



## Planning Committee

<b>Date:</b>	<b>Thursday, 21 July 2016</b>
<b>Time:</b>	<b>6.00 pm</b>
<b>Venue:</b>	<b>Committee Room 1 - Wallasey Town Hall</b>

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

To approve the accuracy of the minutes of the meeting held on 22 June 2016.

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

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

**3. REQUESTS FOR SITE VISITS**

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

**4. APP/16/00489: 28A TARRAN WAY WEST, MORETON, WIRRAL CH46 4TZ - CHANGE OF USE FROM USE CLASS B1 TO SUI GENERIS TO ENABLE A DOG DAY CARE CENTRE (Pages 7 - 10)**

**5. APP/16/00511: LAND ADJACENT TO 103 PIPERS LANE, HESWALL, CH60 9HR - NEW BUILD DWELLING AT LAND ADJACENT 103 PIPERS LANE (Pages 11 - 16)**

**6. APP/16/00522: ASDA STORES LTD, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD - CONSTRUCTION OF A FOUR PUMP (EIGHT FILLING POSITION) FULLY AUTOMATED PETROL FILLING STATION WITHIN THE CURTILAGE OF THE EXISTING STORE; TO INCLUDE FUEL STORAGE TANKS, ASSOCIATED PIPEWORK, OVERHEAD CANOPY, FORECOURT SURFACING, AIR AND WATER UNIT AND RECONFIGURATION OF CAR PARKING BAYS (Pages 17 - 24)**

7. **APP/16/00543: LAND AT PORT CAUSEWAY, BROMBOROUGH, WIRRAL, CH62 4SQ - DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A FOODSTORE, CAR PARK, SERVICING, ACCESS AND LANDSCAPING. (Pages 25 - 38)**
8. **APP/16/00550: LAND ADJACENT TO 5 MOUNT OLIVE, OXTON, WIRRAL CH43 5TT - DEVELOPMENT OF 2 NO. TWO STOREY DETACHED FOUR BEDROOM DWELLINGS ON LAND ADJACENT TO 5 MOUNT OLIVE, WITH ASSOCIATED HIGHWAYS AND LANDSCAPING. THE PROPOSED WORKS ALSO INCLUDE THE DEMOLITION OF A SINGLE STOREY DETACHED GARAGE TO CREATE A NEW ACCESS POINT TO THE APPLICATION SITE. (Pages 39 - 46)**
9. **APP/16/00593: 34 HOYLAKE ROAD, BIDSTON, CH41 7BX - SINGLE STOREY REAR EXTENSION, INTERNAL ALTERATIONS AND NEW SHOP FRONT TO FACILITATE USE AS A GENERAL STORE (AMENDED DESCRIPTION) (Pages 47 - 50)**
10. **APP/16/00615: HESSLEDALE, BUSH WAY, HESWALL, CH60 9JB - LOFT CONVERSION INCLUDING RAISING THE HIPPED ROOFS TO EITHER SIDE, DORMER EXTENSIONS TO THE FRONT AND REAR AND 1ST FLOOR EXTENSION AT THE FRONT. (Pages 51 - 54)**
11. **APP/16/00634: LAND AT THE REAR OF WHITE-HAVEN, 8 HERON ROAD, MEOLS, CH47 9RU - NEW BUILD RESIDENTIAL BUNGALOW DEVELOPMENT AT THE REAR OF 8 HERON ROAD (Pages 55 - 58)**
12. **APP/16/00648: CLEAVER RESIDENTIAL HOME, OLDFIELD ROAD, HESWALL, CH60 6SE - EXISTING REAR SITE LEVELS UPDATED IN RELATION TO APPROVAL REF: APP/13/01294 (Pages 59 - 64)**
13. **APP/16/00684: 47 HEATH ROAD, BEBINGTON, CH63 3BP - PROPOSED TWO-STOREY AND SINGLE-STOREY REAR EXTENSION (Pages 65 - 68)**
14. **APP/16/00693: 2 GIRTRELL ROAD, UPTON, CH49 4LQ - ERECTION OF THREE BEDROOM DETACHED HOUSE TO REAR OF GARDEN (Pages 69 - 74)**
15. **PLANNING APPEALS DECIDED BETWEEN 01/04/2016 AND 30/06/2016 (Pages 75 - 76)**
16. **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 13/06/2016 AND 08/07/2016 (Pages 77 - 104)**
17. **ANY OTHER URGENT BUSINESS APPROVED BY THE CHAIR**

# Public Document Pack Agenda Item 1

## PLANNING COMMITTEE

Wednesday, 22 June 2016

Present: Councillor A Leech (Chair)

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

Deputies: Councillors A Davies (for J Walsh)  
M Sullivan (for P Brightmore)

### 12 MINUTES

The Strategic Director for Transformation and Resources submitted the minutes of the meeting held on 2 June 2016.

**Resolved – That the minutes be approved**

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

Councillor K Hodson declared a pecuniary interest in connection with Item 6 by virtue of dealings had with the company in her employment.

### 14 REQUESTS FOR SITE VISITS

The following site visits were unanimously approved:

**APP/16/00522: ASDA STORES LTD, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD – CONSTRUCTION OF A FOUR PUMP (EIGHT FILLING POSITION) FULLY AUTOMATED PETROL FILLING STATION WITHIN THE CURTILAGE OF THE EXISTING STORE; TO INCLUDE FUEL STORAGE TANKS, ASSOCIATED PIPEWORK, OVERHEAD CANOPY, FORECOURT SURFACING, AIR AND WATER UNIT AND RECONFIGURATION OF CAR PARKING BAYS.**

**APP/16/00543: LAND AT PORT CAUSEWAY, BROMBOROUGH, WIRRAL, CH62 4SQ- DEOMOLITION OF EXISTING BUILDING AND THE ERECTION OF A FOODSTORE, CAR PARK.**

**APP/16/00648: CLEAVER RESIDENTIAL HOME, OLDFIELD ROAD, HESWALL, CH60 6SE – EXISTING REAR SITE LEVELS UPDATED IN RELATION TO APPROVA REF: APP/13/01294.**

- 15 **APP/16/00301: ASHBOURNE HOUSE, MOUNT AVENUE, HESWALL, CH60 4RH - DIVISION OF AN EXISTING PLOT OF LAND INTO 2 PLOTS AND THE CREATION OF A NEW DWELLING ACCESSED FROM THE MOUNT.**

The Assistant Chief Executive submitted the above application for consideration.

A Ward Councillor addressed the Committee

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

**Resolved (8:5) That the application be approved subject to the following conditions:**

- 1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.**
- 2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on March 1st 2016 and May 13th 2016 and listed as follows: B100, B101, B102, B103, B104, B106, B107 and B108**
- 3. No development shall take place before 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.**
- 4. No development shall take place until a Site Waste Management Plan, confirming how demolition and construction waste will be recovered and re-used on the site or at other sites, has been submitted to and approved in writing by the Local Planning Authority. The approved Plan shall be implemented in full unless otherwise agreed in writing with the Local Planning Authority.**
- 5. No development shall commence until full details of a scheme for a sustainable drainage system<sup>1</sup> to serve the site, and method of implementation including arrangements to secure funding and maintenance for the lifetime of the development through an appropriate legally binding agreement have been submitted to and approved in writing by the Local Planning Authority in**

consultation with Lead Local Flood Authority. The approved scheme shall be implemented in accordance with the approved details and timetable. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved scheme.

6. No development shall take place until a site specific Construction Management Plan or Method Statement has been submitted to and approved in writing by the Local Planning Authority. All construction works shall be carried out in accordance with the approved details. Details submitted in respect of the Construction Management Plan/Method Statement shall provide for, but not be restricted to, the following:

- a. The parking of vehicles of site operatives &/or visitors during construction;
- b. Loading and unloading of plant and materials;
- c. Storage of plant & materials used in constructing the development;
- d. Hours of construction, including deliveries;
- e. Routes for construction traffic;
- f. Method of prevention of mud being carried into the highway;
- g. Details for securing all boundary treatment(s) during excavation & construction, particularly the large boundary wall to the south of the site along the shared boundary with Carlton House.

- 16 **APP/16/00522: ASDA STORES LTD, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD - CONSTRUCTION OF A FOUR PUMP (EIGHT FILLING POSITION) FULLY AUTOMATED PETROL FILLING STATION WITHIN THE CURTILAGE OF THE EXISTING STORE; TO INCLUDE FUEL STORAGE TANKS, ASSOCIATED PIPEWORK, OVERHEAD CANOPY, FORECOURT SURFACING, AIR AND WATER UNIT AND RECONFIGURATION OF CAR PARKING BAYS**

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

- 17 **APP/16/00543: LAND AT PORT CAUSEWAY, BROMBOROUGH, WIRRAL, CH62 4SQ - DEMOLITION OF EXISTING BUILDINGS AND THE ERECTION OF A FOODSTORE, CAR PARK, SERVICING, ACCESS AND LANDSCAPING.**

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

- 18 **APP/16/00547: THE FARMERS ARMS, 2 NETHERTON ROAD, MORETON, CH46 7TR - PROPOSED INSTALLATION OF NEW CHILDREN'S PLAY**

**EQUIPMENT SITED IN EXISTING WALLED & FENCED GARDEN AREA AT SIDE OF EXISTING PUBLIC HOUSE BUILDING.**

The Assistant Chief Executive submitted the above application for consideration.

A Ward Councillor addressed the Committee.

It was proposed that an additional condition be inserted follows:

**. No development shall take place before details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to, and approved in writing by, the Local Planning Authority. PRIOR TO FIRST USE OF THE DEVELOPMENT the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.**

On a motion by Councillor Johnson and seconded by Councillor Elderton it was

**Resolved (13:0) That the application be approved subject to the following amended conditions**

- 1. The development hereby permitted shall be begun before the expiration of 3 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 12 April 2016 and listed as follows: SLP Rev.A, 02 & 03.**
- 3. The use of the children's play equipment hereby permitted shall take place between the hours of 09.00 and 21.00 only.**
- 4. No development (including any demolition, earthworks or vegetation clearance) shall take place before a scheme of landscaping, which shall include details of both hard and soft landscape works and earthworks, has been submitted to and approved in writing by the Local Planning Authority. The scheme as approved shall be carried out in the first planting season following the completion of the development. Any trees, shrubs or plants that die within a period of 5 years from the completion of the development, or are removed and/or become seriously damaged or diseased in that period, shall be replaced (and if necessary continue to be replaced) in the first available planting season with others of a similar size and species, unless the Local**

**Planning Authority gives prior written permission for any variation.**

**5. No development shall take place before details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to, and approved in writing by, the Local Planning Authority. Prior to first use of the development the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.**

- 19 **APP/16/00648:CLEAVER RESIDENTIAL HOME, OLDFIELD ROAD, HESWALL, CH60 6SE - EXISTING REAR SITE LEVELS UPDATED IN RELATION TO APPROVAL REF: APP/13/01294**

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

- 20 **PLANNING APPLICATIONS DECIDED UNDER DELEGATED POWERS BETWEEN 23/05/2016 AND 12/06/2016**

The Assistant Chief Executive submitted a report detailing planning applications decided under delegated powers between 23/05/2016 and 12/06/2016.

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

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## Planning Committee

21 July 2016

**Reference:**  
**APP/16/00489**

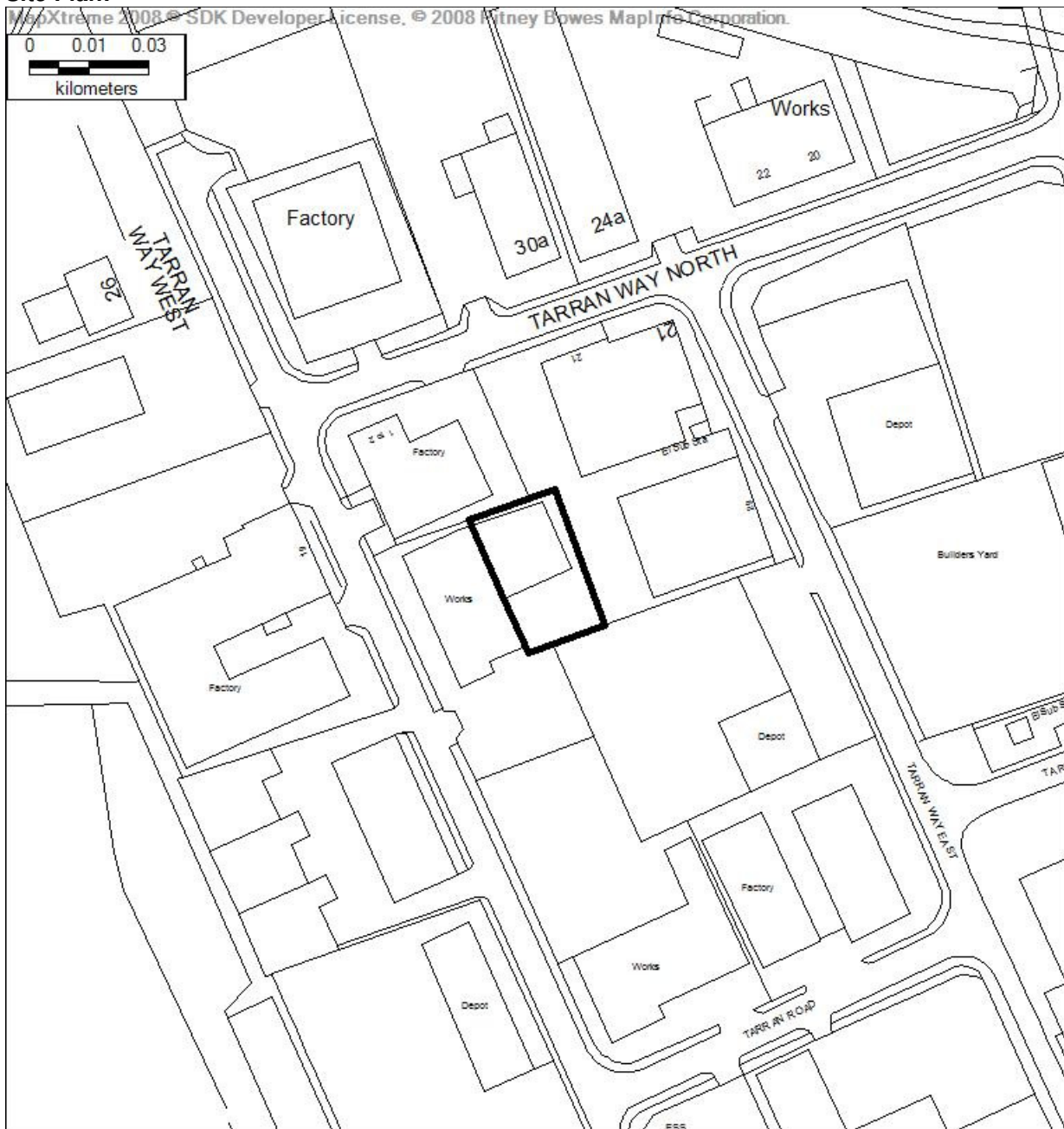
**Area Team:**  
**North Team**

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

**Ward:**  
**Moreton West and  
Saughall Massie**

**Location:** 28A TARRAN WAY WEST, MORETON, WIRRAL CH46 4TZ  
**Proposal:** Change of use from use class B1 to sui generis to enable a dog day care centre  
**Applicant:** Petwise Ltd  
**Agent :** N/A

### Site Plan:



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**Development Plan allocation and policies:**

Primarily Industrial Area

**Planning History:**

There is no relevant planning history for this site

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 8 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been a petition of objection containing 28 signatures received and 3 individual letters of objection. The objections are on the grounds of: increased noise and disturbance; parking; hygiene issues over the 'doggybog'.

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 qualifying petition of objection containing 28 signatures has been received.

**INTRODUCTION**

The application is for the change of use of a vacant unit into a 'Doggy Day Care' centre.

**SITE AND SURROUNDINGS**

The application site is a vacant industrial warehouse located within a Primarily Industrial Area.

**POLICY CONTEXT**

The proposal is subject to Wirral Unitary Development Plan Policy EM6: General Criteria for New Employment Development, Policy EM7: Environmental Criteria for New Development and Policy EM8: Development within Primarily Industrial Areas. The National Planning Policy Framework is also relevant.

A dog day care centre is a sui generis use and therefore not strictly an industrial use. However, it is unlikely that such a use would be suitable within a residential or more commercial area and therefore in this sense the proposed site is considered suitable, especially as a large warehouse-type unit is required for the use, together with a large, secure external area. In addition to this, the applicant has submitted details to show that the premises has been vacant for a substantial amount of time, and has been marketed for industrial uses without success for approximately two years. The adjoining unit was also marketed at the same time and was taken on by a scaffolding company in December 2015 - however, the application unit remains vacant, and was vacant for 18 months prior to this. It would therefore appear that there is no realistic chance of a more suitable use coming forward in the immediate future for this site, and its use for a sui generis dog day care centre would bring back into use a vacant unit, providing employment and benefiting the local economy.

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 site is located within an established industrial area, with no residential properties in close proximity. The area contains various uses which fall into the B1, B2 and/or B8 Use Classes, some of which could be considered noisy uses which is to be expected and in keeping with the nature of an industrial estate. In addition to noise levels from existing businesses, it should also be noted that other, even noisier

industrial uses would likely be acceptable in this location, many of which would not even require planning permission given the provisions of the General Permitted Development Order. The nature of industrial estates is that a degree of noise and activity is to be expected, and it is not considered that the proposed use would introduce an unacceptable level of noise which would be out of character, or indeed harmful to the general character and integrity of this area.

The applicant has stated that there will not be any more than 30 dogs on the premises at any time, with no more than 10 of those dogs outside at any one time. This will further ensure that any noise caused by the proposed use will be controlled and not excessive. In addition, the applicant has stated that given that the dogs will have company, exercise and stimulation then noise from barking will not be excessive, whilst a settling in period to ensure no excessively noisy dogs are allowed will also be implemented. Whilst it is not considered suitable (or enforceable) to attach a condition relating to settling in periods, a condition has been attached limiting the numbers on site at any time, and outside at any one time. Overall, it is therefore considered that the proposed use will not have an unacceptable adverse impact upon the character of the area and the uses of neighbouring businesses.

#### **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 not harm the character of the area or the integrity and use of neighbouring businesses, and the proposal therefore complies with Wirral Unitary Development Plan Policy EM6, EM7 and EM8 and the National Planning Policy Framework.

#### **Summary of Decision:**

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

The proposal will not harm the character of the area or the integrity and use of neighbouring businesses, and the proposal therefore complies with Wirral Unitary Development Plan Policy EM6, EM7 and EM8 and the National Planning Policy Framework.

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

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

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

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

2. No more than 30 dogs shall be allowed on the premises at any time, with no more than 10 of those allowed in the outside yard area at any one time

**Reason:** To protect the amenities of neighbouring premises

**Further Notes for Committee:**

**Last Comments By: 22/06/2016**

**Expiry Date: 30/06/2016**

## Planning Committee

21 July 2016

**Reference:**  
**APP/16/00511**

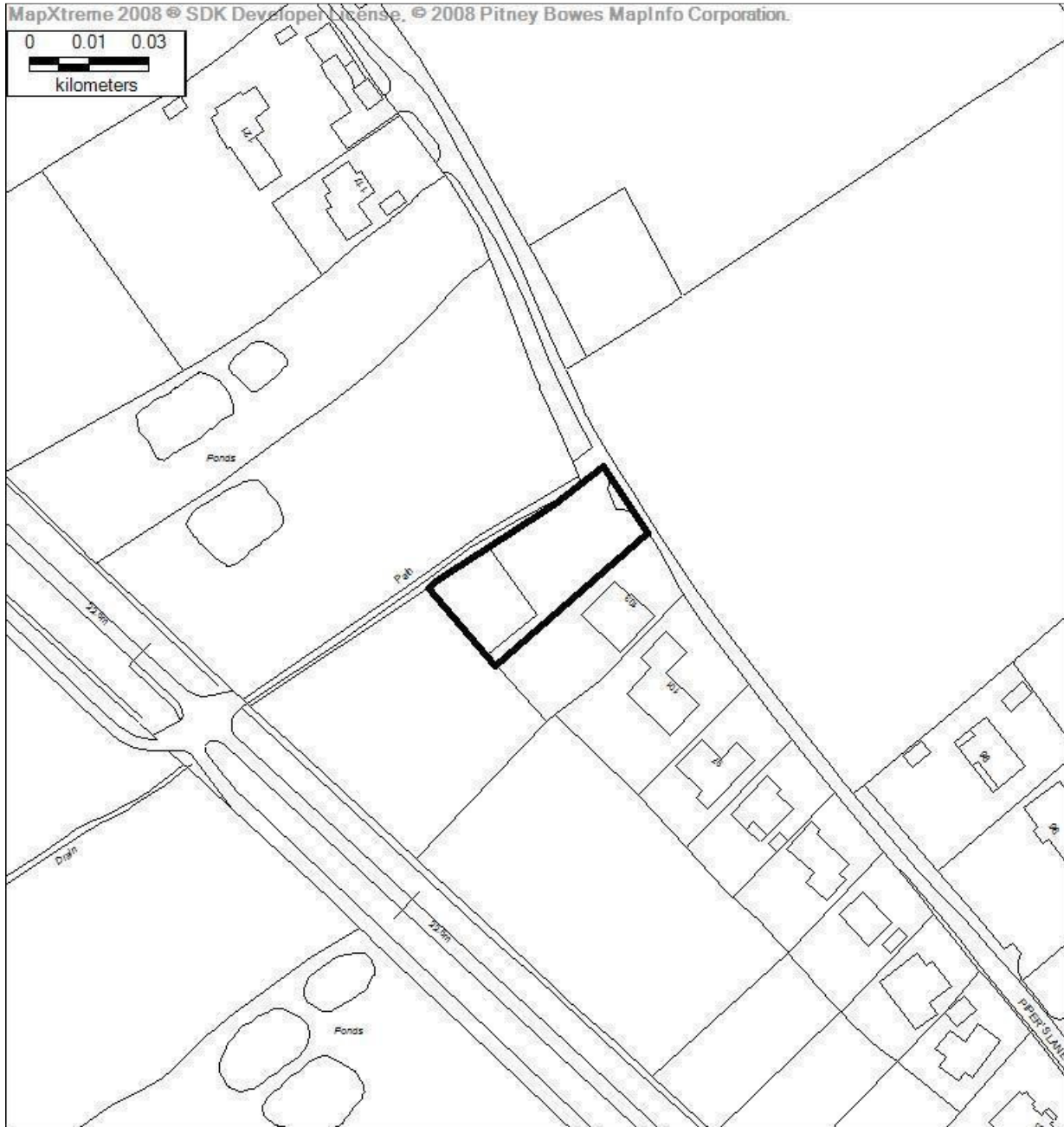
**Area Team:**  
**South Team**

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

**Ward:**  
**Heswall**

**Location:** LAND ADJACENT TO 103 PIPERS LANE, HESWALL, CH60 9HR  
**Proposal:** New Build Dwelling at Land Adjacent 103 Pipers Lane  
**Applicant:** Mr Andrew Speck  
**Agent :** SDA Architecture Limited

### Site Plan:



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

**Planning History:**

Location: Land at 103 PIPERS LANE, HESWALL, CH60 9HR  
Application Type: Full Planning Permission  
Proposal: Two storey, four double bedroomed detached property, eco-friendly, sustainable, passive house  
Application No: APP/14/00795  
Decision Date: 17/09/2014  
Decision Type: Approved

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

Having regard to the Council Guidance on Publicity for Applications, 8 notifications were sent to adjoining properties. At the time of writing this report 5 objections have been received, listing the following grounds:

1. no boundary treatment shown
2. no floor level shown
3. projects forward and back of the building line
4. no flat roof buildings in the area
5. out of character
6. intrusive to the green belt
7. works have already begun
8. overbearing
9. vast hardstanding
10. impact onto habitable room windows
11. impact on wildlife

**CONSULTATIONS:**

The Heswall Society - Objects to the application on the grounds that it is out of character with the area, is of a scale that does not relate well with the surrounding form of development and does not provide for appropriate landscaping and/or boundary treatment which would relate the development to its surroundings. The proposed new dwelling is located at the edge of an urban area which would be visible from the open countryside and it is the Society's view that this development would detrimentally impact upon the local landscape.

