** Approve
Case Officer: Mr N Williams
Applicant: Mr & Mrs Hunter & McKeown **Agent:** Griffiths Thompson Partnership
Location: Portland Court, WELLINGTON ROAD, NEW BRIGHTON
Proposal: Remodelling of an existing four bedroom apartment at Portland Court to create 1 No. new one-bedroom apartment and 1 No. new two-bedroom apartment

Application No.: APP/14/00452 **Application Type:** Full Planning Permission
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 03/06/2014 **Decision:** Approve
Case Officer: Mr K Spilsbury
Applicant: Mr Greg Bearsley **Agent:**
Location: 6 MERIDEN AVENUE, SPITAL, CH63 9NW
Proposal: Single storey conservatory to rear elevation

Application No.: APP/14/00453 **Application Type:** Full Planning Permission
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Approve
Case Officer: Miss A McDougall
Applicant: Mr James Beaney **Agent:** The Kenefick Jones Partnership Ltd
Location: 10 RIDGEMERE ROAD, PENSBY, CH61 8RL
Proposal: Single storey side extension and internal alterations

Application No.: APP/14/00454 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Approve
Case Officer: Mrs S Williams
Applicant: Mr Neil McEvoy **Agent:**
Location: 41 COVERTSIDE, NEWTON, CH48 9UD
Proposal: Erection of a front and rear dormers and conversion of hip to gables

Application No.: APP/14/00455 **Application Type:** Full Planning Permission
Ward: West Kirby and Thurstaston **Decision Level:** Delegated
Decision Date: 03/06/2014 **Decision:** Approve
Case Officer: Mrs MA Jackson
Applicant: Mr Nick Bradshaw **Agent:** Falconer Chester Hall Ltd
Location: Ladythorne, 8 CROFT DRIVE EAST, CALDY, CH48 1LR
Proposal: Extension to rear of house. Internal reconfiguration to ground and upper floor, additional of Juliet balcony to master bedroom.(amended description)

Application No.:	APP/14/00456	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	30/05/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr George Foulkes	Agent:	Kriss Cringle Associates
Location:	23 SPEEDWELL DRIVE, BARNSTON, CH60 2SY		
Proposal:	First floor side extension above existing garage		
Application No.:	APP/14/00457	Application Type:	Full Planning Permission
Ward:	Pensby and Thingwall	Decision Level:	Delegated
Decision Date:	29/05/2014	Decision:	Approve
Case Officer:	Miss A McDougall		
Applicant:	Mr N Smith	Agent:	
Location:	8 HOLMWOOD DRIVE, THINGWALL, CH61 1AU		
Proposal:	Proposed First floor extension over the existing garage to the front of the property.		
Application No.:	APP/14/00459	Application Type:	Full Planning Permission
Ward:	Oxton	Decision Level:	Delegated
Decision Date:	30/05/2014	Decision:	Approve
Case Officer:	Mr M Parry-Davies		
Applicant:	Mr William Charles White	Agent:	
Location:	The Paddock, NOCTORUM LANE, OXTON, CH43 9TZ		
Proposal:	Erection of detached dwelling and garage		
Application No.:	APP/14/00460	Application Type:	Full Planning Permission
Ward:	Birkenhead and Tranmere	Decision Level:	Delegated
Decision Date:	30/05/2014	Decision:	Approve
Case Officer:	Mr N Williams		
Applicant:		Agent:	O'Rourke Smith
Location:	2 SALISBURY STREET, BIRKENHEAD, CH41 2RL		
Proposal:	Infill extension to front		
Application No.:	DEM/14/00462	Application Type:	Prior Notification of Demolition
Ward:	New Brighton	Decision Level:	Delegated
Decision Date:	14/05/2014	Decision:	Prior approval is not required
Case Officer:	Mr N Williams		
Applicant:		Agent:	
Location:	15-25 FIELD ROAD, NEW BRIGHTON, CH45 5BG		
Proposal:	Demolition of site		