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

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

**INTRODUCTION**

The proposal is for the erection of a detached dwelling.

The site currently benefits from planning consent for a detached two-storey dwelling - APP/14/00795.

The application has been amended following consultation with the neighbours, the applicant has moved the building away from the boundary with no.103 and amended the access and lower ground floor use.

**PRINCIPLE OF DEVELOPMENT**

The principle of a dwelling has been established on this residential plot and is therefore considered acceptable in principle.

**SITE AND SURROUNDINGS**

The site is currently the side garden of the existing dwelling no.103 Pipers Lane, the site is located at the end of the residential area and adjacent to the Green Belt, the proposal is for a two-storey dwelling, due to the land levels there building will appear three storey to the rear, the property at no.103 is a two-storey dwelling, although Pipers Lane itself is a mix of house types and scales, there is no uniform

design to the character of the area.

### **POLICY CONTEXT**

The proposal is for the erection of a two-storey detached house within a residential area, the residential curtilage of the application is contained wholly within the designated Primarily Residential Area, the development will therefore be assessed against Wirral's UDP Policy HS4.

Policy HS4 states; Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

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

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

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 proposal is for a detached dwelling, the design of which is modern in comparison to some of the more traditional properties along Pipers Lane however there is no uniform design along Pipers Lane. The building is simple in design but takes advantage of the location to incorporate large windows and a rear balcony, the building is relatively square with a flat roof that will include a green roof. The design of the proposal differs greatly from the previously approved dwelling 14/00795.

Work has begun on site, due to the site previously forming the garden curtilage of no.103, there were no boundary walls or fences in place, due to the land levels on the site, great care must be taken in relation to the heights and materials of any boundary treatment that is erected due to the potential impact onto no.103.

The proposed building is set further forward (1.5m) and further back (2m) than the dwelling at 103, the proposal is also set approximately 5.9m from the side elevation of no.103. The flat roof design of the dwelling allows for the house to not result in a dominant structure when viewed from Pipers Lane, the height of the building will be lower than the dwelling at 103.

The application plans have been amended following the consultation process. The building has been moved further away from the dwelling at 103 and the tarmac to the rear has been reduced. The siting of the proposed dwelling is now further away from 103 than the previously approved building, the design

has retained the rear balcony and the rear garage access. The rear balcony has a privacy screen as part of the structure to the south east elevation which restricts outlook to the side and across the garden of 103, the balcony will have outlook to the rear and will be visible from no 103 when looking towards the rear elevation of the house however the balcony does not overlook habitable room windows and the screen will provide a level of privacy for both properties. Concerns have also been raised with regards to side windows at 103, these windows serve habitable rooms however they are not the only windows and are not considered to be located on the principal elevations of the dwelling, the dwelling that has already been approved on this site is within closer proximity than the proposed dwelling and would therefore have more impact on these windows.

The proposed siting, scale and layout of the proposed dwelling are considered acceptable, the overall bulk of the building will not have a greater impact onto the plot and the neighbouring properties than the previously approved dwelling house. The building has taken into account the gradient of the land and the amendments have taken into account some of the concerns raised by neighbouring properties in order to reduce any perceived harm.

The building is largely glazed to the front and rear, the minimalist design of the building allows for larger windows to create a symmetrical design and add character to the building, the seeded roof also adds character and is considered to relate to the rural nature of the surrounding environment. Due to the minimalist design, the materials used will have a great impact on the finished external appearance of the building and how it relates to the character of the area.

Whilst the design is different to the building that has previously been granted planning approval, the overall impact is similar if not improved as the proposed dwelling is set further away from the existing dwelling at 103 and is lower in height.

#### **SEPARATION DISTANCES**

The proposed building is located adjacent no.103 Pipers Lane, there are no dwellings to the front or rear of the property, therefore the principal elevations meet the Councils current separation distances. Concerns have been raised with regards to the distance between the side elevations of no.103 and the proposed dwelling, following this amendments were submitted, the buildings are now 5.9m apart, there are side windows at 103 however they are not the sole windows to habitable rooms and it is not considered a principal elevation.

The development therefore meets the Councils current interface distances.

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

There are no Highway Implications relating to this proposal.

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

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

#### **CONCLUSION**

The dwelling is considered acceptable in terms of its design, planning history, relationship with neighbouring dwellings and the character of the area in accordance with Wirral's UDP Policy HS4.

#### **Summary of Decision:**

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

The dwelling is considered acceptable in terms of its design, planning history, relationship with neighbouring dwellings and the character of the area in accordance with Wirral's UDP Policy HS4.

**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 13 June 2016 and listed as follows: 21\_2016\_02 Rev.B & 21\_2016\_03 Rev.B.

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

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

**Reason:** In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

**Reason:** To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy HS4 of the Wirral Unitary Development Plan.

5. 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.

6. Mitigation measures for the impact on Badger habitat should include details of any boundary fencing/walls that would allow badgers to access the site and adjacent fields shall be submitted to and agreed in writing prior to the commencement of development. The details of the approved scheme shall be implemented in full and retained as such thereafter.

**Reason:** In the interest of species protection having regards to policy NC7 of Wirral's Unitary Development Plan.

7. In order to protect Badgers during development, work shall only take place between 0800 hours and 1800 hours, any holes/trenches left open overnight must have a means of escape provided, all materials containing lime must be stored so that badgers cannot access them and any obvious badger paths must be left clear of obstruction.

**Reason:** In the interest of species protection having regards to policy NC7 of Wirral's Unitary Development Plan.

8. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to and approved in writing by the Local Planning Authority. PRIOR TO THE FIRST OCCUPATION OF THE DEVELOPMENT the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.

**Reason:** To satisfactorily protect the character and appearance of the area and the residential amenities of adjoining properties, having regard to Policy HS4 and GR7 of the Wirral Unitary Development Plan.

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

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

10. 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

11. 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.

**Last Comments By:** 07/06/2016

**Expiry Date:** 21/06/2016

## Planning Committee

21 July 2016

**Reference:**  
**APP/16/00522**

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

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

**Ward:**  
**Upton**

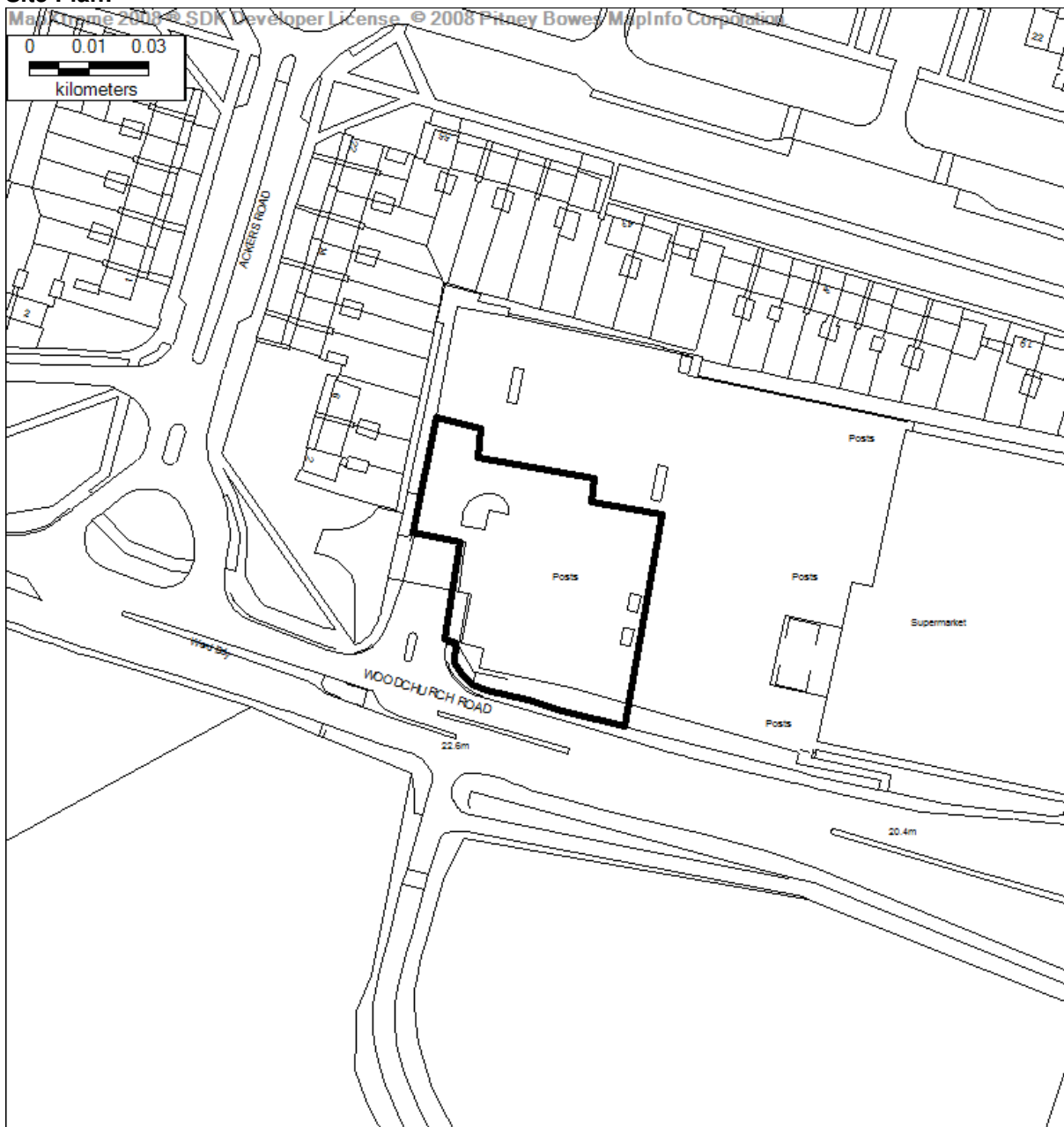
**Location:** ASDA Stores Ltd, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD

**Proposal:** Construction of a four pump (eight filling position) fully automated Petrol Filling Station within the curtilage of the existing store; to include fuel storage tanks, associated pipework, overhead canopy, forecourt surfacing, Air and Water unit and reconfiguration of car parking bays

**Applicant:** Deloitte LLP

**Agent :** N/A

### Site Plan:



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## **Development Plan allocation and policies:**

Out of Centre Retail Development

## **Planning History:**

There is a lot of history related to this site dating back to the 1970s. The most recent applications are as follows:

Location: Asda Superstore, WOODCHURCH ROAD, WOODCHURCH, CH49 5JZ  
Application Type: Advertisement Consent  
Proposal: Installation of banner signs  
Application No: ADV/12/00269  
Decision Date: 04/05/2012  
Decision Type: Approve

Location: Asda Superstore, WOODCHURCH ROAD, WOODCHURCH, CH49 5JZ  
Application Type: Full Planning Permission  
Proposal: Application for variation of condition 1 of planning permission APP/04/07335 to read as follows "The premises shall not be open to the public for business outside the hours of 0600 and 2200 hours Monday to Saturday and 1000 to 1800 Sundays and Bank Holidays".  
Application No: APP/12/00657  
Decision Date: 06/07/2012  
Decision Type: Approve

Location: ASDA Stores Ltd, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD  
Application Type: Full Planning Permission  
Proposal: The erection of a 'Click & Collect' canopy within the store's customer car park and associated advertisement.  
Application No: APP/15/00148  
Decision Date: 27/03/2015  
Decision Type: Approve

Location: ASDA Stores Ltd, WOODCHURCH ROAD, WOODCHURCH, CH49 5PD  
Application Type: Advertisement Consent  
Proposal: Associated advertisements to new click and collect bays  
Application No: ADV/15/00149  
Decision Date: 27/03/2015  
Decision Type: Approve

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

### REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 42 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a non qualifying petition of objection has been received and 4 individual letters of objection from the occupiers of 10 Fender Court, 45 Home Farm Road, 14 Ackers Road and from Mr Simpson (no address provided). The objections are summarised as follows:

1. The impact upon peoples safety (fire/explosion) living within close proximity of the site
2. The impact of the petrol station on traffic as the petrol station may cause congestion
3. Potential for noise, smells, air quality and impact of light pollution on nearby residents
4. Detrimental impact on house prices
5. Impact on residential amenity, having regards to blocking light into neighbours garden.

### CONSULTATIONS:

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

**Head of Environment and Regulation (Environmental Health Division)** – No objection subject to conditions

**United Utilities** - No objection

**Merseyside Fire and Rescue Service** - No objection

**Highways England** - No objection

**Director's Comments:**

Consideration of this application was deferred at Planning Committee on 22 June 2016 to allow for a formal Members Site Visit to take place.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Whittingham has requested that the planning application be taken out of delegated powers on the grounds of increased traffic and noise.

**INTRODUCTION**

This application is for the installation of a four pump (eight filling position), fully automated Petrol Filling Station within the curtilage of the existing store. The proposal includes fuel storage tanks, associated pipe work, overhead canopy, forecourt surfacing, an air and water unit. The development will be located on the existing carpark and as such will involve the reconfiguration of the existing car parking bays. The proposal will result in the removal of 44 spaces from the customer car park thereby reducing from 315 to 271 spaces.

The applicants have stated that the proposal will include fast track lanes incorporating pay-at-pump systems rather than a traditional kiosk. In addition a forecourt greeter will be available during busier times to ensure operational disruption is kept to a minimum.

**PRINCIPLE OF DEVELOPMENT**

The site is located within an area designated for out of town retail development, where proposals are subject to compliance with Policies SH9, SH10 and SH11 in the Unitary Development Plan, which includes criteria for protecting the amenity of neighbouring uses.

**SITE AND SURROUNDINGS**

The application site is currently in use as part of the carpark for the existing Asda superstore. The site of the development is in the south eastern corner of the existing carpark, with the superstore located on the eastern side of the overall site. There is traditional housing bounding the site with Ackers Road to the east and Home Farm Road to the north. The closest residential property will be approximately 20m away from the site boundary.

**POLICY CONTEXT**

The site is located within an established out of town retail development and as such will be assessed in accordance with Wirral's Unitary Development Plan (UDP) Policies SH9, TR9 and SH11.

Policy SH9 states; Applications for out-of-centre and edge-of-centre retail development will only be permitted where the Local Planning Authority is satisfied (A), that the benefits of the proposal outweigh the disadvantages when assessed against the following criteria; and (B), the proposal satisfies all the additional criteria in Policy SH10:

- (i) the proposal, together with other recent or proposed retail 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;
- (ii) the extent to which retail development on the site would confer urban regeneration or environmental benefits when compared with:
  - (a) alternative uses for the site; and

- (b) alternative sites elsewhere capable of accommodating the proposed development;
- (iii) the proposal is accessible by a choice of mode of transport and is easily accessible for pedestrians, disabled people and cyclists from the surrounding area;
- (iv) the proposal does not have any adverse effect on overall travel and car use.

The Local Planning Authority may request that a developer submits an assessment of retail impact where it considers that this would be of assistance in considering the effect of an out-of-centre or edge-of-centre proposal on the vitality and viability of a nearby Key Town Centre or Traditional Suburban Centre.

Policy SH11 states; Proposals for the redevelopment or expansion of the existing out-of-centre retail developments, shown on the Proposals Map for retail use, will be subject to the criteria set out in Policy SH9 and Policy SH10.

Within policy SH10 following criteria are relevant:

- (iii) the proposal does not generate traffic in excess of that which can be accommodated by the existing or proposed highway network;
- (iv) adequate provision has been made for highway access and servicing arrangements, and off-street car and cycle parking;
- (v) the siting, scale, design, choice of materials and landscaping is appropriate to the character of the surrounding area;
- (vi) the proposal does not cause nuisance to neighbouring uses, especially in respect of noise and disturbance.

Supplementary Planning Document 4 is also relevant. The purpose of this document is to provide advice on the maximum levels of parking provision for motor vehicles necessary to serve new development or changes of use for retail, residential, industrial, non-residential institutions, and assembly and leisure uses.

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.

The National Planning Policy Framework (NPPF) is directly relevant as a material consideration. This sets out the Government's economic, environmental and social priorities for England and explains how planning can help to ensure a pattern of development that matches these priorities, whilst meeting local aspirations. In pursuing sustainable development involves seeking positive improvement to the quality of the built, natural and historic environment, which includes replacing poor design with better design. Design is one of the core planning principles outlined under Paragraph 17 of the NPPF. Paragraph 56 of the NPPF identifies the Government attaches great weight to the design of the built environment with good design being considered a key aspect of sustainable development.

Furthermore, paragraph 123 states that planning policies and decisions should aim to avoid noise from giving rise to significant adverse impacts on health and quality of life as a result of new development, mitigate and reduce to a minimum other adverse impacts on quality of life arising from noise from new development including through the use of conditions.

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

The proposed petrol filling station comprises 4 (double sided) pumps under a canopy, underground storage tanks associated pipe work. The proposed canopy would be a maximum of 5.5m high. Access into the site is to be provided from the existing vehicular access afforded from Woodchurch Road. The proposal also includes lighting columns and CCTV.

The key issues relate to impact upon visual amenity (in terms of design), impact upon highway safety (in terms of vehicle access and pedestrian safety) and environmental management (in terms of storage of petroleum and noise and general disturbance and smells).

At the time of writing this report a non qualifying petition of objection has been received and 4 individual

letters of objection from the occupiers of 10 Fender Court, 45 Home Farm Road, 14 Ackers Road and from Mr Simpson (no address provided). The objections are summarised as follows:

1. The impact upon peoples safety (fire/explosion) living within close proximity of the site
2. The impact of the petrol station on traffic as the petrol station may cause congestion
3. Potential for noise, smells, air quality and impact of light pollution on nearby residents
4. Detrimental impact on house prices
5. Impact on residential amenity, having regards to blocking light into neighbours garden.

Taking these concerns into consideration the following points are made:

The application includes a transport statement which has been reviewed by the Head of Environment & Regulation (Traffic & Transportation Division). The statement suggests that proposal will result in the loss of 44 parking spaces and assesses the likely effect of the loss of these spaces. The applicant has calculated that the proposals will give rise to an additional 12 vehicles on a weekday and 15 vehicles during the weekend.

The summary of the assessment reads; the proposals result in the removal of 44 spaces from the customer car park. The car park provision will reduce from 315 to 271 spaces. The results of the car park occupancy survey suggest that the maximum demand will increase from 84% to 98%. The number of surplus spaces available at peak times would reduce from 50 to 6 spaces. It goes on to say that following a review of the proposals along with observed car parking data, the PFS can be accommodated without detriment to existing operations at Asda Woodchurch. The Head of Environment & Regulation (Traffic & Transportation Division) has reviewed the data and is satisfied that the proposal is unlikely to create any significant traffic generation or highway safety concerns.

A noise impact assessment has been carried out and submitted as part of the application. The likely noise impact from vehicle movements associated with the proposed PFS has been predicted and assessed in accordance with the NPPF. The conclusion of the assessment is that the PFS related activity will be low impact at the nearest noise sensitive facades during the proposed operational hours (residential properties located on adjacent streets). It is concluded that noise emissions from the proposed PFS will not increase the internal ambient noise levels at these properties.

Having regards to amenity issues, the Head of Environment & Regulation (Pollution Control Division) has been consulted with regards the potential for noise and disturbance, increased activity, smells and hazardous material and has raised no objections to the scheme. A refusal on these grounds could therefore not be sustained. In addition, Merseyside Fire and Rescue Service (MFRS) also have raised no objections to the proposal subject to an informative on any decision notice relating to the dispensing of Petrol on site. In accordance with separate legislation (not related to planning) MFRS states that the development will also be subject a Petroleum storage certificate to be issued by Merseyside Fire and Rescue Authority as the Petroleum Enforcing Authority prior to the installation of the approved scheme.

In terms of design the proposed PFS is simple and functional in appearance. The overall bulk and massing of the development is deemed acceptable as the site is set away from neighbouring properties. The PFS is approximately 27m from the rear boundary of the closest residential property 2 Ackers Road and 40m from the rear facing facade. This distance is deemed acceptable to ensure there will be no adverse impact upon neighbouring residential amenity.

Further objections have been made regarding the hours of operation. It is considered that in order to provide appropriate protection to the residential amenities of adjacent occupiers, the petrol filling station shall only be available for use at the same time that the store operates, this will include lighting and servicing and should members be minded to approve the scheme conditions shall be imposed.

Having regards to policies SH9 & SH11 of the Wirral UDP, there would be no intensification in retail activity as the development does not have a kiosk associated with the PFS, it will be fully automated and as such the retail element at Asda will not increase, other than the introduction of the sale of petrol. As such, it is considered that the proposal, together with other recent or proposed retail 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 proposal is accessible by a choice of mode of transport as there is a bus stop on opposite side of road (however it is unlikely that anyone will

use the bus to get petrol!?) and does not have any adverse effect on overall travel and car use as explained above.

The development is deemed acceptable in terms of the criteria set out in Wirral's Unitary Development Plan and the National Planning Policy Framework and is therefore recommended for approval.

### **SEPARATION DISTANCES**

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

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no objections to the proposal on highway grounds. See above.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no Environmental/Sustainability issues relating to these proposals. The Head of Environment & Regulation (Pollution Control Division) has been consulted with regards the potential for noise and disturbance, increased activity, smells and hazardous material and has raised no objections to the scheme.

### **HEALTH ISSUES**

There are no health implications relating to this application. In planning terms there are no grounds for refusal based on health grounds.

### **CONCLUSION**

The proposed pay at pump petrol filling station is small in scale and located within a small area of car park within an existing Asda store boundary. Subject to conditions, it is considered that the development would not cause harm to the amenities of local residents or to highway safety. In relation to these issues, the development would accord with adopted development plan policies and with national planning policy set out in the NPPF.

### **Summary of Decision:**

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

The proposed pay at pump petrol filling station is small in scale and located within a small area of car park within an existing Asda store boundary. Subject to conditions, it is considered that the development would not cause harm to the amenities of local residents or to highway safety. In relation to these issues, the development would accord with adopted development plan policies and with national planning policy set out in the NPPF.

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

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

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 8th April 2016 and listed as follows: 15-123-A 15 Rev B (Dated 19.02.16), 15-123-A 12 Rev A (Dated 02.02.16), 15-123-A 17 Rev A (Dated 31.03.16), 15-123-A 16 (Dated 31.03.16, 15-123-A 11 Rev B (Dated 30.03.16), 15-123-A 14 (Dated 18.02.16)



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

3. The petrol station shall be closed and all floodlighting turned off between the hours of 22:00 - 06:00 hours Monday to Saturday and between 18:00 hours - 10:00 hours on Sundays and Bank Holidays.

**Reason:** In the interests of amenity having regard to Policy SH9 & SH10 of the Wirral Unitary Development Plan.

4. Servicing and deliveries shall not take place between the hours of 22.00 hours and 06.00 hours Monday to Saturday and 18.00 hours and 10.00 hours on Sundays and Bank Holidays. No vehicle shall arrive before the start time or leave after the finish time.

**Reason:** In the interest of amenity having regard to Policy SH9 & SH10 of the Wirral Unitary Development Plan

5. The proposed floodlights should be cowled and directed away from residential properties having regard to Policy SH9 & SH10 of the Wirral Unitary Development Plan.

**Reason:** In the interest of residential amenity.

**Last Comments By:** 24/05/2016  
**Expiry Date:** 03/06/2016



## Planning Committee

21 July 2016

**Reference:**  
**APP/16/00543**

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

**Case Officer:**  
**Ms J Storey**

**Ward:**  
**Bromborough**

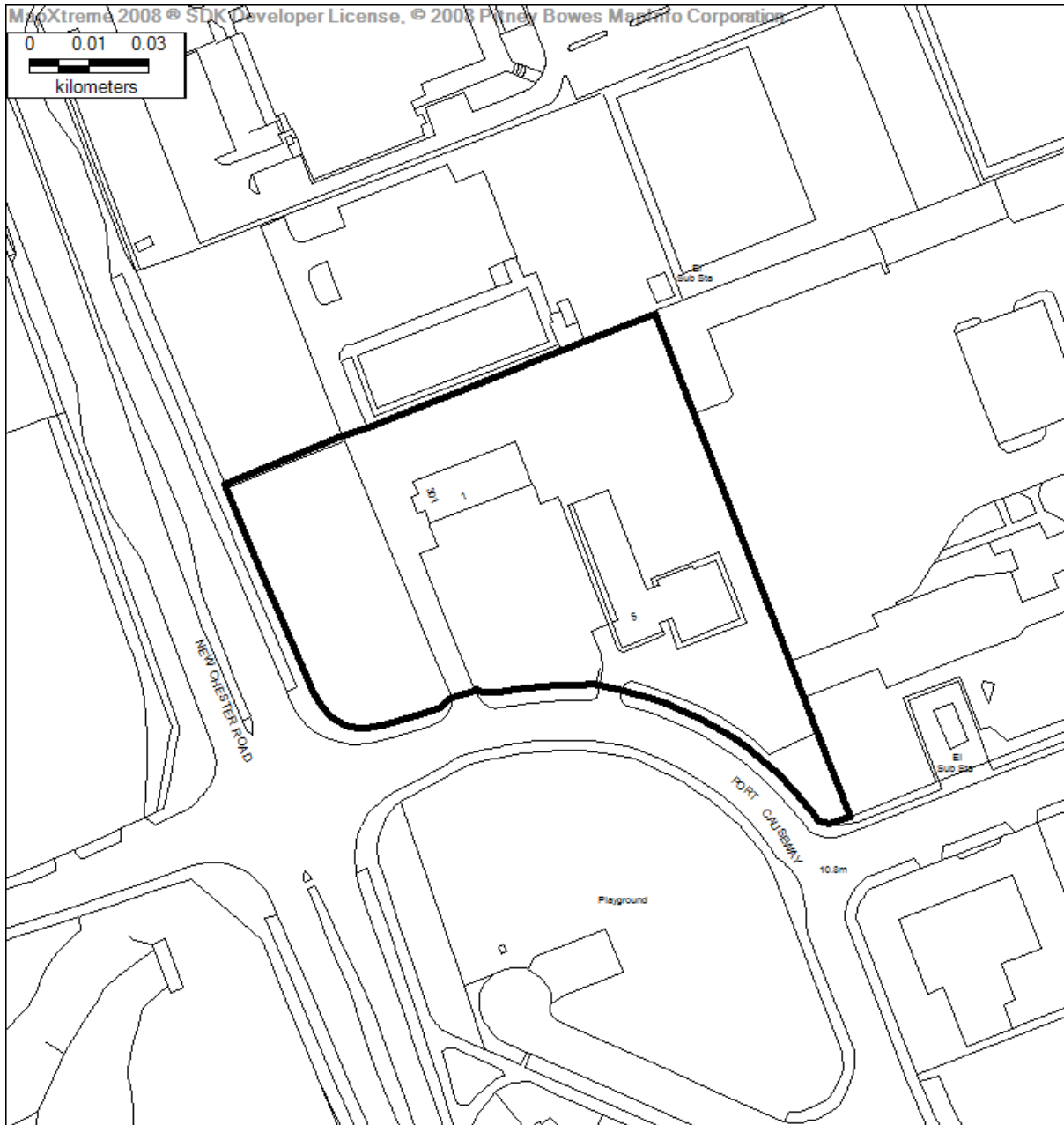
**Location:** LAND AT PORT CAUSEWAY, BROMBOROUGH, WIRRAL, CH62 4SQ

**Proposal:** Demolition of existing buildings and the erection of a foodstore, car park, servicing, access and landscaping.

**Applicant:** Aldi Stores UK Limited

**Agent :** JLL

### Site Plan:



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**Development Plan designation:**

Primarily Industrial Area

**Planning History:**

Location: Municipal Depot, Dock Road South, Bromborough. L62 4S  
Application Type: Work for Council by outside body  
Proposal: Change of use to classes B1, B2 and B8 uses,- business, industrial, storage and distribution.  
Application No: APP/89/07165  
Decision Date: 14/12/1989  
Decision Type: Approve

Location: Land and Marine, Port Causeway, Bromborough. L62 4TG  
Application Type: Full Planning Permission  
Proposal: Erection of an office and canteen.  
Application No: APP/89/07217  
Decision Date: 28/11/1989  
Decision Type: Approve

Location: Municipal Depot ,Dock Road ,South ,Bromborough ,L62 4S  
Application Type: Full Planning Permission  
Proposal: Erection of radio antenna mast.  
Application No: APP/83/23190  
Decision Date: 25/08/1983  
Decision Type: Approve

Location: Port Causeway Bromborough  
Application Type: Full Planning Permission  
Proposal: Office extension.  
Application No: APP/74/01168  
Decision Date: 29/10/1974  
Decision Type: Approve

Location: Port Causeway, Bromborough  
Application Type: Full Planning Permission  
Proposal: Alterations and extensions to existing offices and car parking.  
Application No: APP/75/02285  
Decision Date: 15/04/1975  
Decision Type: Conditional Approval

Location: Ld&mrine Pt Causeway Bromborough L624tg  
Application Type: Full Planning Permission  
Proposal: Temporary use of land as a car park.  
Application No: APP/76/05878  
Decision Date: 03/12/1976  
Decision Type: Conditional Approval

Location: S Pool Lane New Chester Rd Bromborough L624tg  
Application Type: Full Planning Permission  
Proposal: Erection of two storey office block and car park  
Application No: APP/76/06436  
Decision Date: 10/02/1977  
Decision Type: Conditional Approval

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

### REPRESENTATIONS:

Having regard to the Councils Guidance on Publicity for Applications, notifications were sent to 30 adjoining properties. A site notice was also displayed. At the time of writing this report, 88 individual letters of support have been received in favour of this application and 1 letter of objection from 2 Port Causeway.

The objection can be summarised as follows:-

1. proposal is right opposite a children's playground and my house is number 2
2. the amount of traffic will be horrendous plus all the associated problems.
3. Noise pollution will go 100% up
- 4 the value of my property will be drastically affected
5. risk of increase of crime on a daily basis security from the store is NOT going to be interested outside the store boundaries

Letters of support can be summarised as follows:-

1. proposal would generate jobs
2. could walk to supermarket
3. relieve pressure on existing store
4. good central location
- 5 good access from New Chester Road
6. co-op is closing down need a new store
7. assist to the community
8. with new residential development coming forward, need a new store
9. croft retail park is too busy
10. New houses in Brombrough Pool and no shops nearby
11. convenient for Public Transport
12. site has been vacant for some time, new store will create new jobs
- 13 Closer to people in the area
14. New building much better designed than the existing eye sores

### CONSULTATIONS

**Head of Environment & Regulation (Traffic & Transport Division)** – No objection

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

**Lead Local Flood Authority** - No objections

### **Director's Comments:**

Consideration of this item was deferred from Planning Committee on 22 June 2016 to allow for a formal Members Site Visit to take place.

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

This application is referred to the Planning Committee as it represents a departure from the adopted development plan in that it proposes a new foodstore (retailing A1) on land designated for B1, B2 and B8 uses

### **INTRODUCTION**

The application is submitted in full and comprises of the demolition of the existing buildings and the erection of 1 foodstore (use class A1) with an external gross external area of 1,812m<sup>2</sup> and a gross internal area of 1,254m<sup>2</sup>. The proposal also includes for the provision of 122 space car park, including 8, disabled spaces, 8 cycle spaces and 6 dedicated staff spaces. The supporting plans and design and access statement reflect the above quantum and propose to locate the store at the rear of the site with a frontage to New Chester Road. The store entrance will be located on the western elevation by way of an external lobby into the customer car park. The applicants have advised that the proposed layout is informed by the design parameters at the site which include the position of the adjacent properties and boundaries, an existing pipeline easement and site access including the internal access Road.

The Council adopted Statement of Community Involvement strongly encourages landowners and developers to undertake pre-application community consultation, especially for large, complex or controversial proposals such as this.

A consultation programme was undertaken by the applicant that included a free phone information line number and dedicated project website, a press release in local newspapers, and a public exhibition was held at The Village Hotel Bromborough. The main exhibition was preceded by a preview session for members of the Council. The submitted community consultation statement indicates that up to 67 people attended the event and 246 feedback forms were returned, equating to an 83% supporting the proposal, which can be summarised as:

- New store would be beneficial to the area
- Reduced travel times for residents who travel out of the area to complete their shopping
- In terms of objections, concerns raised related to traffic and that the Borough is sufficiently served by food stores

### **PRINCIPLE OF DEVELOPMENT**

The proposed development is a departure from the Wirral Unitary development plan, as the site is identified as a Primarily Industrial Area on the UDP Proposals Map and UDP Policy EM8 only makes provision for employment development within Use Classes B1,B2 and B8 and alterations to existing businesses to protect employment land from other forms of development. Material considerations must be identified to outweigh the provisions of the statutory development plan in favour of the application before planning permission could be granted.

### **SITE AND SURROUNDINGS**

The application site is located at the junction of New Chester Road and Port Causeway at the entrance to Wirral International Business Park. The site contains two office blocks with associated car parking and extensive landscaping. The site has been vacant since November 2014, prior to that, the site was occupied by the Wirral Community NHS Trust.

To the north of the proposed development, there is an existing access road within the site that provides access to the Job Centre and Council offices. The access road separates the main part of the site from a landscaped area on the New Chester Road frontage. This land has remained undeveloped due to a gas pipeline and associated easement runs along this stretch, parallel to the highway.

The southern boundary of the site is formed by Port Causeway, beyond which is Port Causeway Park and residential development. A waste management depot is located to the east of the site and a hotel and leisure complex is located beyond the job centre to the north. The western boundary is bounded by New Chester Road.

### **POLICY CONTEXT**

The statutory development plan consists of the Wirral Unitary Development Plan (UDP adopted February 2000 and saved by Direction of the Secretary State on 18 September 2007) and the Joint Waste Local Plan (adopted 18 July 2013). UDP policies relevant to this application include:

Policy URN1	Development and Urban Regeneration
Policy EM8	Development within Primarily Industrial Areas
Policy GR5	Landscaping and New Development
Policy SH9	Criteria for Out-of Centre and Edge of Centre Retail Development
Policy SH10	Design and Location of Out of Centre and Edge of centre Retail Development
Policy TRT1	Provision for Public Transport
Policy TRT3	Transport and the Environment
Policy TR8	Criteria for the Design of Highway Schemes
Policy GR5	Landscaping and New Development
Policy TR9	Requirements for Off-Street Parking
Policy TR11	Provision for Cyclists in Highway and Development Schemes
Policy WA1	Development and Flood Risk
Policy WA2	Development and Land Drainage
Policy WA5	Protecting Surface Waters

Policy PO4 Noise Sensitive Development.

Relevant Policies in the Joint Waste Local Plan (adopted 18 July 2013) include:

Policy WM8 – Waste Prevention and Resource Management

Policy WM 9 – Sustainable Waste Management Design and Layout for New Development,

The site is designated as part of a Primarily Industrial Area as shown on the Unitary Development Plan (UDP) Proposals Map. Strategic UDP Policy URN1 seeks to ensure full and effective use of land is made within urban areas. This should be read in conjunction with UDP Policy EM8, which makes provision for uses within Use Classes B1, B2 and B8 and proposals for the reconstruction, extension or expansion of existing business. Thus the proposal for retail development is a departure from the UDP and has been advertised as such.

Section 38 of the Planning and Compulsory Purchase Act 2004 requires that planning applications are determined in accordance with the development plan unless material considerations indicate otherwise.

#### National Planning Policy

The National Planning Policy Framework (NPPF) became a material planning consideration on 27th March 2012. This indicates that the purpose of the planning system is to contribute to the achievement of sustainable development and that paragraphs 18 to 219 taken as a whole constitute the Government's view of what this means in practice for the planning system.

#### Emerging Core Strategy Local Plan

The Council has resolved that the Core Strategy Local Plan - Proposed Submission Draft (December 2012) and its supporting documents including the Wirral Employment Land and Premises Study Update (BE Group, 2012) and will be material considerations for the purpose of determining planning applications.

Wirral International Business Park is identified as a primary focus for new jobs to support the economic revitalisation of the Borough in the Broad Spatial Strategy of the emerging Core Strategy (Policy CS2) and for large and medium scale business, manufacturing, digital, bio-medical, advanced technology, research and development and storage and distribution (Policy CS7). It has also previously been identified as a Regional Investment Site.

The Council published a series of initial proposed modifications to the Proposed Submission Draft in July 2013, which should also be considered, although these have not yet been confirmed as Council policy.

Weight can be given to the emerging Core Strategy according to its stage of preparation, the significance of unresolved objections and the degree of consistency with NPPF (paragraph 216 refers).

Whilst full or significant weight cannot yet be accorded to the Core Strategy, insofar as the Proposed Submission Draft Core Strategy has been prepared in accordance with the NPPF and is at the final stage of public consultation before submission for examination in public, it should be given some weight as material consideration in the determination of this application, including the continued focus on Wirral International Business Park.

The principal material considerations in relation to this application include:

- the need for industrial development;
- the prospects of the site being used for employment uses;
- the consequences of the proposed development for existing centres,
- the potential impact on the character of the area and amenity issues (Design, Access and Landscaping).

#### Proposal for retail development on this site

Consideration of this issue falls within two parts. The first relates to the loss of an existing employment site and how this relates to the Council's overall strategy in terms of maintaining an adequate supply of employment land across the Borough in accordance with both National and Local Policy guidance. It is

then necessary to consider why the proposal cannot be located in one of the existing centres within the catchment area for the new supermarket in accordance with the Sequential test set out in NPPF paragraph 24.

#### Loss of employment land

In terms of building a strong competitive economy the Government wants the planning system to do all that it can to support sustainable economic growth, and recognise that businesses should not have unreasonable restrictions put on them because of changes in nearby land use, but expects planning policies to avoid long term protection of employment premises where there is no reasonable prospect of a site being used for that purpose. Where there is no reasonable prospect, applications for alternative uses should be treated on their merits having regard to market signals and the relative need for different land uses to support sustainable communities (NPPF paragraphs 18-22 & 123 refer).

Although UDP Policy EM8 only makes provision for industrial uses within Use Classes B1, B2 and B8, draft Core Strategy Policy CS17 as amended following representations, proposes, in line with national policy, to continue to safeguard designated employment areas, with provision for compatible alternative uses:

- where the site is not suitable for one of the priority sectors;
- there has been continuous marketing at realistic prices and there is no reasonable prospect of the site being re-used for employment purposes;
- the uses are compatible with the character of the surrounding area, would not restrict operation of other employment uses,
- contribute to more sustainable patterns of development and meet Development Management Policy CS42; and an ongoing supply of available, suitable, developable employment land would be retained;

and the uses are compatible with the character of the surrounding area, would not restrict operation of other employment uses, contribute to more sustainable patterns of development.

Priority is to be given to protecting high scoring sites capable of providing employment and training in areas of greatest need. Agents for the applicant have given the site a score of 52 (out of 100) using the assessment criteria for attractiveness in the Council's Employment Land and Premises Study. High marks were given for the prominence of its location, services and availability, flexibility and environmental setting. Lower marks were attributed due to the proximity to the M53 Motorway and constraints from access to the adjoining job centre and an oil pipeline that can reduce area for development. Nevertheless, the Local Planning Authority could reasonably contend that the site can rank as one of the highest scoring sites in this part of the Borough. It has one of the better landscaped settings along the A41 corridor and development could obviously take place despite the constraints that have been listed, as evidenced by the interest for out of centre retail development.

One of the main priorities in draft Policy CS17 is to maximise the economic contribution of the Wirral International Business Park for large and medium scale businesses. It is also a key priority of the Councils Investment Strategy to increase the number of jobs and employment opportunities for Wirral residents.

The Council's Employment Land and Premises Study found a serious shortage of immediately available, serviced, developable employment land with utilities and road access already in place and found that a large proportion of the existing potential supply was already being considered for alternative uses, which could seriously affect the Borough's ability to maintain a credible future supply of employment land.

UDP Policy SH9, which needs updating to include the national retail tests, make it clear that out of centre retail development can only be permitted where the local Planning Authority is satisfied that the benefits outweigh the disadvantages.

Continued loss of employment sites could undermine the Borough's ability to accommodate new employment over the next 15 years. Issues related to the size type and location of a suitable employment land supply would need to be addressed through the Core Strategy Local Plan public examination next year. Whilst it can be contended that the site should be retained for employment uses



permitted in UDP Policy EM8, long term protection should be avoided where there is no reasonable prospect of the land being used for those purposes under the of NPPF, paragraph 22 and the Policy CS17 in the emerging Core Strategy Local Plan. In considering the market signals in this particular case, the applicants have indicated: that. the site was occupied by the Wirral Community Trust until November 2014, the premises then were vacated and the site marketed or employment uses by joint agents Legat Owen and Matthews and Goodman who advertised it on a "To Let, may sell and For Sale basis. An all enquires board was placed on the site.

The applicants have further stated that there has been no market interest from occupiers or developers for either B1, B2 or B8 uses, as these are not considered to be viable in this location, even if grant funding could be secured. However, there has been interest for the redevelopment of the site for retail and leisure uses, including as a public house, a coffee shop and Aldi, which are employment generating uses that will create jobs for the local community.