Application No.:	APP/14/00470	Application Type:	Full Planning Permission
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	15/05/2014	Decision:	Approve
Case Officer:	Miss J Wood		
Applicant:	Mr Graham Keen	Agent:	
Location:	3 KESWICK AVENUE, EASTHAM, CH63 0NP		
Proposal:	Single storey extension to side of house		
Application No.:	APP/14/00471	Application Type:	Full Planning Permission
Ward:	West Kirby and Thurstaston	Decision Level:	Delegated
Decision Date:	23/05/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Mr C Rathbone	Agent:	Bromilow Architects Ltd
Location:	1 HILBRE ROAD, WEST KIRBY		
Proposal:	Erection of a single storey side extension		
Application No.:	APP/14/00474	Application Type:	Full Planning Permission
Ward:	Heswall	Decision Level:	Delegated
Decision Date:	04/06/2014	Decision:	Approve
Case Officer:	Mrs J McMahon		
Applicant:	Mr & Mrs Mostafa	Agent:	Bromilow Architects Ltd
Location:	Greenwood, 3 COTTAGE DRIVE WEST, GAYTON, CH60 8NX		
Proposal:	Proposed First Floor extension over existing garage and utility to side of dwelling		
Application No.:	APP/14/00475	Application Type:	Full Planning Permission
Ward:	Hoylake and Meols	Decision Level:	Delegated
Decision Date:	04/06/2014	Decision:	Approve
Case Officer:	Mrs S Williams		
Applicant:	Miss T Wyke	Agent:	Neil Braithwaite Architect
Location:	31A WESTBOURNE GROVE, WEST KIRBY, CH48 4DJ		
Proposal:	Erection of a single storey extension		
Application No.:	RESX/14/00477	Application Type:	Prior Approval Householder PD
Ward:	Clatterbridge	Decision Level:	Delegated
Decision Date:	27/05/2014	Decision:	Prior approval is not required
Case Officer:	Mr K Spilsbury		
Applicant:	Mrs M Hodgson	Agent:	SDA Architects & Surveyors
Location:	12 KEMPSON TERRACE, BEBINGTON, CH63 3HU		
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 3.475m and for which the height of the eaves would be 2.275m		

Application No.: APP/14/00480 **Application Type:** Full Planning Permission
Ward: Hoylake and Meols **Decision Level:** Delegated
Decision Date: 04/06/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Weightman & Bullen Ltd
Location: Great Meols Primary School, ELWYN ROAD, MEOLS, CH47 7AP
Proposal: Erection of new activity hall and relocation of existing stores

Application No.: APP/14/00481 **Application Type:** Full Planning Permission
Ward: Upton **Decision Level:** Delegated
Decision Date: 28/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** RADM Architects
Location: 51 MANOR DRIVE, UPTON, CH49 6JE
Proposal: Erection of 1.5 storey side extension (amendment to approved planning application APP/14/00059)

Application No.: DEM/14/00486 **Application Type:** Prior Notification of Demolition
Ward: Birkenhead and Tranmere **Decision Level:** Delegated
Decision Date: 09/05/2014 **Decision:** Prior approval is not required
Case Officer: Mr K Spilsbury
Applicant: **Agent:**
Location: 325-329 BOROUGH ROAD, BIRKENHEAD, CH41 2UZ
Proposal: The buildings are traditionally built with shop front on the main road and are two storeys high with brick built outriggers
The buildings are in a dangerous condition and in urgent need of demolition
The buildings will be demolished by hand to the road way and 360 excavator
All suitable materials will be recycled

Application No.: DEM/14/00488 **Application Type:** Prior Notification of Demolition
Ward: Bidston and St James **Decision Level:** Delegated
Decision Date: 30/05/2014 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: **Agent:**
Location: 31 MILNER STREET, BIRKENHEAD, CH41 8HG
Proposal: Traditionally built terraced properties
All buildings are in a state of disrepair
Buildings carefully removed by a 360 excavator and by hand to the road way
To be developed in future

Application No.: RESX/14/00493 **Application Type:** Prior Approval Householder PD
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 14/05/2014 **Decision:** Prior Approval Given
Case Officer: Mrs S Williams
Applicant: Mr G Meagan **Agent:** Cadstation
Location: 3 SPENCER AVENUE, MORETON, CH46 9PL
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 7m for which the maximum height would be 4m and for which the height of the eaves would be 3m

Application No.: APP/14/00500 **Application Type:** Full Planning Permission
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 30/05/2014 **Decision:** Approve
Case Officer: Mrs S Lacey
Applicant: **Agent:** Mr Alan Stewart
Location: Wallasey Guide Headquarters, Leasowe Road, Wirral
Proposal: Demolition of existing (retrospective) and rebuilding of detached meeting hall at the rear of the main headquarters building.

Application No.: RESX/14/00502 **Application Type:** Prior Approval Householder PD
Ward: Leasowe and Moreton East **Decision Level:** Delegated
Decision Date: 19/05/2014 **Decision:** Prior approval is not required
Case Officer: Mrs MA Jackson
Applicant: Mr M Worrallo **Agent:** J Bargiel Architectural Consultants
Location: 42 MURRAYFIELD DRIVE, LEASOWE, CH46 3RS
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 3.65m and for which the height of the eaves would be 2.35m

Application No.: APP/14/00505 **Application Type:** Full Planning Permission
Ward: Eastham **Decision Level:** Delegated
Decision Date: 04/06/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr P Dutton **Agent:**
Location: 33 GREENFIELDS AVENUE, BROMBOROUGH, CH62 6DB
Proposal: Erection of a single storey rear extension

Application No.: RESX/14/00509 **Application Type:** Prior Approval Householder PD
Ward: Prenton **Decision Level:** Delegated
Decision Date: 23/05/2014 **Decision:** Prior approval is not required
Case Officer: Miss J Wood
Applicant: Mr M Abraham **Agent:** C W Jones
Location: 42 PRENTON VILLAGE ROAD, PRENTON, CH43 0SZ
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.2m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.3m