The arguments put forward by the developer for a retail use on this site are that the development of the site by Aldi would bring a vacant brownfield site into a beneficial employment generating use at the entrance to Wirral International Business Park. It is claimed that without interest from other commercial operators the site would remain vacant and the buildings deteriorate detracting from the gateway to the business park. In addition, the applicants contend that the development will provide an amenity that would serve both the local residential and working community.

In this particular case, it can accepted that the site has been marketed for approximately 2 years without attracting interest for the industrial uses permitted under UDP Policy EM8 which is unlikely to be viable without grant funding in the longer term. It is considered that the proposed end use could sit comfortably alongside the existing employment activities so would not compromise their operation going forward and that the proposed scheme is will create a total of 50 full and part time jobs adds weight to this view.

#### Retail assessment

With regard to retail development, para 24 of the NPPF sets a sequential test for applications for proposed town centre uses in out of centre locations. Para 26 sets the threshold for the requirements for an impact assessment. NPPF states that an impact assessment should be provided for proposals with a floorspace of 2,500m<sup>2</sup> gross. The proposed Aldi store has a gross external floor area of 1,812m<sup>2</sup>.

The applicants have submitted a sequential and impact assessment (without prejudice) of the centres falling within a catchment area which is determined by a five minute drive time.

The applicant indicates that the closest defined centres to the proposal site are New Ferry at approximately 1.6km to the north and Bromborough Village at approximately 1.8km to the south. The search also considered Croft Retail Park to establish if there are any existing units available and suitable and the wider catchment area.

The submitted documentation states that Aldi requires a minimum site area of 0.7 ha (1.75 acres). This allows for accommodation of the proposed foodstore, servicing arrangements and at least 100 car parking spaces. It is claimed that a site must be regular in shape to provide the most efficient use of land and that a prominent position on the highway is required because lack of visibility from the highway detracts from a viable business. The search criteria for the assessment undertaken by the applicants was for buildings over 900m<sup>2</sup> floorspace; and/or land over 0.4ha (1 acre).

The applicant's assessment found limited availability of alternative sites which were generally smaller vacant units and none were considered suitable for the size of development proposed.

One potential site within New Ferry centre is the CO-OP. The applicants have contended that due to the irregular shape of the premises; the lack of connectivity between the store entrance and the car park; and inefficient layout of existing floorspace ,the building is unsuitable for the proposed development which seeks to deliver a modern, fit for purpose operation.

It is also contended that Aldi already serves and will continue to serve New Ferry district centre from its Bebington Road store with a direct pedestrian route which encourages linked trips. A second Aldi store is not viable to serve the same town and catchment. The proposed development seeks to serve a new catchment area further south in Bromborough.

The results of the search can be summarised as:

#### New Ferry Centre and Edge of Centre

- Unsuitable vacant units within and edge of New Ferry centre.
- No land over 0.4 ha was being marketed in New Ferry centre or edge of centre.
- Bromborough Village Centre and Edge of Centre
- No buildings over 900sqm were being marketed in Bromborough Village or identified as vacant.
- No land over 0.4 ha is was being marketed in Bromborough Village or identified as vacant land.

#### Out of Centre – Croft Retail Park

- No suitable vacant units were identified at Croft Retail Park
- No units are known to be on the market at Croft Retail Park.

The applicants assert that there is limited availability of sites within existing centres and none were considered suitable for the development proposed.

In terms of the sequential test, the application site is located in an out-of-centre location and the applicants' claim that is the most sequentially preferable site within the defined catchment to provide the proposed amount of retail floorspace which is accessible by foot and bicycle and users of public transport.

The submitted impact assessment indicates that the proposed store would draw 55% (£4.58m) of its trade from the existing Aldi at New Ferry and Asda in the Croft Retail Park by 2019. The applicant has calculated the 8% (0.67m) would be drawn from other stores in New Ferry and 6% (0.5m) from Bromborough Village. The existing Aldi store is to continue trading and most of the proposed trade would therefore be diverted from their existing store and the Asda store at the Croft Retail Park.

The applicants have stated that the store will create up to 50 jobs, employing generally local people resulting in approximately £1m of wages. All stores operate apprentice and graduate positions.

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

The surrounding area is characterised by a mix of commercial, waste, community and residential uses. with no set style or palette of materials. There are two existing buildings on the site which are to be demolished. It is not considered that the existing buildings contribute visually to the area. The main attractive feature of this site is the open, landscaped area along the A41 New Chester Road frontage.

This application is for the development of a foodstore with warehouse, staff and toilet facilities and associated car parking for 122 spaces. The proposed store is set into the site from New Chester Road with the car parking to the front. The rear of the store positioned against an existing brick wall and the glazed front of the store will face out onto New Chester Road across the car park. Access to the site will be from the existing access from Port Causeway.

The proposal retains come of the landscaped area along the New Chester Road frontage. However, it is proposed to develop much of that area for car parking Whilst there are no specific trees to be removed except for the mature bushes and shrubs, officers have requested amendments to the landscaping scheme to include additional trees to be planted within the car parking area.

The scale of the building is single storey and sits at a lower level than the existing buildings. The proposed design is contemporary and applicants have stated that the materials to be used in the construction of the store will be a combination of Terracotta, grey and metallic silver coloured cladding with a contrasting charcoal, brick plinth. The majority of the front of the store will be glazed.

With regards to the landscape and boundary treatment, the western side boundary to New Chester Road currently contains palisade fencing which will be replaced by a timber knee rail along the boundary to Port Causeway with existing and proposed trees providing a landscaped buffer and a more

open aspect.

The northern boundary contains a mixture of boundary treatments including a low timber knee rail near the New Chester Road and a close boarded timber fence adjacent to the Job Centre. Existing trees along the boundary in front of the site are to remain. Along the eastern boundary, the existing brick wall will be retained with additional proposed trees to provide a buffer to soften the edge of the car park.

### **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**

Both national and local planning policy seeks to direct supermarket stores and other town centre uses towards existing centres in order to facilitate and promote sustainable development.

In terms of renewable energy, the applicants have stated that the proposed store will contain 200 solar panels which will provide an output of 44,000KW hours per year. This equates to between 13% and 15% of energy consumption across the store per annum. In addition a heat recovery system using a refrigerant-to-air-heater-exchanger is used to heat the sales area of each store by using the heat removed from the stores refrigeration plant.

The applicants have undertaken a bat roost survey of the existing building which found no evidence of bats.

### **HEALTH ISSUES**

There are no health issue related to this application

### **CONCLUSION**

Approval of this application can result in retail development in an out of centre location on a site that is designated as a Primarily Industrial Area contrary to the adopted development plan. The loss of the site for general employment use at one the prominent gateways to the Wirral International Business Park and the consequences for existing town centres need to be considered against the benefits that may be accrued from the proposed development.

In light of this, the applicant has referred to estate agent marketing and produced a viability appraisal on the prospects of securing industrial uses, a retail impact assessment and results of sequential test. The site has been marketed for over 12 months and there is no evidence of market interest from occupiers or developers for B1, B2 or B8 uses on the site. In the current circumstances, it is considered that the site is unlikely to attract interest for speculative redevelopment for employment uses without grant funding.

The applicant has demonstrated that there are no suitable alternative and available premises at New Ferry Town Centre and Bromborough Village Traditional Suburban Centre within the terms of their business model.

While the proposed development is recognised as a generator of traffic, the Director of Traffic and Transportation has raised no objection to the proposal and it can, therefore, be considered that the developments traffic impact can be safely accommodated within the Local Highway network without severely impacting on the capacity of the proposed access arrangements.

The proposed foodstore would form part of frontage which contains other non-industrial uses, e.g. a hotel, job centre and car showroom. It is considered that the proposed design of the building and landscape proposals are acceptable. On balance, taking the context of the site in relation to neighbouring uses into account alongside the requirements of local and national policy for employment and retail development it can be concluded in this particular case that the benefits from the development such as bringing the site back into use and the prospects of local job creation can be weighed in favour of the application, which is recommended for approval.

### Summary of Decision:

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

It is considered that the site is unlikely to attract interest for speculative redevelopment for employment uses, The applicant has demonstrated that there are no suitable alternative and available premises at New Ferry Town Centre and Bromborough Village Traditional Suburban Centre within the terms of their business model. Furthermore, the proposed design of the building and landscape proposals are considered acceptable. There are there material considerations that weigh in favour of granting planning permission having regard to policies the statutory Development Plan and the National Planning Policy Framework.

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

### Recommended Conditions and Reasons:

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

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

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

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

3. No development shall take place until a full scheme of works and timetable for the construction of the new highway and/or amendment of the existing highway made necessary by this development, including foot ways, street lighting, surface water drainage, traffic signs, road markings, tactile paved pedestrian crossings, street furniture and access onto the adjacent highway has been submitted to and agreed in writing with the Local Planning Department. The approved works shall be completed in accordance with the LPA 's written approval prior to the commencement of the development.

**Reason:** In the interest of highway safety and to comply with UDP Policy HS4- Criteria for new housing development.

4. Surface water drainage works shall be carried out in accordance with the details contained within the submitted documents listed below and approved in writing by the Local Planning Authority, in conjunction with the Lead Local Flood Authority:

"Email from P. Starbutts to L. Makeating on 27/05/2016 at 09.16 regarding surface water management arrangements

"Email from P. Starbutts to L. Makeating on 27/05/2016 at 09.56 regarding maintenance arrangements

"GeoEnvironmental Investigation, Port Sunlight, Bromborough, December 2014, REF: A0680/R1/V1

"Aldi - Bromborough Rainfall Profiles (8295 Discharge Calculations)

"Aldi Store, Chester New Road, Bromborough - Existing Drainage Drawing, Job No. 8295/D/101 Revision. P1, Date: August 2015

"Aldi Store, Chester New Road, Bromborough - Proposed Drainage Drawing, Job No.

The surface water drainage scheme shall be fully constructed prior to occupation and subsequently in accordance with the timing / phasing arrangements embodied within the approved Surface Water Drainage Strategy, or within any other period as may subsequently be agreed, in writing, by the Local Planning Authority in consultation with the Lead Local Flood Authority.

The sustainable drainage system management and maintenance plan shall be implemented in accordance with the approved details upon completion of the development. Thereafter the sustainable drainage system shall be managed and maintained in accordance with the approved details for its lifetime as agreed under the details of this planning permission.

**Reason:** To ensure satisfactory drainage facilities are provided to serve the site and to ensure satisfactory management and maintenance of the approved surface water drainage facilities is provided for the site for the lifetime of the development in accordance with the National Planning Policy Framework, Paragraph 103 and Policy CS35 in the Core Strategy Local Plan Proposed Submission Draft.

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

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

6. No development shall take place until a plan indicating the positions, design, materials and type of boundary treatment to be erected has been submitted to and approved in writing by the Local Planning Authority. The boundary treatment shall be completed before the building is occupied. Development shall be carried out in accordance with the approved details.

**Reason:** To safeguard the visual amenities of the locality and the privacy/amenities of the adjoining properties and to accord with Policies of the Wirral Unitary Development Plan.

7. The hard and soft landscaping scheme hereby approved shall be carried out prior to the occupation of any part of the development or in accordance with a timetable to be agreed in writing with the Local Planning Authority. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a species, size and number as originally approved in the first available planting season unless the Local Planning Authority gives its written consent to any variation.

**Reason:** In the interests of visual amenity and to comply with Policy DQ3 of the Wirral Unitary Development Plan.

8. Prior to the commencement of development a Construction Management Plan shall be submitted to and approved in writing by the Local Planning Authority. The provisions of the Construction Management Plan shall be implemented in full during the period of construction and shall not be varied unless otherwise agreed in writing with the Local Planning Authority.

**Reason:** In the interests of highway safety and to accord with Policies of the Wirral Unitary Development Plan.

9. 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 of the Wirral Unitary Development Plan.

10. The supermarket shall be closed for trade between 22.00 and 08.00 hours Monday to Saturday and between 18.00 and 10.00 hours on Sundays and Bank Holidays.

**Reason:** In the interests of amenity having regard to Policy SH9 of the Wirral Unitary Development Plan.

11. Servicing and deliveries shall not take place between the hours of 22.00 hours and 06.00 hours Monday to Saturday and 18.00 hours and 10.00 hours on Sundays and Bank Holidays. No vehicle shall arrive before the start time or leave after the finish time.

**Reason:** In the interest of amenity having regard to Policy SH9 of the Wirral Unitary Development Plan

12. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 4th May 2016 and listed as follows: 1555NES-100,V1506 LO1, NES 1555NES-V102D,1555NES-CG101A, 1555NES-V104C, 8295/D/002-P2, 8295/D/101-P1, 8295/D/0002-A1 and V1566LO1B received by the Local Planning Authority on 2nd June 2016

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

13. Notwithstanding the provisions of the Town and Country Planning (Development Management Procedure) Order 2015 (or any subsequent re-enactment) there shall be no creation of additional floor space, including any mezzanine floor space, within the building hereby permitted as shown on the approved plans. The retail unit shall have gross internal floor space no greater than 1,817 square metres with a net trading area no greater than 1,254 square metres, as shown in the approved drawings. There shall be no sub-division of the building hereby approved.

**Reason:** For the avoidance of doubt and because an alternative format could have the potential to harm the vitality and viability of existing town centres. This enables the local planning authority to consider the implications of other formats as and when they may be put forward having regard to Wirral Unitary Development Plan Policy SH9 and the National Planning Policy Framework.

14. Notwithstanding the provisions of Class A1 of the Schedule to the Town and Country Planning (Use Classes Order) 1987 (or any Order revising, revoking or re-enacting that Order) the premises shall only be used for the sale of convenience goods, cold food and drink for consumption off the premises other than ancillary to the principal retail use of the premises. For the purposes of this condition, "ancillary" is defined as not exceeding 20% of net retail floor space for the building hereby approved.

**Reason:** For the avoidance of doubt and because an alternative format could have the potential to harm the vitality and viability of existing town centres. This enables the local planning authority to consider the implications of other formats as and when they may be put forward having regard to Wirral Unitary Development Plan Policy SH9 the National Planning Policy Framework.

15. Foul and surface water drainage shall be drained on separate systems.

**Reason:** To ensure proper drainage and to manage the risk of flooding and pollution.

16. NO DEVELOPMENT SHALL TAKE PLACE until details of the level and intensity of lighting within the development, including inside the store hereby approved, has been submitted to

and approved in writing by the Local Planning Authority.

**Reason:** To satisfactorily protect the residential amenities of nearby occupiers.

**Further Notes for Committee:**

1. In order to fulfil the highway condition, it will be necessary to enter into a legal agreement with the Council to secure the works under the Highways Act and the New Roads and Streetworks Act. The agreements would include details of the works to be carried out including all necessary new footways works, street lighting alterations, reinstatement of the existing vehicular crossing made obsolete due to the development, any necessary surface water drainage alterations, any necessary traffic sign relocations, proposed road markings, proposed tactile pedestrian paved crossings, street furniture amendments and details of the access onto the adjacent highway.
2. Noisy work on construction and demolition sites is restricted (in most circumstances) to the following hours:
  - Monday to Friday: 8.00am to 6.00pm
  - Saturday: 8.00am to 1.00pm
  - Sunday: No noisy work
  - Public Holidays: No noisy work

Should the construction/demolition contractor need to carry out noisy work outside of the permitted hours they can apply for permission from Environmental Health via an online application form that can be accessed at: -

<https://www.wirral.gov.uk/environmental-problems/pollution-control/construction-site-noise>

Additionally, during the construction and/or demolition phases of the project effective dust suppression measures must be employed where the work is likely to liberate significant amounts of dust.

**Last Comments By:** 21/06/2016

**Expiry Date:** 29/06/2016

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## Planning Committee

21 July 2016

**Reference:**  
**APP/16/00550**

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

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

**Ward:**  
**Oxton**

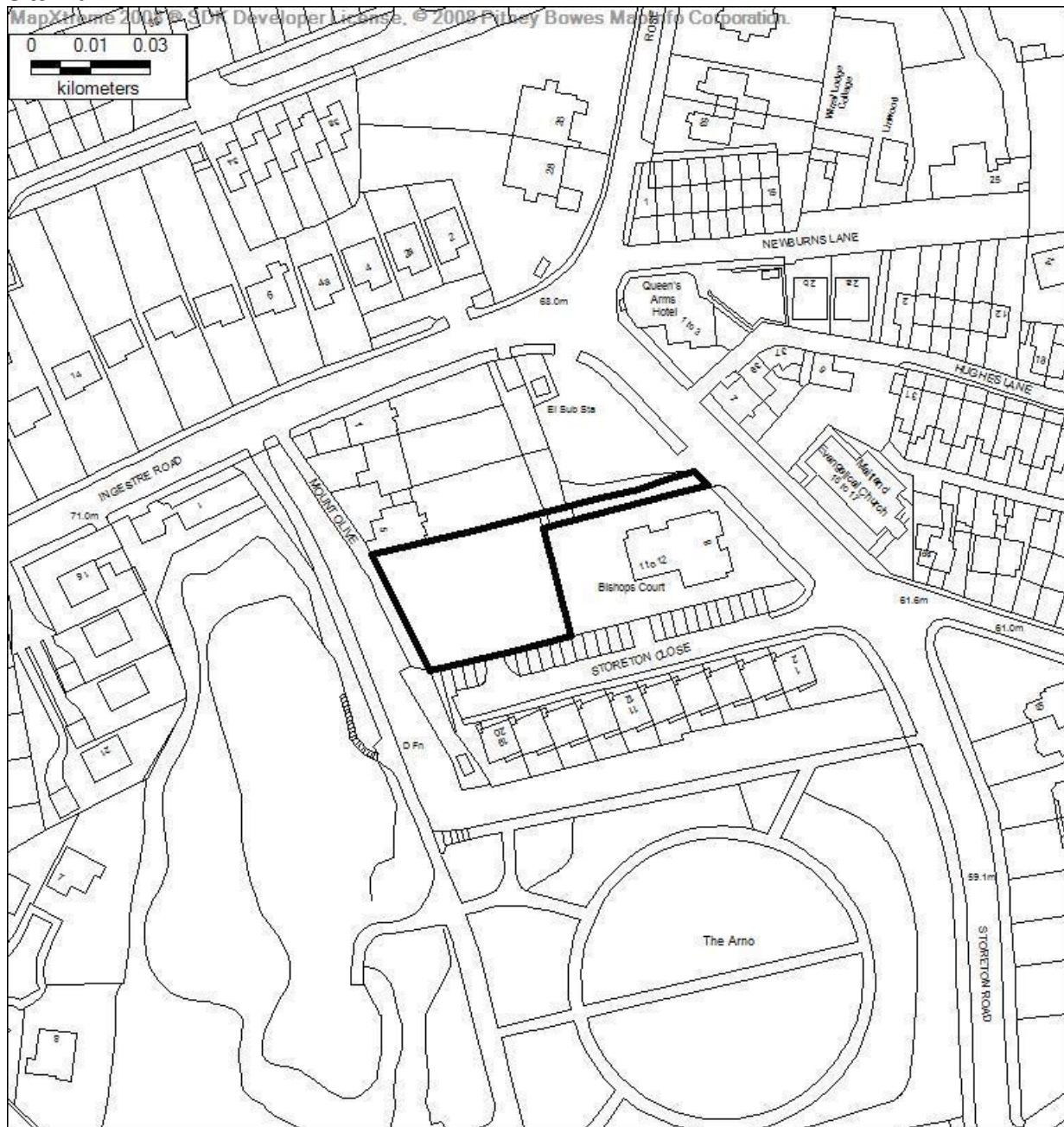
**Location:**  
**Proposal:**

LAND ADJACENT TO 5 MOUNT OLIVE, OXTON, WIRRAL CH43 5TT  
Development of 2 no. two storey detached four bedroom dwellings on land adjacent to 5 Mount Olive, with associated highways and landscaping. The proposed works also include the demolition of a single storey detached garage to create a new access point to the application site.

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

Mrs M Metcalfe  
Condy & Lofthouse Ltd

### Site Plan:



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**Development Plan allocation and policies:**

Conservation Area (for illustrative purposes)  
Primarily Residential Area  
Density and Design Guidelines Area

**Planning History:**

Location: 5 Mount Olive, Oxton  
Application Type: Full Planning Permission  
Proposal: Erection of two detached houses with garages  
Application No: APP/80/15576  
Decision Date: 22/09/1980  
Decision Type: Approved

Location: Land south of 5, Mount Olive, Ingestre Road, Oxton. L43 5TF  
Application Type: Full Planning Permission  
Proposal: Extension of permission (W/APP/15576/E) for two detached houses and garages, with access to Storeton Road.  
Application No: APP/85/06169  
Decision Date: 10/12/1985  
Decision Type: Approved

Location: Land south of 5, Mount Olive, Oxton. L43 5TT  
Application Type: Full Planning Permission  
Proposal: Extension of permission for erection of two detached houses.  
Application No: APP/90/07448  
Decision Date: 04/01/1991  
Decision Type: Approved

Location: Land south of 5, Mount Olive, Oxton. L43 5TT  
Application Type: Full Planning Permission  
Proposal: Extension of planning permission for the erection of two detached houses.  
Application No: APP/95/06565  
Decision Date: 05/01/1996  
Decision Type: Approved

Location: Land south of 5 Mount Olive, Oxton, Wirral, CH43 5TT  
Application Type: Full Planning Permission  
Proposal: Extension of planning permission (APP/95/6565/E) for the erection of two detached houses.  
Application No: APP/00/06975  
Decision Date: 08/12/2000  
Decision Type: Approved

Location: 5 Mount Olive, Oxton, Wirral, CH43 5TT  
Application Type: Full Planning Permission  
Proposal: Extension of planning permission (APP/2000/6975/E) for the erection of two detached houses.  
Application No: APP/05/07452  
Decision Date: 22/12/2005  
Decision Type: Approved

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

Having regard to the Council Guidance on Publicity for Applications, 40 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 2 objections have been received, listing the following grounds:

1. overlooking
2. noise and disturbance
3. highway safety

#### CONSULTATIONS:

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

**Oxton Society** - Objects to the proposal as the current proposed development differs from the previous approvals granted for this site in that it creates an inward looking scheme with a less sympathetic for development in terms of the relationship that would result with 5 Mount Olive and other properties within the vicinity. The Society considers the application to be at odds with the Oxton Village Conservation Area Management Plan and the general conservation policies of CH2 and CH10 of the Wirral UDP.