Application No.: RESX/14/00510 **Application Type:** Prior Approval Householder PD
Ward: Clatterbridge **Decision Level:** Delegated
Decision Date: 21/05/2014 **Decision:** Prior approval is not required
Case Officer: Miss J Wood
Applicant: Mr & Mrs David Phillips **Agent:** Bromilow Architects
Location: 30 PARKFIELD ROAD, BEBINGTON, CH63 3DS
Proposal: Erection of a single storey extension which would extend beyond the rear wall of the original house by 3.55m for which the maximum height would be 3.1m and for which the height of the eaves would be 2.95m

Application No.: APP/14/00512 **Application Type:** Full Planning Permission
Ward: Heswall **Decision Level:** Delegated
Decision Date: 04/06/2014 **Decision:** Approve
Case Officer: Mrs J McMahon
Applicant: Mr Ian John Shaw **Agent:**
Location: 289 TELEGRAPH ROAD, HESWALL, CH60 6RN
Proposal: The construction of a hipped roof over the existing flat roof to the double garage and lean to roof over existing flat roof to lounge/porch

Application No.: RESX/14/00513 **Application Type:** Prior Approval Householder PD
Ward: Bebington **Decision Level:** Delegated
Decision Date: 03/06/2014 **Decision:** Prior Approval Given
Case Officer: Miss J Wood
Applicant: Mr & Mrs Singleton **Agent:** The Kenefick Jones Partnership
Location: 16 LINKSIDE, HIGHER BEBINGTON, CH63 5PF
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.30m for which the maximum height would be 3.74m and for which the height of the eaves would be 2.55m

Application No.: RESX/14/00520 **Application Type:** Prior Approval Householder PD
Ward: Wallasey **Decision Level:** Delegated
Decision Date: 21/05/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Williams
Applicant: Mrs Linda Hook **Agent:**
Location: 101 MOSSLANDS DRIVE, WALLASEY VILLAGE, CH44 2ER
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.0m for which the maximum height would be 3.6m and for which the height of the eaves would be 2.6m

Application No.: RESX/14/00529 **Application Type:** Prior Approval Householder PD
Ward: Upton **Decision Level:** Delegated
Decision Date: 29/05/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Lacey
Applicant: Mr Jones **Agent:** Bay Tree Conservatories LTD
Location: 48 MEADWAY, UPTON, CH49 6JQ
Proposal: Erection of an orangery which would extend beyond the rear wall of the original house by 4.0m for which the maximum height would be 3.121m and for which the height of the eaves would be 2.200m

Application No.: RESX/14/00555 **Application Type:** Prior Approval Householder PD
Ward: Upton **Decision Level:** Delegated
Decision Date: 04/06/2014 **Decision:** Prior approval is not required
Case Officer: Mrs S Lacey
Applicant: Mr David Johnson **Agent:**
Location: 13 DONCASTER DRIVE, UPTON, CH49 4NX
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.1m for which the maximum height would be 3.0m and for which the height of the eaves would be 2.3m

Application No.: APP/14/00590 **Application Type:** Full Planning Permission
Ward: **Decision Level:** Delegated
Decision Date: 16/05/2014 **Decision:** Decline to determine
Case Officer: Mrs C Parker
Applicant: Mr John Byrne **Agent:** Land Planning
Location: Land to the rear of 91 RIDGEMERE ROAD, PENSBY, CH61 8RR
Proposal: The Development proposed is a single storey domestic dwelling house and the removal of a garage.

Application No.: RESX/14/00614 **Application Type:** Prior Approval Householder PD
Ward: Heswall **Decision Level:** Delegated
Decision Date: 05/06/2014 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Mr Stephen Morris **Agent:**
Location: Hilbre, 5A THE PADDOCK, BARNSTON, CH60 1XJ
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4275mm for which the maximum height would be 3.850mm and for which the height of the eaves would be 2675mm

Application No.: RESX/14/00622 **Application Type:** Prior Approval Householder PD
Ward: Pensby and Thingwall **Decision Level:** Delegated
Decision Date: 05/06/2014 **Decision:** Prior approval is not required
Case Officer: Mrs J McMahon
Applicant: Mr Peter Baxter **Agent:** Ultraseal
Location: 18 BEAUMARIS DRIVE, THINGWALL, CH61 7XP
Proposal: Erection of a conservatory which would extend beyond the rear wall of the original house by 5.0m for which the maximum height would be 2.8m and for which the height of the eaves would be 2.0m

Summary of data

	Total Per
Approve	138
Decline to determine	1
Lawful Use	1
Permitted development	1
Prior Approval Given	2
Prior approval is not required	15
Refuse	11
Withdrawn	2
Report Total	171