#### **Director's Comments:**

#### **REASON FOR REFERRAL**

Councillor Brighthouse has requested that the planning application be taken out of delegation due to the concerns and objections raised by The Oxton Society.

#### **INTRODUCTION**

The proposal is for the erection of two detached dwellings.

The application site has a long history of planning approval for two dwellings on this site however this application proposes repositioning and revised external appearance. The last application 05/07452 was approved in December 2005.

#### **PRINCIPLE OF DEVELOPMENT**

The principle of developing this site has previously been considered appropriate, therefore the principle of development is acceptable.

#### **SITE AND SURROUNDINGS**

The application site currently forms part of the side garden of 5 Mount Olive, Mount Olive is a small unadopted road containing three dwellings and is accessed off Ingestre Road. No.5 Mount Olive is a large plot that includes a garage to the side of a new build block of flats Bishops Court, the garage is accessed via Storeton Road, the proposal is to remove this garage and utilise this access for the proposed dwellings.

The plot is within Oxton Conservation Area and there are a mix of property types, the properties on Mount Olive are well screened from the adjoining highways and are good examples of historic buildings within the immediate area taking into account the more recent new build developments nearby such as Storeton Close and Bishops Court.

#### **POLICY CONTEXT**

The proposal is for two new dwellings to the side of an existing house at 5 Mount Olive and within Oxton Conservation Area, the proposal will be assessed in accordance with Wirral's UDP Policies HS4, CH2 and CH7.

Policy HS4 states; Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;
- (ii) the proposal not resulting in a detrimental change in the character of the area;
- (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed

development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;

(v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;

(vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and

(vii) the provision of adequate individual private or communal garden space to each dwelling.

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

Policy CH2 states: Development located within, adjacent to, or otherwise affecting the setting or special character of a Conservation Area, will be permitted where the visual and operational impact of the proposals can be demonstrated to preserve or enhance:

(i) the distinctive characteristics of the Area, including important views into and out of the designated Area;

(ii) the general design and layout of the Area, including the relationship between its buildings, structures, trees and characteristic open spaces; and

(iii) the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the Area.

When granting consent, special regard will be given to matters of detailed design, especially within main frontages and prominent elevations, and to the nature, quality and type of materials proposed to be used.

Policy CH7 states: In relation to Oxton Village Conservation Area the principal planning objectives for the area will be to:

(i) retain the character of the early Victorian commuter settlement;

(ii) preserve the sense of contrast between houses in spacious grounds and cottage-scale groups of dwellings;

(iii) retain unifying features throughout the Area, such as narrow roads and paths, mature trees, and stone walls; and

(iv) retain visual coherence within the retail area, in terms of elevational treatment and the design of shop fronts.

Outside the retail area, only primarily residential uses will be permitted.

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 proposal is for two detached houses located to the side of no.5 Mount Olive and to the rear of the three storey block of flats at Bishop Court, the properties will have vehicle access via the existing driveway that is part of the residential curtilage of no.5 Mount Olive off Storeton Road to the side of Bishops Court, to gain clear access the development includes the demolition of a detached flat roof garage.

The original properties on Mount Olive, of which there are three, have the front elevations facing over

the gardens to the east and the access road of Mount Olive to the rear, west elevation. No.5 Mount Olive by far has the largest residential plot, the side garden adjoins the garages of the properties on Storeton Close and the Bishops Court development which was approved (planning reference APP/01/6623) in 2002. The removal of the existing garage does not have an impact onto the conservation area, the removal of the garage allows for access through the established driveway and into the site without using Mount Olive, the roadway has a width of 4m, not including the pedestrian access into Bishops Court, Bishops Court has been granted a right of access via the roadway to enter the rear car park, it should be noted however that the driveway is part of the curtilage of 5 Mount Olive.

The subdivision of the existing plot will result in the curtilage of no.5 being of a similar scale to the plots at 1 and 3 Mount Olive. The two proposed plots are substantial in size with the houses orientated so that the rear elevation faces south towards the garages on Storeton Close and the front elevations faces north towards the garden of no.5 Mount Olive.

The previous approvals were set out differently so that the houses fronted the access road and what is now Bishops Court and the rear faced Mount Olive, the two properties were side by side but staggered within the plot, the main difference between the proposal and the previously approved schemes is the siting of plot 2 as plot 1 still contributes to the Mount Olive elevation. The changes to the siting have been made due to the construction of Bishops Court, provision of suitable useable gardens and the land levels across the site.

The repositioning of the properties and the principal outlook is to meet the Councils separation distances, concerns have been raised with regards to plot 2 overlooking the garden of no.5 Mount Olive however the front elevation of plot 2 is set over 10m from what will be the boundary between the two sites. The west elevation of Bishops Court currently has outlook over the Bishops Court car par, the introduction of a dwelling to this elevation will not have any additional harmful impact, the buildings also meet the separation distances given the difference in building heights. It is not considered that the proposed dwellings will have an adverse impact onto established residential amenity, the proposed buildings address the interface distances.

#### Conservation

The design of the two properties results in a pair of dwellings that have been designed together; whilst they have different front elevations, they have been to compliment and sit well together visually, taking a modern influence from the traditional Oxtan Conservation Area properties using lower sills, chimney breasts, rough cast render and sandstone detailing.

The design and siting of the buildings reflect the grouping of houses on Mount Olive, without have a dominant or detrimental impact on the setting of the original three dwellings. There are also numerous properties within Oxtan Conservation Area that are set back from the main road ways and accessed via long driveways, generally tree lined or containing mature shrubbery.

#### **SEPARATION DISTANCES**

The proposed dwellings are located within a plot that is well screened but is bounded by a number of neighbouring properties such as Bishops Court and Storeton Close. The bulk of plot 2 is located over 26m from the west elevation of Bishops Court, Bishops Court is three storey, having regard to the Councils interface distances the buildings exceed this distance of 16m window to blank elevation. The properties on Storeton Close are located over 23m from the rear elevations of plot 1 and 2, this also meets the Councils window to window interface distances of 21m.

The relationship between the two plots and the host house no.5 Mount Olive has been sensitively set out so that there is a visual break when viewed from Mount Olive and viewed from the access road off Storeton Road, there are first floor windows proposed to the north towards the garden of no.5 however these windows are between 8m and 10m from the boundary which is considered an adequate interface distance from windows to garden boundaries, these proposed windows do not overlook neighbouring windows.

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

There are no Highway Implications relating to this proposal.

## **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

## **CONCLUSION**

The siting, scale and appearance of the two dwellings proposed is considered acceptable having regard to Wirral's UDP Policies HS4, CH2 and CH7.

### **Summary of Decision:**

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

The siting, scale and appearance of the two dwellings proposed is considered acceptable having regard to Wirral's UDP Policies HS4, CH2 and CH7.

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

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

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25 April 2016 and listed as follows: 15-175-110 Rev.C, 15-175-120 Rev.B, 15-175-121 Rev.B & 15-175-122 Rev.A.

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

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all materials to be used in the external construction (facing bricks, roof tiles/slates etc) of this development have been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with approved details.

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

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

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

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking or re-enacting that Order with or without modification) there shall be enlargement or extension of the dwelling(s) hereby permitted, including any additions or alterations to the roof, without the prior written approval of the Local Planning Authority.

**Reason:** To safeguard the amenities of the occupiers of adjoining property and the area

generally and to accord with Policy HS4 of the Wirral Unitary Development Plan.

6. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revising, revoking or re-enacting that Order with or without modification) no garages, outbuildings or enclosure shall be constructed within the applications site without the prior written approval of the Local Planning Authority.

**Reason:** In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy HS4 of the Wirral Unitary Development Plan.

7. NO DEVELOPMENT SHALL TAKE PLACE BEFORE details of all walls (including retaining walls), fences, gates or other means of enclosure to be erected in or around the development have been submitted to and approved in writing by the Local Planning Authority. PRIOR TO THE FIRST OCCUPATION OF THE DEVELOPMENT the walls (including retaining walls), fences, gates or other means of enclosure shall be erected as approved and shall thereafter be permanently retained and maintained.

**Reason:** To satisfactorily protect the character and appearance of the area and the residential amenities of adjoining properties, having regard to Policy HS4 and GR7 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 previously 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.

10. NO WORKS OR DEVELOPMENT SHALL TAKE PLACE BEFORE a scheme for the protection of the existing trees (other than those the removal of which has been granted express permission in writing by the Local Planning Authority) has been submitted to and approved in writing by the Local Planning Authority. Such a scheme will comply with provisions of BS5837 ("Trees in relation to construction - 1990") and BS3998 ("Recommendations for tree works - 1989"). The approved scheme for the protection of existing trees to be retained shall be implemented BEFORE DEVELOPMENT COMMENCES and be maintained in full until the development has been completed.

**Reason:** To ensure protection during construction works of trees, hedges and hedgerows which are to be retained on or near the site in order to ensure the character and amenities of the area are not impaired or harmed and to comply with Policy GR7 of the Wirral Unitary Development Plan.

11. NO DEVELOPMENT SHALL TAKE PLACE until full details of soft and hard landscaping have been submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall detail the locations, species and heights of all existing and proposed trees, shrubs and hedge planting and all existing and proposed grassed and hard surfaced areas and any other natural or proposed features. The approved scheme shall be implemented in full in the first planting season following first occupation of the dwellings hereby permitted, unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policy HS4 of the UDP.

12. Any trees or shrubs in connection with the approved landscaping scheme required by Condition 11 that are removed, dying, being severely damaged or becoming seriously diseased within five years from the completion of the scheme shall be replaced by trees or shrubs of a similar size and species to those originally required to be planted unless otherwise agreed in writing by the Local Planning Authority.

**Reason:** To ensure a satisfactory standard of appearance and that the proposed development enhances the visual amenity of the locality in accordance with Policy GR5 of the UDP.

13. The following activities must not be carried out under any circumstances:

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

**Reason:** To ensure protection during construction works of trees, hedges and hedgerows which are to be retained on or near the site in order to ensure the character and amenities of the area are not impaired or harmed and to comply with Policy GR7 of the Wirral Unitary Development Plan.

**Last Comments By:** 08/06/2016  
**Expiry Date:** 20/06/2016



## Planning Committee

21 July 2016

**Reference:**  
**APP/16/00593**

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

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

**Ward:**  
**Bidston & St James**

**Location:** 34 HOYLAKE ROAD, BIDSTON, CH41 7BX  
**Proposal:** Single storey rear extension, internal alterations and new shop front to facilitate use as a general store (amended description)

**Applicant:** Mr V Sivarasa  
**Agent :** SDA Architecture Limited

### Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

None

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 10 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing this report 2 objections have been received from the occupiers of 40 Hoylake Road and 4 Colin Road, as well as a qualifying petition of objection (35 signatures). The objections are summarised as follows:

1. there is no need for any more retail places in this area;
2. work is already underway at the premises;
3. the back alley has been closed and can no longer be used as an emergency fire exit;
4. the shop has an asbestos roof.

**CONSULTATIONS:**

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

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

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

The Council is in receipt of a petition that has been signed by more than 25 signatures (35 in total). In addition, the agents submitting this application are SDA Architecture Ltd.

**INTRODUCTION**

The proposed development is for the erection of a single storey rear extension, internal alterations and new shop front to facilitate use as a general store.

**PRINCIPLE OF DEVELOPMENT**

The land is designated as primarily residential within Wirral's Unitary Development Plan and as such the development is acceptable in principle subject to the policies outlined below.

**SITE AND SURROUNDINGS**

The site is located within a small parade of shops containing a number of similar uses, including a general store, post office, pharmacy and beauticians. There is a housing estate on the opposite side of the road. At the time of the site visit construction was underway at the property.

**POLICY CONTEXT**Unitary Development Plan

Policy HS15 - Non-Residential Uses in Primarily Residential Areas is relevant. The policy states; Within the Primarily Residential Areas as defined on the Proposals Map, proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Proposals should make adequate provision for off-street car parking standards and servicing requirements.

Policy SH4 - Small Shopping Centres and Parades is also relevant. This states; within small shopping

centres and parades in Primarily Residential Areas, development falling within Class A1, Class A2 and Class A3 of the Town and Country Planning (Use Classes) Order 1987, will be permitted, subject to Policy HS15 and the following criteria as appropriate:

- (i) where a proposal for Class A3 uses 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;
- (ii) proposals for Class A3 uses should include measures to mitigate smell and internally-generated noise - these measures should not be visually intrusive in the street scene and should be fully installed before the business commences trading;
- (iii) the proposal does not cause nuisance to neighbouring uses, or lead to loss of amenity, particularly in respect of noise and disturbance, on-street parking or delivery vehicles - where necessary a suitable condition will be imposed on hours of opening/ operation;
- (iv) proposals for Class A3 uses should be located a reasonable distance from the principal elevation of the nearest dwelling house or block of flats;
- (v) proposals for Class A2 uses should incorporate the provision of a shop front and permanent window display.

#### National Planning Policy Framework (NPPF)

At the heart of the National Planning Policy Framework is a presumption in favour of sustainable development, which should be seen as a golden thread running. In terms of decision taking this means approving development proposals that accord with the development plan without delay.

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

The proposal will bring a currently vacant building back into use. This is supported by the NPPF which states The Government is committed to ensuring that the planning system does everything it can to support sustainable economic growth. Planning should operate to encourage and not act as an impediment to sustainable growth.

At the time of writing this report 2 objections have been received from the occupiers of 40 Hoylake Road and 4 Colin Road, as well as a qualifying petition of objection (35 signatures). The objections are summarised as; there is no need for any more retail places in this area, work is already underway at the premises, the back alley has been closed and can no longer be used as an emergency fire exit, the shop has an asbestos roof.

The addition of an additional retail unit in the area is not a valid reason for refusal. The premises is currently vacant but has previously been used as a furniture shop and as such has consent for A1 use. is located in an existing parade of shops. There will therefore be no adverse impact upon the viability of the neighbouring Traditional Suburban Centres and as such the principle of development complies with the NPPF and the Wirral UDP.

Any works carried out at the premises is done so at the developers own risk. The application can therefore not be refused on the grounds that they have started work without permission. The closure of the back alley way does not form part of this planning application and the matter of asbestos roofs would be a matter for building control and not planning.

Having regards to policy HS15 proposals for small-scale built development and changes of use for non-residential uses will be permitted where the proposal will not be of such scale as to be inappropriate to surrounding development; result in a detrimental change in the character of the area; and cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

The area is designated primarily residential but as it is located on an established row of commercial uses. The proposed amendments to the shop front and single storey rear extension will not result in a detrimental change in the character of the area.

The proposed hours of operation are between 7am and 11pm at night. Should members be minded to approve the application a condition will be imposed to limit the hours of operation to between these hours.

The development is deemed acceptable in terms of the criteria set out in Wirral's UDP and as such is recommended for approval.

#### **SEPARATION DISTANCES**

There are no separation distances relating to this proposal.

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

There are no Highway Implications relating to this proposal. The Head of Environment & Regulation (Traffic & Transportation Division) has raised no objections to the scheme in terms of parking or highway safety.

#### **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 acceptable in terms of the criteria set out in UDP Policies HS15 and the NPPF and is therefore recommended for approval.

#### **Summary of Decision:**

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

The proposal is acceptable in terms of the criteria set out in UDP Policies HS15 and the NPPF and is therefore recommended for approval.

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

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

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 22ND April 2016 and listed as follows:  
42\_2016\_01 (Dated 16.03.2016)

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

3. The premises shall be closed between the hours 23:00 hours and 07:00 hours

**Reason:** In the interest of amenity having regards to Policy HS15 of the Wirral UDP

**Last Comments By:** 13/06/2016

**Expiry Date:** 17/06/2016

## Planning Committee

21 July 2016

**Reference:**  
**APP/16/00615**

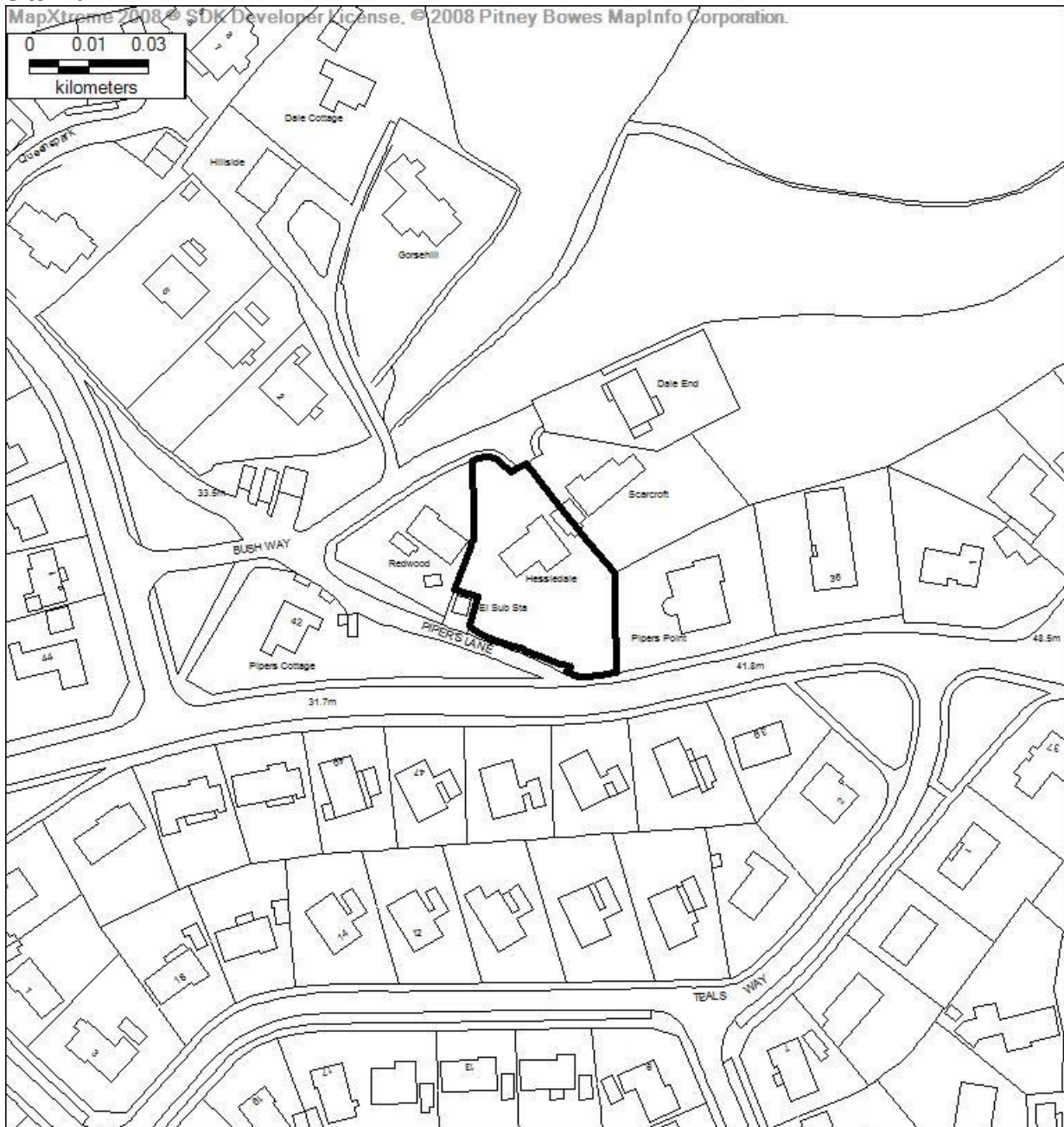
**Area Team:**  
**South Team**

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

**Ward:**  
**Heswall**

**Location:** Hessedale, BUSH WAY, HESWALL, CH60 9JB  
**Proposal:** Loft conversion including raising the hipped roofs to either side, dormer extensions to the front and rear and 1st floor extension at the front.  
**Applicant:** Mr & Mrs Brown  
**Agent :** SDA Architecture Limited

### Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

Location: Hessledale, Bush Way, Heswall, Wirral, CH60 9JB  
Application Type: Full Planning Permission  
Proposal: Erection of roof extensions and front porch.  
Application No: APP/09/05997  
Decision Date: 09/11/2009  
Decision Type: Approved

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 3 notifications were sent to adjoining properties and a site notice was displayed near the site. One response has been received from Scarcroft, Bush Way, objecting as follows:

1. the roof appears to be raised making the extended property over dominant,
2. the front elevation would be out of keeping with the other 3 properties in the cul-de-sac

CONSULTATIONS:

No statutory consultations required for this householder development.

**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 a single objection has been received from the occupiers of an adjacent property.

**INTRODUCTION**

The application seeks planning permission for alterations and extensions to the existing dwelling including; a single storey extension enclosing the space between the original dwelling and the detached garage, raising the hipped roofs to either side, enlarging an existing dormer at the front and raising the height of an existing single storey hipped feature, which projects slightly forward of the principal elevation.

**PRINCIPLE OF DEVELOPMENT**

The site lies within an area designated as primarily residential where the erection of extensions to dwellings is acceptable in principle.

**SITE AND SURROUNDINGS**

The site is occupied by a dormer dwelling that is one of 4 similar properties built on one side of a short cul-de-sac.

The application property and its neighbour on the north-eastern side are almost identical dormer bungalows. The property at the head of the cul-de-sac, Dale End, is part 2-storey and part single storey in appearance due to the land dropping from east to west.

Dense trees and scrub on the opposite side of the carriageway marks the entrance to Heswall Dales.

**POLICY CONTEXT**

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

Wirral Unitary Development Plan Policy HS11 relates to house extensions and states that proposals

should be designed in such a way as to have no significant adverse effect on the appearance of the original property the character of the area in general or impact on the amenities of the occupiers of neighbouring properties in particular through overlooking, or an adverse effect on the area in general.

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

The development involves raising the hipped roofs to either side, enlarging the existing front dormer and creating a 2-storey gabled projection that extends 1 metre beyond the principle elevation.

The elevational changes are significant, changing the original dormer bungalow into a contemporary two storey dwelling. However, the additional living accommodation at first floor level is achieved without raising the height of the ridge (which was a concern for the occupier of the adjacent property). The overall height of the dwelling is therefore unchanged. The design of the extensions will update and add interest to the existing dwelling. As there is no recognised uniformity between the 4 dwellings it is not considered that the development would be out of character or that the scale of the additions would be unduly intrusive in the street picture.

The spacing between the dwellings is maintained and it is considered that neither of the adjoining properties would be negatively impacted by the proposals. A new south-west facing window at first floor level would be sited a minimum distance of 10 metres from the boundary with Redwood. This property is a bungalow that sits in front of and at right angles to the application property, on a lower ground level.

The proposed ground floor extension encloses a passageway created between the existing dwelling and its detached garage, this element of the proposal will have no impact outside the application property.

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

#### **Summary of Decision:**

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

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

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

**Recommended Conditions and Reasons:**

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 April 2016 and dated 20 April 2016.

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

**Further Notes for Committee:**

**Last Comments By:** 13/06/2016  
**Expiry Date:** 22/06/2016



## Planning Committee

21 July 2016

**Reference:**  
**APP/16/00634**

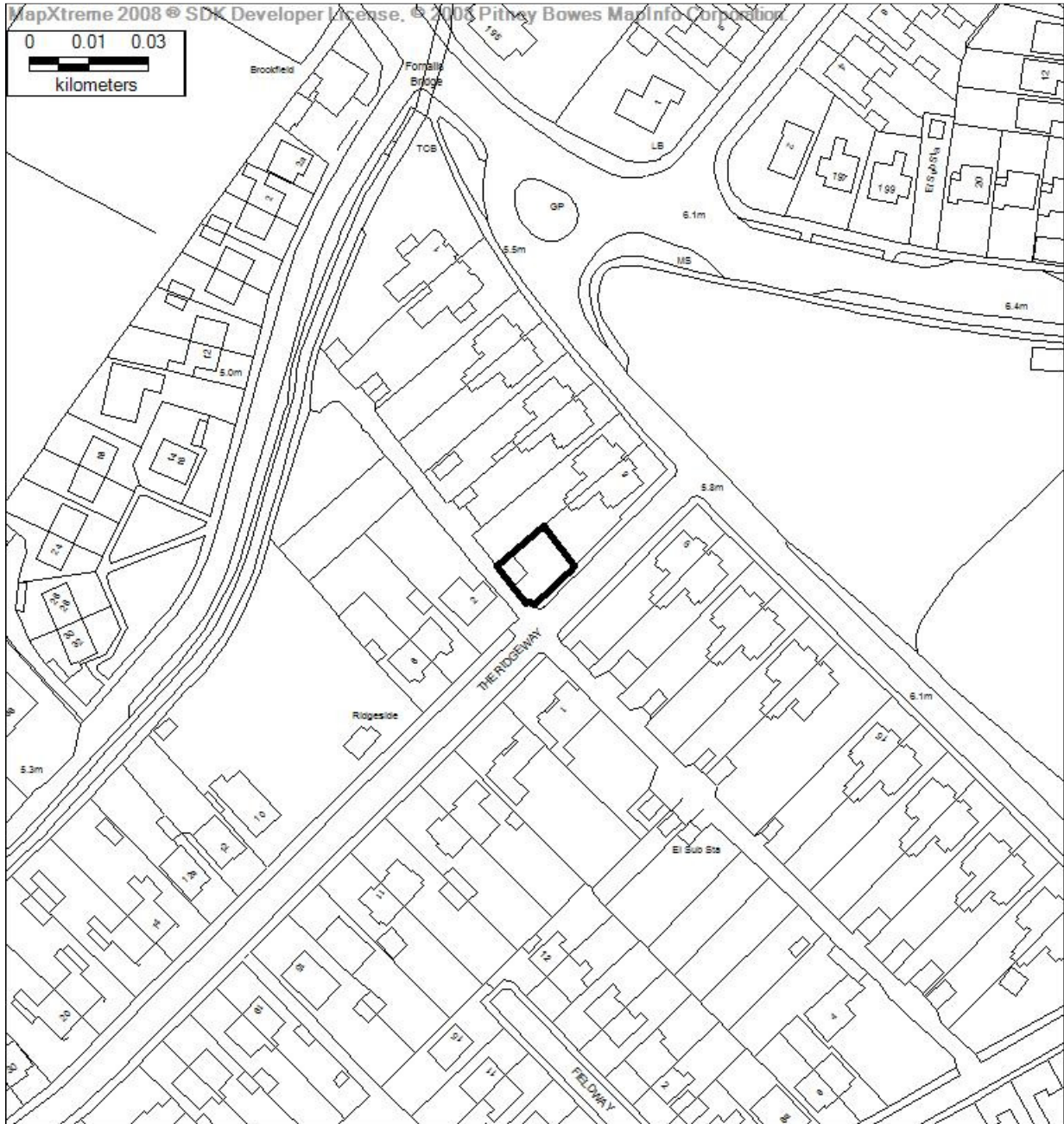
**Area Team:**  
**North Team**

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

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

**Location:** Land at the rear of White-Haven, 8 HERON ROAD, MEOLS, CH47 9RU  
**Proposal:** New build residential bungalow development at the rear of 8 Heron Road  
**Applicant:** Mr Paul Raven  
**Agent :** SDA Architecture Limited

### Site Plan:



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

**Planning History:**

No planning history

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

Having regard to the Council Guidance on Publicity for Applications, notifications were sent to adjoining properties. At the time of writing this report 21 separate objections have been received, listing the following grounds:

1. parking/highway safety
2. out of character
3. cramped development
4. overlooking
5. drainage problems
6. little amenity space
7. proximity to boundary of 7 Heron Road

**CONSULTATIONS:**

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

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

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

**INTRODUCTION**

The proposal is for the erection of a detached single storey dwelling.

**PRINCIPLE OF DEVELOPMENT**

The site is in a residential area, the principle of development is acceptable.

**SITE AND SURROUNDINGS**

The application site currently forms a rear garden of no.8 Heron Road, the site access is proposed off The Ridgeway, the property will form part of the streetscene of The Ridgeway which is a mix of house types, there are two-storey and single storey dwellings within the immediate area.

**POLICY CONTEXT**

The proposal is for a new dwelling and will be assessed in accordance with Wirral's UDP Policy HS4.

Policy HS4 states; Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

- (i) the proposal being of a scale which relates well to surrounding property, in particular with regard to existing densities and form of development;
- (ii) the proposal not resulting in a detrimental change in the character of the area;
- (iii) access and services being capable of satisfactory provision, particularly for off-street car parking areas and garages, and adequate vehicular access;
- (iv) the provision of appropriate landscaping and boundary treatment which relates the proposed development to its surroundings, paying particular attention to the maintenance of existing natural features and vegetation in accordance with Policy GR5;
- (v) the appropriate provision of design features which contribute to a secure environment and reduce the likelihood of crime;

(vi) incorporating provision for accessible public open space and children's play areas in accordance with Policy GR6; and

(vii) the provision of adequate individual private or communal garden space to each dwelling.

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

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 proposal is for the erection of a detached bungalow located to the rear of 8 Heron Road and fronting The Ridgeway. The application site is currently part of a rear garden within the curtilage of 8 Heron Road, the garden adjoins an access road to the rear that is utilised by 1-8 Heron Road, some of the properties have parking off this alleyway and detached garages that are accessed at the rear.

The proposed dwelling is a detached bungalow that will front onto The Ridgeway, the application site includes a private garden and off road parking for one vehicle. The siting of the dwelling follows the front building line of the houses on The Ridgeway and meets the interface distances to the rear elevation of no.8 Heron Road, the overall design and siting of the dwelling is considered acceptable and retains a substantial rear garden for the host house no.8 Heron Road.

The main area of impact is the rear elevation along the boundary with no.7 Heron Road. The existing boundary contains mature vegetation and a small area to the rear of no.7 Heron Road is set aside for off street parking. The design of the bungalow to the rear is staggered so that part of the dwelling is set 1.2m off the boundary with no.7, the eaves height is 2.4m (3.9m to the ridge) and the roof slopes away to reduce the bulk along the boundary. The rear elevation of the dwelling has a width of 12m and is set off the rear boundary which will allow for a maintenance strip, the rear elevation having regard to the height of the building will have the appearance when viewed from no.7 Heron Road to that of a garage.

The outlook to habitable rooms is sited on the front elevation which will protect the amenities of the houses on Heron Road, there are secondary windows located to the side and rear elevations however these are proposed to be high level or fixed and obscurely glazed.

The siting of the building will form the streetscene of The Ridgeway, the rear elevation is partially screened from no.7 by the existing car park and boundary treatment. It is considered that the proposed dwelling would not have an adverse impact onto the character of the area or the amenities of the neighbouring properties.

### **SEPARATION DISTANCES**

The proposal includes habitable room windows to the front elevation which is set 15m from the side garden boundary of 9 Heron Road, the blank side elevation is set over 16m from the rear elevation of no.8 Heron Road. The proposed dwelling therefore meets the Councils current interface distances of 21m window to window (habitable) and 14m window to blank elevation.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal.

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

### **CONCLUSION**

The siting of the proposed dwelling is considered acceptable having regard to the character of the area, the neighbouring residential amenity and Wirral's UDP Policy HS4.

### **Summary of Decision:**

Having regards to the individual merits of this application the decision to grant Planning Permission has

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

The siting of the proposed dwelling is considered acceptable having regard to the character of the area, the neighbouring residential amenity and Wirral's UDP Policy HS4.

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

**Recommended Conditions and Reasons:**

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 3 May 2016 and listed as follows: 47\_2016\_01.

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

3. On insertion the windows hereby approved, and any subsequent windows installed at ground floor to the North East, North West and South West facing side elevations shall be fitted with fixed and obscure glazing up to a height of 1.7m from the finished first floor internal floor level and shall be permanently retained in that condition thereafter.

**Reason:** Having regard to neighbouring residential amenity.

4. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

**Reason(s):** To ensure a proper standard of separation from, and standard of amenity with respect to, neighbouring property.

5. 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.

**Further Notes for Committee:**

1. Consent under the Highways Act is required for the construction of a new or the amendment/removal of an existing vehicular access. Such works are undertaken at the developer's expense, including the relocation/replacement and/or removal of street furniture and vegetation as necessary. Submission of a S50 Highway Opening Notice is required prior to commencement of any works on the adopted highway. Please contact the Council's Highway Management team via [www.wirral.gov.uk](http://www.wirral.gov.uk) or 0151 606 2004 prior to the commencement of development for further information

**Last Comments By:** 14/06/2016  
**Expiry Date:** 28/06/2016

## Planning Committee

21 July 2016

**Reference:**  
**APP/16/00648**

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

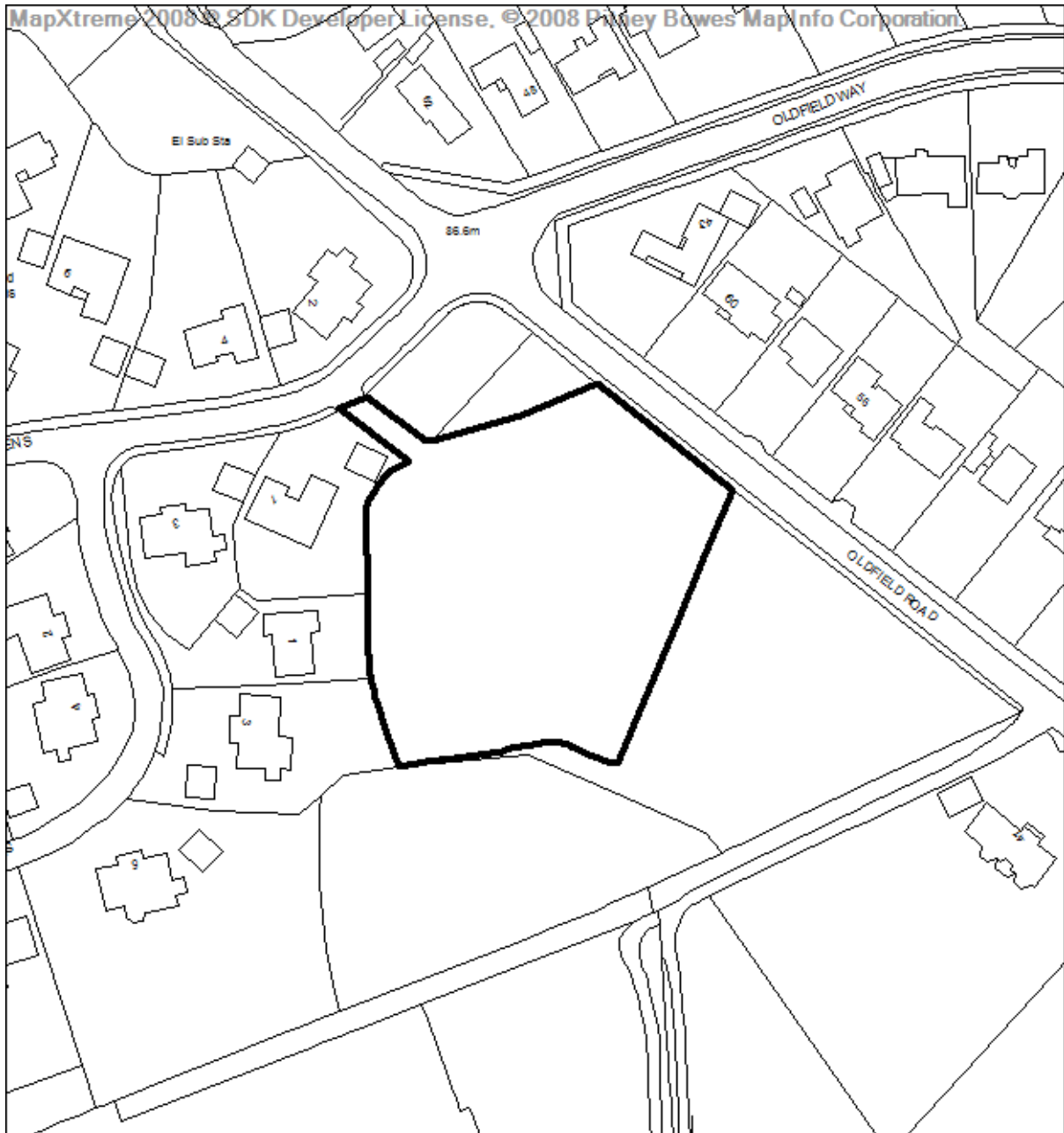
**Case Officer:**  
**Ms J Storey**

**Ward:**  
**Heswall**

**Location:** Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE  
**Proposal:** Existing rear site levels updated in relation to approval ref: App/13/01294

**Applicant:** Cleavercare Limited  
**Agent :** KDP Architects

### Site Plan:



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**Development Plan designation:**  
Urban Greenspace

Area of Special Landscape Value

**Planning History:**

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Application to replace an extant planning permission in order to extend the time limit for implementation. (08/6792 approved on Appeal-2101010)  
Application No: APP/11/01532  
Decision Date: 22/02/2012  
Decision Type: Approve

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE  
Application Type: Full Planning Permission  
Proposal: Refurbishment of the existing care home and the erection of a new extension wing to provide 53 Bedrooms with associated facilities, new access road from Oldfield Road, new car park with associated hard and soft landscaping to grounds.  
Application No: APP/13/01294  
Decision Date: 28/11/2013  
Decision Type: Approve

Location: Former Cleaver Nurses Home, Oldfield Road, Heswall. L60 6SW  
Application Type: Full Planning Permission  
Proposal: Change of use to residential home for 37 persons.  
Application No: APP/89/06381  
Decision Date: 16/08/1989  
Decision Type: Approve

Location: Cleaver Hospital, Oldfield Road, Heswall. L60 6SW  
Application Type: Outline Planning Permission  
Proposal: Redevelopment for residential purposes following demolition of existing hospital buildings.  
Application No: OUT/87/05940  
Decision Date: 14/10/1987  
Decision Type: Approve

Location: Former Cleaver Hospital Site, Oldfield Road, Heswall. L60 6SW  
Application Type: Reserved Matters  
Proposal: Erection of 35 dwelling units with garages.  
Application No: DLS/88/06042  
Decision Date: 28/07/1988  
Decision Type: Approve

Location: Plots 1 & 2, Nos. 1 & 3, Oldfield Gardens, Heswall. L60 6TG  
Application Type: Full Planning Permission  
Proposal: Substitution of house type on plot 1 and repositioning of garages on plots 1 and 2.  
Application No: APP/91/05938  
Decision Date: 23/07/1991  
Decision Type: Approve

Location: Nurses Home, Former Cleaver Hospital, Oldfield Road, Heswall. L60 6SW  
Application Type: Full Planning Permission  
Proposal: Change of use of nurses' home to nursing home.  
Application No: APP/85/06675  
Decision Date: 14/11/1985  
Decision Type: Approve

Location: Cleaver Residential Home, OLDFIELD ROAD, HESWALL, CH60 6SE

Application Type: Advertisement Consent

Proposal: 1 No. sign post sign at access off Oldfield Rd. 2 No. small insignia sign on gate posts. 1 No. Logo sign on end elevation of new build. 1 No. Frosted Signage on Main Entrance Glass Doors. 1 No. Logo sign on timber clad entrance wall.

Application No: ADV/16/00055

Decision Date: 15/03/2016

Decision Type: Approve (mixed)

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

#### REPRESENTATIONS

Having regard to the Councils Guidance on Publicity for Applications, notifications were sent to 5 adjoining properties. A Site Notice was also displayed. At the time of writing 3 objections have been received from adjoining properties in Dale Gardens siting loss of amenity/privacy.

#### **Director's Comments:**

Consideration of this item was deferred at Planning Committee on 22 June 2016 to allow for a formal Members Site visit to take place.

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

Councillor Hodson has requested that the application is removed from delegation on the grounds that the development would have a detrimental impact on the residential amenities of surrounding occupiers.

#### **INTRODUCTION**

Planning permission was granted in 2013 for the retention of the existing care-home building and the construction of extensions to provide a 53 single bed care home (Use Class C2). The existing building was three storeys in height, with a part hipped roof and attic accommodation. The proposed extension includes a part single, part two storey extension to the rear of the property and a four storey wing extension to east of the existing block. The fourth floor element has been stepped in from the main walls and will provide a small self-contained unit for the manager and kitchen and staff rooms for . A new access is proposed off Oldfield Road and the existing access to the site will be removed. A new dormer window is also proposed within the roof space of the existing building.

During the construction, concern was raised through the Councils enforcement team that a substantial amount of soil deposited on site and concern was raised regarding the possible damage to the existing protected trees on the site and the impact on existing boundary fencing. The applicant has been advised that the increase in land levels constitutes development that requires planning permission.

This application is for the retention of an area of land to the centre at the rear of the site that has been levelled off, but increased in height by 1825mm at its highest level due to the removal of an air raid shelter. An additional amount of earth has been deposited at the immediate rear of the building to enable a level access from the rear of the building to the garden. This has increased the height of a small area of land by 400mm

#### **PRINCIPLE OF DEVELOPMENT**

The site is identified as Urban Greenspace and an Area of Special Landscape Value in the Wirral Unitary Development Plan. It is an existing developed site that has an established care use. Development for reuse of existing building is acceptable in principle subject to compliance with UDP Policies GR1, LAN1 & LA1.

#### **SITE AND SURROUNDINGS**

The application site contains a vacant. three storey detached building which is located on the southern side of Oldfield Road. The building is set within extensive grounds and contains a large number of mature trees and shrubs that are covered by a tree preservation order. The front of the site has been hard surfaces to provide car parking. The west of the site is occupied by a small residential development, this formed part of the original hospital site. Beyond Oldfield gardens to the west lies Heswall Dales Local Nature reserve which is managed by Cheshire wildlife trust. The north and east of

the site contain a number of detached properties that differ in terms of design and scale. The site levels are lower within the site which reduces the impact of the building within the street scene.

The site is within a designated Urban Green Space and within an Area of Special Landscape value within Wirral's Unitary Development Plan.

### **POLICY CONTEXT**

The statutory development plan consists of the Wirral Unitary Development Plan (UDP February 2000) and the joint Waste Local Plan for Merseyside and Halton, which was formally adopted with effect from 18th July 2013. UDP Policies HS8, GR1, LAN1 and LA1 and the Waste Local Plan Policies are relevant. These are considered to be consistent with National Planning Policy Framework which provides updated guidance in relation to sustainable development and open space.

The National Planning Policy Framework is a material consideration in the determination of planning applications. The NPPF outlines that the purpose of the planning system is to contribute to the achievement of sustainable development. Paragraphs 18 to 219 taken as a whole constitute the Government's view of what sustainable development in England means in practice for the planning system. There is now a presumption in favour of sustainable development which should be approved without delay unless the adverse impacts of doing so outweigh the benefits. Sections 7 Requiring Good Design and 8 Promoting Health Communities are particularly relevant.

UDP Policy GR1 'The Protection of Urban Green Space' permits development for the re-use of existing buildings. The site is currently a developed site for the use of a residential care home. The land is privately owned and not accessible to the general public. The developed nature of the site is a material consideration in terms of redevelopment within the Urban Green Space. Furthermore, the Urban Greenspace in this particular instance provides a pleasant contribution to the visual amenity and character of the area. The retention of a large number of mature trees along the site frontage will ensure that this area remains visually attractive and in keeping with the adjoining frontages in the immediate area.

UDP Policies LAN1 – 'Principles for Landscape', and LA1 - Protection for Area of Special Landscape Value provides protection for the character and appearance of areas designated as Areas of Special Landscape Value from adverse effects of development and will not permit proposals which would, introduce new development within an otherwise open setting, result in the loss or erosion of distinctive features such as woodland, hedges or trees, and other proposals which in terms of their siting, scale, form and external appearance, would detract from the appearance of the area or intrude within important views into or out of the area.

The visually important trees within the site would be retained and the additional wing would sit alongside a very extensive area of mature landscaping which sits alongside an extensive area of mature landscaping which encloses the eastern boundary. The development is set well back from Oldfield Road at a lower ground level within very generous and maturely landscaped grounds. The wooded character of the site would be retained.

### **APPEARANCE AND AMENITY ISSUES**

The rear garden area still slopes away from the care home but at a less severe degree and has not increased the height of the garden area above its highest level, rather it has ensured that the slope away from the care home is less severe for residents. The development has not resulted in any loss of trees on the site. The nearest residential property - 1 Dale Gardens is located some 25m away. It is not considered that the increase in the garden levels will impinge on the residential amenities of surrounding properties through overlooking. As such it is not considered necessary to add a condition to provide details of any screen fencing.

### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway/traffic implications relating to this proposal

### **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no Environmental or sustainability issues relating to this proposal.



## **HEALTH ISSUES**

There are no health implications relating to this application.

## **CONCLUSION**

The engineering operation has provided a less severe slope to the existing rear garden area of the care home. This has not resulted in any loss of trees nor has it had a detrimental impact on surrounding properties through overlooking. The proposal is therefore considered to be acceptable and complies with both National and local plan policies.

### **Summary of Decision:**

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

The engineering operation has provided a less severe slope to the existing rear garden area of the care home. This has not resulted in any loss of trees nor has it had a detrimental impact on surrounding properties through overlooking. The proposal is therefore considered to be acceptable and complies with both National and local plan policies.

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

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

1. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 10th May 2016 and listed as follows: 1271-103-V, 1271-103-S, 1271-300

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

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

**Last Comments By:** 15/06/2016

**Expiry Date:** 05/07/2016

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## Planning Committee

21 July 2016

**Reference:**  
**APP/16/00684**

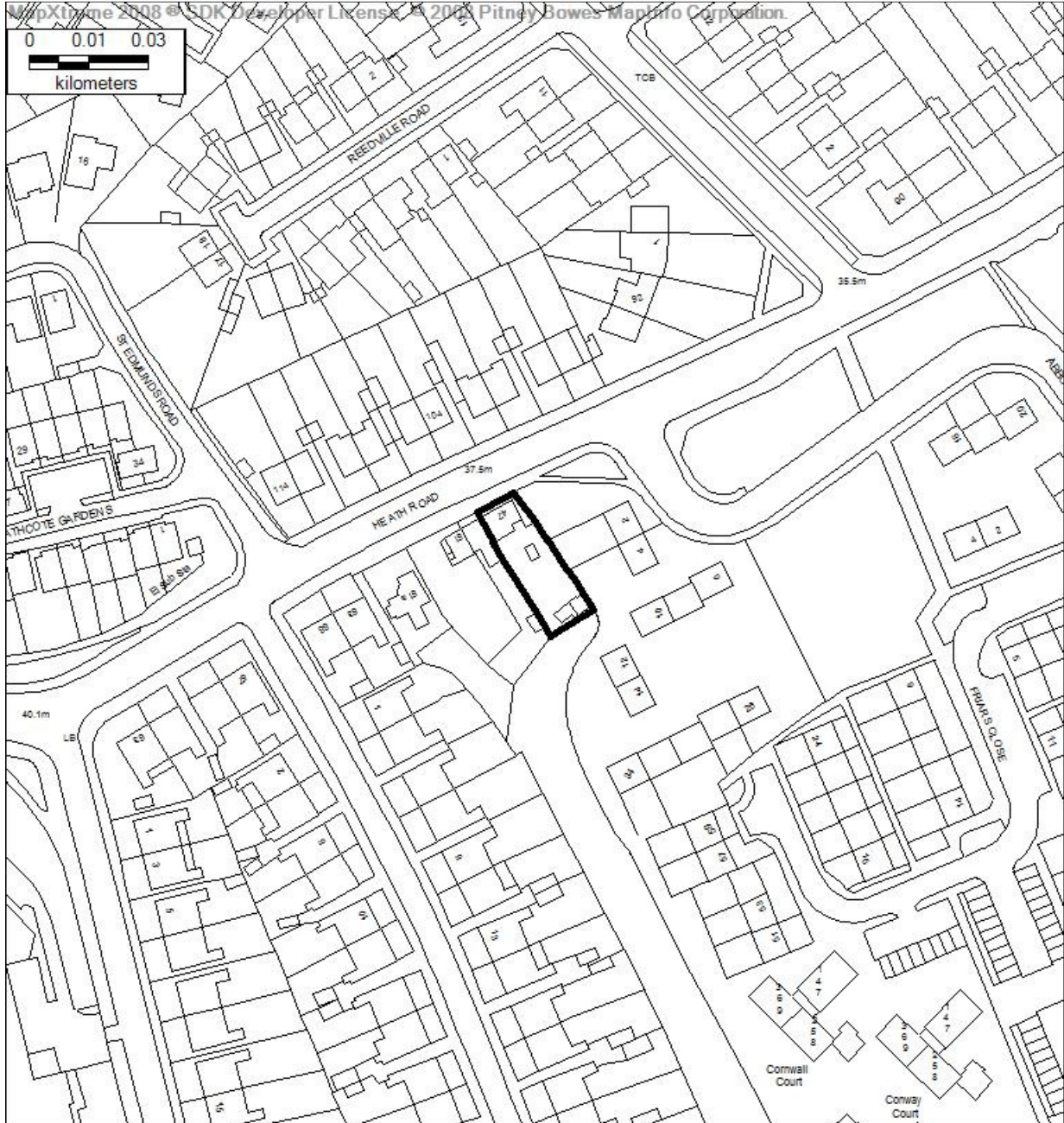
**Area Team:**  
**South Team**

**Case Officer:**  
**Mrs S Lacey**

**Ward:**  
**Bebington**

**Location:** 47 HEATH ROAD, BEBINGTON, CH63 3BP  
**Proposal:** Proposed two-storey and single-storey rear extension  
**Applicant:** Ms A Hatton  
**Agent :** PATERSON MACAULAY & OWENS

### Site Plan:



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

**Planning History:**

None

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

Having regard to the Council Guidance on Publicity for Applications, 4 letters of notification were sent to neighbouring properties and a site notice was displayed. One objection was received from no.49 Heath Road citing the following concerns:

1. The two-storey extension will have an overbearing impact on the amenities of the occupiers of no.49;
2. The extension would have an adverse effect on the character and setting on the row of historic cottages;
3. The proposal will set a precedent;
4. No.49 has a Right of Way across the area where the extension is to be built.

Councillor Jerry Williams requested the application be taken out of delegation on the grounds of breaching a right of way agreement, visual intrusion, and inability to maintain new extension wall from own property.

**CONSULTATIONS:**

No statutory consultations required for this householder development.

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

Councillor Jerry Williams requested the application be taken out of delegation on the grounds of breaching a right of way agreement, visual intrusion, and inability to maintain the new extension wall from own property.

**INTRODUCTION**

The application proposes a two-storey and single-storey rear extension.

An amended location plan and proposed drawing (reference P01 Rev F) was received by the LPA on 06 June 2016 indicating the shared gate will remain and an additional high level first-floor window facing north-east.

**PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle subject to policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the National Planning Policy Framework.

**SITE AND SURROUNDINGS**

The site comprises an end-terrace brick two-storey cottage, situated in a Primarily Residential Area. To the rear of the property is a detached garage and 25m long garden bounded by a 2m high fence. The adjoining property no.49 has a single-storey rear extension which projects approximately 4.5 metres from the rear elevation of the property within 1 metre of the party boundary. The extension serves a kitchen and the outlook is into the rear garden. Between the extension and the 2m high fence is a window serving the dining area/lounge of no.49, which has the principle outlook to the front of the property. No.49 has a first-floor window centrally positioned in the rear elevation, which serves a bedroom.

**POLICY CONTEXT**

The application shall be assessed against policy HS11 and SPG11 of the adopted Wirral Unitary Development Plan. Policy HS11 sets out where a rear extension is two-storey and the existing house is semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary. SPG11 echoes this advice and maintains rear extensions should be 2.5 metres off the party boundary to ensure the development does not dominate nor materially alter the existing levels of sunlight, privacy and daylight of adjoining properties.

## **APPEARANCE AND AMENITY ISSUES**

Policy HS11 and SPG11 set out where a rear extension is two-storey, the proposed extension is set back at least 2.5 metres from the party boundary to ensure the outlook from habitable windows is not affected and the development does not dominate nor materially alter the existing levels of sunlight, privacy and daylight of adjoining properties. In this instance no.49 has a centrally positioned first-floor bedroom window which retains its 45 degree outlook and the proposal is not considered to harm levels of light or privacy to this room. At ground floor there is a small window serving the lounge/dining room of no.49. This is a smaller, secondary window serving this room, and the principle outlook of this room is to the front elevation of the property. This secondary window to the rear is already significantly affected by the 4.5m rear extension and 2m high fence, and has a limited outlook and levels of daylight.

As such, the proposed extension is considered acceptable in scale and design, and is not considered to result in overlooking or loss of light to neighbouring properties. The proposed extension reflects the original roof design. There are no significant adverse impacts on the neighbouring properties or on the street scene. The proposal is not considered to harm the outlook to the neighbouring properties. A sufficient amount of garden space remains.

The proposal complies with relevant Council policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the NPPF, and is recommended for approval. It is not considered any conditions are required other than the standard 3 years to commence development in accordance with the submitted plans.

One objection was received from no.49 Heath Road citing concerns the proposal will be overbearing to their property and detrimental to the character of the area, as well as setting a precedent and raising the issue of the Right of Way across the application site. As discussed above, a site inspection has determined the proposal is not considered harmful to any primary habitable windows, and the proposal is not considered overbearing or visually intrusive when viewed from no.49. The proposal is to the rear of the property and is not considered harmful to the character of the area. Each application is assessed on its own merits and the proposal is not considered to set a precedent for future development. Covenants or other restrictions in the title of a property may require other's agreement before carrying out work to property, and the issue of a private Right of Way does not fall within the remit of planning. The proposal is adjacent to the party boundary shared between no.47 and no.49. The Party Wall Act 1996 provides a framework for preventing and resolving disputes in relation to party walls, boundary walls and excavations near neighbouring buildings. A building owner proposing to start work covered by the Act must give adjoining owners notice of their intentions in the way set down in the Act. Adjoining owners can agree or disagree with what is proposed. Where they disagree, the Act provides a mechanism for resolving disputes. The Act is separate from obtaining planning permission or building regulations approval.

The proposal complies with relevant Council policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the NPPF, and is recommended for approval.

## **SEPARATION DISTANCES**

SPG11 recommends a 21m separation distance between habitable windows to prevent overlooking. A 22m rear garden is retained and there is no direct overlooking to the property to the rear. There are no windows facing no.49. The proposed window facing north-east do not directly overlook no.2 Abbots Drive and a 20m separation distance remains. It is considered reasonable to condition this window is obscurely glazed. The proposal is not considered to result in overlooking or loss of privacy.

## **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no highway implications relating to this proposal.

## **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

## **HEALTH ISSUES**

There are no health implications relating to this application.

## **CONCLUSION**

The proposal is considered acceptable due to the lack of significant impacts on the amenities of neighbours on every side. The proposal does not result in loss of privacy, daylight or sunlight to neighbouring properties. The proposal is acceptable in size and design, complies with Council policy HS11 House Extensions of the adopted Wirral Unitary Development Plan, Supplementary Planning Guidance Note 11 House Extensions, and the National Planning Policy Framework.

**Summary of Decision:**

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

The proposal is considered acceptable due to the lack of significant impacts on the amenities of neighbours on every side. The proposal does not result in loss of privacy, daylight or sunlight to neighbouring properties. The proposal is acceptable in size and design, complies with Council policy HS11 House Extensions of the adopted Wirral Unitary Development Plan, Supplementary Planning Guidance Note 11 House Extensions, and the National Planning Policy Framework.

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

**Recommended Conditions and Reasons:**

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 25 May 2016 and listed as follows: drawing numbers 4588 S01 (dated 04:16) and the amended drawing received 06 June 2016 drawing number 4588 P01 Rev F (dated 04:16).

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

3. The proposed first floor window facing north-east shall not be glazed otherwise than with obscured glass and fixed shut or top hung opening 1.7 metres above finished floor level, and thereafter be permanently retained as such.

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

**Further Notes for Committee:**

**Last Comments By:** 30/06/2016  
**Expiry Date:** 20/07/2016

## Planning Committee

21 July 2016

**Reference:** APP/16/00693    **Area Team:** North Team    **Case Officer:** Miss A McDougall    **Ward:** Moreton West & Saughall Massie

**Location:** 2 GIRTRELL ROAD, UPTON, CH49 4LQ  
**Proposal:** Erection of three bedroom detached house to rear of garden  
**Applicant:** Mr & Mrs Condron  
**Agent:** N/A

### Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

No planning history

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

Having regard to the Council Guidance on Publicity for Applications, 14 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report, a Qualifying petition of objection has been received containing 43 signatures and 26 objections have been received, listing the following grounds:

1. cramped development
2. impact onto neighbouring residential amenity
3. impact on drainage and flooding
4. difference in land levels
5. loss of garden
6. loss of wildlife habitat
7. traffic implications
8. loss of light
9. neighbouring trees
10. loss of privacy and outlook
11. impact onto neighbouring gardens
12. driveway crosses the front garden of no.16 Wellbrae Close (land registry details attached to objection letter from 16 Wellbrae Close)
13. out of character

CONSULTATIONS:

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

**Wirral Wildlife** - Not a known habitat however advisory comments regarding protected species.

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

Councillor Blakeley has requested that the application be taken out of delegated powers by reason of its height, siting and coverage of the small backland site, which would result in a cramped development that would have an unsympathetic relationship to nearby properties. Furthermore it would detract from the amenities of adjoining residents by reason of its proximity to side boundaries, overlooking and loss of privacy.

A qualifying petition of objection containing 43 signatures has also been received.

**INTRODUCTION**

The proposal is for the erection of a detached two-storey dwelling to the rear of 2 Girtrell Road.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for the erection of a dwelling in a Primarily Residential Area, the principle of development is considered acceptable, subject to current planning policies.

**SITE AND SURROUNDINGS**

The application site is located to the rear of no.2 Girtrell Road but would be orientated to face onto Wellbrae Close to the rear of 2 Girtrell Road. The surrounding area is residential in character and the houses are two-storey and semi-detached post war dwellings. The gardens of the properties on Girtrell Road are very long and run down to meet the more recent residential developments on Wellbrae Close and Girtrell Close. The site is also bounded by the rear gardens of dwellings along Saughall Massie Road, the general character of boundary treatments is timber fencing and mature vegetation.



## **POLICY CONTEXT**

The proposal is for the erection of a new dwelling in a residential area, as such the proposal will be assessed in accordance with Wirral's UDP Policy HS4 and the National Planning Policy Framework.

Policy HS4 states: Proposals for new housing development on allocated sites and within the Primarily Residential Areas shown on the Proposals Map will be permitted subject to the proposal fulfilling all the following criteria:

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

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

The environment around the home has a major impact on residents' quality of life. When new residential development is proposed, both on allocated sites where a new environment is being created and where new housing is proposed within the existing residential areas, it is important that new housing blends in well with that already built and creates a safe external environment.

The NPPF states: Local planning authorities should consider the case for setting out policies to resist inappropriate development of residential gardens, for example where development would cause harm to the local area.

Local planning authorities should consider using design codes where they could help deliver high quality outcomes. However, design policies should avoid unnecessary prescription or detail and should concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is, however, proper to seek to promote or reinforce local distinctiveness.

Although visual appearance and the architecture of individual buildings are very important factors, securing high quality and inclusive design goes beyond aesthetic considerations. Therefore, planning policies and decisions should address the connections between people and places and the integration of new development into the natural, built and historic environment.

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 proposal is for a detached dwelling, the design of the property is a traditional style that reflects the design of housing within the immediate area. The dwelling is two-storey, three bedrooms with a single storey garage to the side.

In terms of the Councils current policies, the principle of erecting a dwelling within the residential area is acceptable, the proposed siting also meets the Councils current interface distances in terms of window to window outlook.

The dwelling is to be constructed within close proximity to the side boundary with no.4 Girtrell Road, the design of the house includes a single storey element adjacent to this boundary in order to provide a visual break between the application site and the neighbouring properties. The two-storey element of the dwelling is situated between 4m and 6.5m from the side boundary with 4 Girtrell Close and approximately 22m from the rear windows of 4 Girtrell Close.

In terms of the visual setting of the proposed dwelling the house would sit within the streetscene of Wellbrae Close and would be at the end of the road, it is considered that the siting of the dwelling is not out of character with Wellbrae Close. Many of the properties on Girtrell Road have large gardens with depths up to 40m, many of these properties do not have the potential for rear access and could not be developed in a similar way as the current proposal.

The proposed dwelling would form part of the street scene of Wellbrae Close and would be located at the end of the close within the turning head, the application plans show vehicle access and off road parking. Concerns have been raised from neighbouring properties due to a strip of land outside of the site on Wellbrae Close and that the land belongs to 16 Wellbrae Close, therefore the proposed driveway may not be achievable without agreement from the land owner however land ownership is not a planning consideration in this instance.

Objections have been raised with regard to the impact of the development on local wildlife and gardens, following consultation with Wirral Wildlife, it has been acknowledged that the area is not a known bat haven however advisory comments have been included in relation to bats as a protected species. In terms of the impact onto neighbouring gardens, the development will be within close proximity to the side boundary of 4 Girtrell Road and the rear boundary of 203 Saughall Massie Road, the gardens of these properties are substantial and attractive that are well kept.

## **SEPARATION DISTANCES**

The siting of the dwelling meets the Councils current interface distances of 21m window to window (habitable rooms) and 14m window to blank elevation. The properties on Saughall Massie Road are approximately 30m from the side elevation of the dwelling, no.2 and no.4 Girtrell Road are 21m away window to window, the development does not introduce window to window overlooking to the dwellings on Wellbrae Close.

## **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications relating to this proposal.

## **ENVIRONMENTAL/SUSTAINABILITY ISSUES**

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

## **CONCLUSION**

It is considered that the proposal is acceptable in terms of siting, scale, appearance and having regard to Wirral's UDP Policy HS4.

## **Summary of Decision:**

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

It is considered that the proposal is acceptable in terms of siting, scale, appearance and having regard to Wirral's UDP Policy HS4.

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

**Recommended Conditions and Reasons:**

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

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

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19 May 2016.

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

3. 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.

4. Details of all fencing, walls, gateways and means of enclosure shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

Reason(s): To ensure a proper standard of separation from, and standard of amenity with respect to, neighbouring property.

5. Prior to commencement of development a plan and scheme of works outlining the vehicle access, vehicle parking, turning, manoeuvring, levels, surface, drainage and the materials to be used shall be submitted to and agreed in writing prior to first occupation of the dwelling and these areas shall be retained thereafter for that specific use.

**Reason:** In the interests of highway safety and to accord with Policy HS4 in the in the Wirral Unitary Development Plan

6. On insertion the windows hereby approved at first floor to the south facing side elevation shall be fitted with fixed and obscure glazing up to a height of 1.7m from the finished first floor internal floor level and shall be permanently retained in that condition thereafter.

**Reason:** Having regard to residential amenity.

7. 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.

8. 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:**

1. If any bats are found, it is a legal requirement that work must cease and advice sought from a licensed bat ecologist. Bats are known to be active in this area and all British Bats are European Protected Species under the Habitat Regulations 2010. They are also a UK protected species under Schedule 5 of the Wildlife and Countryside Act 1981 as amended. To avoid harmful effects on bats please ensure that all exterior lighting should follow the guidance of the Bat Conservation Trust [www.bats.org.uk](http://www.bats.org.uk)

**Last Comments By:** 05/07/2016

**Expiry Date:** 28/07/2016

**Planning Appeals Decided  
Between 01/04/2016 and 30/06/2016**

**Dismissed**

<b>Application No.:</b> APP/15/00033	<b>Application Type:</b> APP	<b>Ward:</b> Hoylake and Meols
<b>Case Officer:</b> Ms J Storey	<b>Council Decision:</b> Refuse	<b>Decision Level:</b> Planning Committee
<b>Applicant:</b> Blueoak Estates	<b>Agent:</b> Falconer Chester Hall Ltd	
<b>Location:</b> 51 SOUTH PARADE, WEST KIRBY, CH48 0QQ		
<b>Proposal:</b> New build residential scheme comprising of 10 no. apartments, cycle stores, refuse store and 10 car parking spaces. (Amended Plans)		
<b>Appeal Ref.:</b> 3139174	<b>Appeal Type:</b> Appeal against refusal	
<b>Appeal Decision:</b> Dismissed	<b>Decision Date:</b> 31/05/2016	

<b>Application No.:</b> COMX/15/01470	<b>Application Type:</b> COMX	<b>Ward:</b> Wallasey
<b>Case Officer:</b> Miss A McDougall	<b>Council Decision:</b> Prior Approva	<b>Decision Level:</b> Planning Committee
<b>Applicant:</b> Mr Ian McIver	<b>Agent:</b>	
<b>Location:</b> THORNDALE BUSINESS CENTRE, 182 WALLASEY ROAD, LISCARD, CH44 2AG		
<b>Proposal:</b> Notification for Prior approval for a change of use from storage or distribution buildings (class B8) and any land within its curtilage to 6 flats (class C3)		
<b>Appeal Ref.:</b> 3141405	<b>Appeal Type:</b> Appeal against refusal	
<b>Appeal Decision:</b> Dismissed	<b>Decision Date:</b> 28/04/2016	

<b>Application No.:</b> APP/15/01609	<b>Application Type:</b> APP	<b>Ward:</b> Bebington
<b>Case Officer:</b> Mr P Howson	<b>Council Decision:</b> Refuse	<b>Decision Level:</b> Delegated
<b>Applicant:</b> Mr M Minshall	<b>Agent:</b> SDA Architecture Limited	
<b>Location:</b> 14 NORBURY AVENUE, HIGHER BEBINGTON, CH63 2HJ		
<b>Proposal:</b> Double Storey Side Extension		
<b>Appeal Ref.:</b> 3146082	<b>Appeal Type:</b> Appeal against refusal	
<b>Appeal Decision:</b> Dismissed	<b>Decision Date:</b> 31/05/2016	

**Planning Appeals Decided  
Between 01/04/2016 and 30/06/2016**

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**Grand Total: 3**

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	Total
Dismissed	<b>3</b> <b>100%</b>
Total	<b>3</b> <b>100%</b>

## Planning Applications Decided Under Delegated Powers Between 13/06/2016 and 08/07/2016

**Application No.:** APP/15/01191                      **Application Type:** Full Planning Permission  
**Ward:** New Brighton                              **Decision Level:** Delegated  
**Decision Date:** 23/06/2016                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Mr Chris Joyce                      **Agent:**  
**Location:** Rockland House, MORTUARY ROAD, LISCARD, CH45 5LD  
**Proposal:** Change of Use of Derelict office and yard to a single dwelling

**Application No.:** OUT/15/01491                      **Application Type:** Outline Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 08/07/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Urban Trend                              **Agent:** C W Jones  
**Location:** 31 - 33 PALM GROVE, OXTON, WIRRAL, CH43 1TG  
**Proposal:** Demolish bungalow and industrial building and erect ten apartments (Outline)

**Application No.:** APP/15/01646                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 07/07/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Mr & Mrs Laing                              **Agent:** Bromilow Architects Ltd  
**Location:** 1A TOWNFIELD ROAD, WEST KIRBY, CH48 7EY  
**Proposal:** Demolition of existing garages and construction of 1 nr. new build dwelling over 2/3 storeys.

**Application No.:** APP/16/00139                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                              **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Refuse  
**Case Officer:** Mr N Williams  
**Applicant:** Mrs V Ewart                                      **Agent:** SDA Architecture & Surveying  
**Location:** Brynmore, 32 NORTH PARADE, HOYLAK, WIRRAL  
**Proposal:** Retrospective application for creation of ground floor studio flat to rear

**Application No.:** APP/16/00156                      **Application Type:** Full Planning Permission  
**Ward:** Seacombe    **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Approve  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr T Mustafa                                      **Agent:** SDA Architecture Limited  
**Location:** 150 BOROUGH ROAD, SEACOMBE, WIRRAL, CH44 6NH  
**Proposal:** Conversion of Area of Unused Shop to a Two Bedroom Ground Floor Flat

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**Application No.:** APP/16/00162                      **Application Type:** Full Planning Permission  
**Ward:** Claughton                                      **Decision Level:** Delegated  
**Decision Date:** 07/07/2016                      **Decision:** Refuse  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Ms Melissa Midgley                      **Agent:** Hamilton Square Estates Ltd  
**Location:** 4 COLE STREET, BIRKENHEAD, CH43 4US  
**Proposal:** Change of use from small HMO (less than 6 occupiers) to large HMO - sui generis use (more than 6 occupiers).

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**Application No.:** APP/16/00168                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                              **Decision Level:** Delegated  
**Decision Date:** 22/06/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr D Skillen                                      **Agent:** C W Jones  
**Location:** land adjacent to 1 HERON ROAD, MEOLS, CH47 9RU  
**Proposal:** Erection of house on land at side of 1 Heron Road, including demolition of side outrigger on 1 Heron Road

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**Application No.:** APP/16/00169                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                              **Decision Level:** Delegated  
**Decision Date:** 05/07/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr P Thompson                                      **Agent:** KJP Architecture  
**Location:** 174 UPTON ROAD, BIDSTON, CH43 7QQ  
**Proposal:** First Floor Extension & Internal Alterations

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**Application No.:** APP/16/00170                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                              **Decision Level:** Delegated  
**Decision Date:** 16/06/2016                      **Decision:** Withdrawn  
**Case Officer:** Ms J Storey  
**Applicant:** Mr J Williams                                      **Agent:** WIRRAL AND CHESTER DESIGN SERVICES  
**Location:** 36 HADFIELD AVENUE, HOYLAKE, CH47 3DJ  
**Proposal:** Two storey side extension

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**Application No.:** APP/16/00176                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                              **Decision Level:** Delegated  
**Decision Date:** 24/06/2016                      **Decision:** Refuse  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr P Hughes                                      **Agent:**  
**Location:** 26 UPTON ROAD, MORETON, CH46 0PA  
**Proposal:** Removal of front garden, pathway, hedgerows and borders and replace with hard standing pressed concrete. Create front wall and gated vehicular access with dropped kerb to highway.

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**Application No.:** APP/16/00263                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 23/06/2016                      **Decision:** Refuse  
**Case Officer:** Mrs S Day  
**Applicant:** Dr M Javed    **Agent:** LHGProjects  
**Location:** The Willows Cottage, GAYTON FARM ROAD, GAYTON, CH60 8NN  
**Proposal:** First Floor & 1 1/2 Storey Side Extension

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**Application No.:** APP/16/00275                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mrs M Routledge    **Agent:** SDA Architecture Limited  
**Location:** 28 DEVONSHIRE ROAD, OXTON, CH43 1TW  
**Proposal:** Demolition and rebuild of side entrance porch, replacement of windows to side and rear elevations and external decoration

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**Application No.:** LBC/16/00276                      **Application Type:** Listed Building Consent  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mrs M Routledge    **Agent:** SDA Architecture Limited  
**Location:** 28 DEVONSHIRE ROAD, OXTON, CH43 1TW  
**Proposal:** Demolition and rebuild of side entrance porch, replacement of windows to side and rear elevations and external decoration

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**Application No.:** APP/16/00285                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 07/07/2016                      **Decision:** Approve  
**Case Officer:** Mr S Lacey  
**Applicant:** Mr Mike Atkinson    **Agent:** Bryson McHugh Architects  
**Location:** Oxtton Bar and Terrace, 2-2A CLAUGHTON FIRS, OXTON, CH43 5TQ  
**Proposal:** Installation of extraction ductwork unit above ground floor kitchen flat roof

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**Application No.:** APP/16/00322                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 07/07/2016                      **Decision:** Approve  
**Case Officer:** Mrs C Parker  
**Applicant:** Kelcrest Limited    **Agent:** Mr Robert Graham  
**Location:** Land adj to Priory Cottage, 175 UPTON ROAD, BIDSTON, CH43 7QF  
**Proposal:** Proposed new two storey five bedroom house to land adjacent to 175 Upton Road

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<b>Application No.:</b>	APP/16/00351	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/06/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr R Evans	<b>Agent:</b>	
<b>Location:</b>	3 ROTHERWOOD CLOSE, HIGHER BEBINGTON, CH63 5RG		
<b>Proposal:</b>	First Floor extension and front dormer above existing garage (amended plans)		
<b>Application No.:</b>	APP/16/00360	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	Mr D Kay	<b>Agent:</b>	dowelldesignservices
<b>Location:</b>	298 MEOLS PARADE, MEOLS, CH47 7AU		
<b>Proposal:</b>	Loft conversion with new dormer windows on front elevation		
<b>Application No.:</b>	APP/16/00405	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr I Simpson	<b>Agent:</b>	SDA Architecture Limited
<b>Location:</b>	Mooragh, 183 HILL BARK ROAD, FRANKBY, CH48 1NJ		
<b>Proposal:</b>	Single storey rear and side extensions		
<b>Application No.:</b>	APP/16/00409	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	SPIE Facilities Services	<b>Agent:</b>	The Clarke Darby Partnership
<b>Location:</b>	Bebington High School, HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PS		
<b>Proposal:</b>	Erection of 2 single storey construction skills training buildings.		
<b>Application No.:</b>	APP/16/00410	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Goodwin	<b>Agent:</b>	ARCHITECTS-DIRECT.COM LTD
<b>Location:</b>	2 LAPWING RISE, GAYTON, CH60 8QH		
<b>Proposal:</b>	Remove existing conservatory, construct new sun room in place of existing conservatory, convert existing garage to form cinema room		

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**Application No.:** APP/16/00431                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Thornton Hall Hotel                      **Agent:** South Wirral Design Services Ltd  
**Location:** Thornton Hall Hotel, NESTON ROAD, THORNTON HOUGH, CH63 1JF  
**Proposal:** To extend existing aerobics room

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**Application No.:** ADV/16/00438                      **Application Type:** Advertisement Consent  
**Ward:** Bebington    **Decision Level:** Delegated  
**Decision Date:** 14/06/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Sainsbury's Supermarkets Limited                      **Agent:** WYG  
**Location:** 152 KINGS ROAD, HIGHER BEBINGTON, CH63 8PZ  
**Proposal:** Advertisements associated with a petrol filling station

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**Application No.:** APP/16/00458                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 13/06/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mrs Clements                                      **Agent:** KJP Architecture  
**Location:** High Nest, 15 SANDY LANE NORTH, IRBY, CH61 4XX  
**Proposal:** Retention of new dwelling as built

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**Application No.:** DLS/16/00462                      **Application Type:** Reserved Matters  
**Ward:** Bromborough    **Decision Level:** Delegated  
**Decision Date:** 13/06/2016                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Redsun Developments                      **Agent:** C4 Consulting  
**Location:** LAND AT THERMAL ROAD, BROMBOROUGH, CH62 4YB  
**Proposal:** Proposed 5no Industrial Units Class Use B1, B2 & B8 and 1no Office Unit Class Use B1, (submission for reserved matters on outline application number OUT/15/01284).

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**Application No.:** ADV/16/00463                      **Application Type:** Advertisement Consent  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 15/06/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Sainsbury's Supermarkets Ltd                      **Agent:** WYG  
**Location:** Seven Acres Service Station, PENSBY ROAD, THINGWALL, CH61 7UB  
**Proposal:** Advertisements associated with a petrol filling station

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**Application No.:** APP/16/00465                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 22/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Symphony Housing                      **Agent:** Paddock Johnson Partnership  
**Location:** The Power House, BEECHWOOD DRIVE, BEECHWOOD, CH43 7SY  
**Proposal:** Demolition of existing 2-storey 'Powerhouse' youth club. Erection of 11no. dwellings and associated infrastructure across two sites.

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**Application No.:** COMX/16/00471                      **Application Type:** Prior Approval Commercial PD  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 08/07/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr P Howson  
**Applicant:** The Grosvenor self Administered                      **Agent:** Shack Architecture Ltd  
                    pension Fund  
**Location:** 42A MARKET STREET, HOYLAKE, WIRRAL  
**Proposal:** Notification for prior approval for a change of use from shops (class A1), Financial and professional services (class A2) Betting offices, Pay Day Loan Shops and Casinos (sui generis uses) to restaurants and Cafe's (class A3)

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**Application No.:** APP/16/00478                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and                      **Decision Level:** Delegated  
                    Irby  
**Decision Date:** 16/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr M Goillard                      **Agent:**  
**Location:** 27 CRANWELL ROAD, GREASBY, CH49 3PP  
**Proposal:** Single storey extension to rear of garage

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**Application No.:** APP/16/00482                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                      **Decision Level:** Delegated  
**Decision Date:** 07/07/2016                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Valedown Ltd                      **Agent:** Owen Ellis  
**Location:** Units 1-3, 11 & 12B, Candy Park, OLD HALL ROAD, BROMBOROUGH, CH62 3PE  
**Proposal:** Over cladding of existing light industrial building including alterations to doorways and window fenestration. External works only - no internal alterations under this application.

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**Application No.:** APP/16/00483                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and                      **Decision Level:** Delegated  
                    Thurstaston  
**Decision Date:** 08/07/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr C McGrath                      **Agent:** RADM Architects  
**Location:** 59 HILBRE ROAD, WEST KIRBY, WIRRAL CH48 3HB  
**Proposal:** Demolition of existing porch to front elevation replacing with a timber framed porch. Loft extension to allow for a 5th bedroom and bathroom on the 2nd floor.

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<b>Application No.:</b>	APP/16/00484	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr C McGrath	<b>Agent:</b>	RADM Architects
<b>Location:</b>	57 HILBRE ROAD, WEST KIRBY, WIRRAL		
<b>Proposal:</b>	Proposed new timber framed porch to front elevation (demolition of existing porch)		
<b>Application No.:</b>	APP/16/00485	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Michael Cottrell	<b>Agent:</b>	d2 architects
<b>Location:</b>	6 MARLSTON AVENUE, IRBY, CH61 3XU		
<b>Proposal:</b>	Proposed single storey front, side and rear extension.		
<b>Application No.:</b>	ADV/16/00494	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/06/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Travis Perkins PLC	<b>Agent:</b>	
<b>Location:</b>	Unit 1, Rock Retail Park, MOLLINGTON LINK, TRANMERE, CH41 9DF		
<b>Proposal:</b>	1 no. part illuminated flexface sign for entrance feature 2 no. part illuminated Wickes building signs 2 no. sets of Product letters 1 no. welcome sign 1 no. set of 2 poster frames 3 no. freestanding information signs 1 no. set of 4 banner frames		
<b>Application No.:</b>	APP/16/00496	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Seacombe	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	Mr S Nadarajalingam	<b>Agent:</b>	
<b>Location:</b>	34 POULTON ROAD, SEACOMBE, CH44 9DQ		
<b>Proposal:</b>	Single storey extension to the shop for storage including balcony		
<b>Application No.:</b>	APP/16/00497	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	17/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Ben Basterfield	<b>Agent:</b>	Paddock Johnson Partnership
<b>Location:</b>	35 VILLAGE ROAD, OXTON, CH43 6TZ		
<b>Proposal:</b>	Proposed glazed enclosure of existing rear roof terrace serving master bedroom, proposed remodelling of existing front boundary wall		

<b>Application No.:</b>	APP/16/00500	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	13/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Tim Williams	<b>Agent:</b>	
<b>Location:</b>	27 HEYVILLE ROAD, HIGHER BEBINGTON, CH63 2HZ		
<b>Proposal:</b>	Single storey extension		
<b>Application No.:</b>	ADV/16/00504	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Wallasey	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	13/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Lidl	<b>Agent:</b>	One Design Architectural Services Ltd
<b>Location:</b>	Lidl, 189 LEASOWE ROAD, LEASOWE, CH45 8LN		
<b>Proposal:</b>	Lidl branded totem sign to replace existing		
<b>Application No.:</b>	APP/16/00505	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mrs J Boulton	<b>Agent:</b>	SDA Architecture Limited
<b>Location:</b>	3 GRAMMAR SCHOOL LANE, NEWTON, CH48 8AY		
<b>Proposal:</b>	Application to change the appearance of approved plots 1 & 2 at 3 Grammar School Lane (APP/14/00942)		
<b>Application No.:</b>	APP/16/00512	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	01/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr K Spilsbury		
<b>Applicant:</b>	St Peters CE Primary School	<b>Agent:</b>	Architects-Direct.com
<b>Location:</b>	Day Nursery, St Peters CE Primary School, THURSTASTON ROAD, HESWALL, CH60 4SA		
<b>Proposal:</b>	Extensions and alterations to Pre-School to provide additional accomodation		
<b>Application No.:</b>	APP/16/00514	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr David Robinson	<b>Agent:</b>	
<b>Location:</b>	24 SCHOOL HILL, HESWALL, CH60 0DP		
<b>Proposal:</b>	Change of Use of land to the rear of Nos. 22, 24, 26 & 28 School Hill from recreational land to domestic garden. (amended description)		

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**Application No.:** APP/16/00518                      **Application Type:** Full Planning Permission  
**Ward:** New Brighton                              **Decision Level:** Delegated  
**Decision Date:** 16/06/2016                      **Decision:** Refuse  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr Scott Ward                              **Agent:** D.J. Cooke & Co Ltd  
**Location:** 221-227 RAKE LANE, NEW BRIGHTON, CH45 5DJ  
**Proposal:** Demolition of existing garage and outbuilding at the rear of the premises and the erection of a detached dwelling house

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**Application No.:** DEM/16/00531                      **Application Type:** Prior Notification of Demolition  
**Ward:** Liscard                                      **Decision Level:** Delegated  
**Decision Date:** 13/06/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Magenta Living                              **Agent:** Arcadis LLP  
**Location:** Charter House, CHURCH STREET, EGREMONT, CH44 8AS  
**Proposal:** Demolition of 11 Storey Housing block which is empty and not in use. There is also a small single storey storage block adjacent to the car-park area.

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**Application No.:** APP/16/00532                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 16/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Daniel Mahon                              **Agent:**  
**Location:** 1 DEVONSHIRE ROAD, WEST KIRBY, CH48 3HR  
**Proposal:** Proposal for single storey extension to rear of existing building.

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**Application No.:** ADV/16/00537                      **Application Type:** Advertisement Consent  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 01/07/2016                      **Decision:** Approve  
**Case Officer:** Mrs C Parker  
**Applicant:** Lidl UK                                      **Agent:** One Design Architectural Services Ltd.  
**Location:** Unused Land, OXTON ROAD, BIRKENHEAD, CH41 2TN  
**Proposal:** Lidl branded totem sign to site entrance off Oxton Road. New Totem sign to car park entrance of Lidl site. Proposed totem sign to have illuminated Lidl branded logo along with information regarding the store, including opening times, parking available and fresh bakery advert and website address. Proposed fascia sign to West and North elevation of Lidl Store.

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**Application No.:** APP/16/00544                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 23/06/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr A Jackson                              **Agent:** RADM Architects  
**Location:** 11 CALDY CHASE DRIVE, CALDY, CH48 2LD  
**Proposal:** Single storey rear extension with first floor dormer extension.

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**Application No.:** APP/16/00555                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 17/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mrs Jackie Harris                                      **Agent:** Williams Planning Services  
**Location:** 3 CROFT AVENUE, BROMBOROUGH, CH62 2BL  
**Proposal:** Demolition of existing rear conservatory and erection of single storey rear extension.

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**Application No.:** APP/16/00556                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                                      **Decision Level:** Delegated  
**Decision Date:** 15/06/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr Graham Trigg                                      **Agent:**  
**Location:** 128-130 MARKET STREET, HOYLAKE, CH47 3BH  
**Proposal:** Raise the roof and convert the loft space into living accomodation as part of a first floor flat

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**Application No.:** APP/16/00557                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                                      **Decision Level:** Delegated  
**Decision Date:** 23/06/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Mr Jason Bennett                                      **Agent:**  
**Location:** 2 MARCUS STREET, BIRKENHEAD, CH41 2SZ  
**Proposal:** Change of use from a storage building to a dog grooming salon

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**Application No.:** APP/16/00559                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 17/06/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Danielson Builders                                      **Agent:**  
**Location:** 62 NESTON ROAD, THORNTON HOUGH, WIRRAL, CH63 1JF  
**Proposal:** First floor side extension (amended description)

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**Application No.:** APP/16/00561                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                                      **Decision Level:** Delegated  
**Decision Date:** 17/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mrs K Kavanagh                                      **Agent:**  
**Location:** 41 KINGFISHER WAY, UPTON, CH49 4PS  
**Proposal:** First floor extension to side to provide extra bedroom and re-locate bathroom

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<b>Application No.:</b>	OUT/16/00562	<b>Application Type:</b>	Outline Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Ms Pam Nicholls	<b>Agent:</b>	
<b>Location:</b>	LAND ADJACENT TO 38 MOUNT PLEASANT ROAD, NEW BRIGHTON		
<b>Proposal:</b>	Erection of three-storey building containing 3 No. 2-bedroom flats (Outline)		
<b>Application No.:</b>	APP/16/00563	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Kevin Phillips	<b>Agent:</b>	C W Jones
<b>Location:</b>	9 SPURSTOW CLOSE, OXTON, CH43 2NQ		
<b>Proposal:</b>	Two storey side extension and single storey front extension/porch		
<b>Application No.:</b>	DPP3/16/00566	<b>Application Type:</b>	Work for Council by Council
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	24/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Wirral Council	<b>Agent:</b>	Wirral Council
<b>Location:</b>	New Municipal Building, 5 CLEVELAND STREET, BIRKENHEAD, CH41 6BL		
<b>Proposal:</b>	Temporary car park on site of former office building		
<b>Application No.:</b>	APP/16/00569	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	13/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahan		
<b>Applicant:</b>	Mrs L Prior	<b>Agent:</b>	Mr M Matthews
<b>Location:</b>	5 WALFORD CLOSE, SPITAL, CH63 9HQ		
<b>Proposal:</b>	Single storey side extension		
<b>Application No.:</b>	ADV/16/00579	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	28/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	Asda Stores	<b>Agent:</b>	WCEC Group Ltd
<b>Location:</b>	ASDA SUPERSTORE, 222 GRANGE ROAD, BIRKENHEAD, CH41 6EB		
<b>Proposal:</b>	Internally and externally illuminated signs, window vinyl and wall graphics, fascia signs, suspending carparking signs and wall mounted panels		

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**Application No.:** LDP/16/00580                      **Application Type:** Lawful Development Certificate Proposed  
**Ward:** Liscard    **Decision Level:** Delegated  
**Decision Date:** 28/06/2016                      **Decision:** Lawful Use  
**Case Officer:** Mr N Williams  
**Applicant:** Mr I Wood    **Agent:** Kriss Cringle Associates  
**Location:** 13 WALLACRE ROAD, WALLASEY VILLAGE, WIRRAL CH44 2DX  
**Proposal:** Conversion of current integral garage space back into habitable space, with garage door removed and replaced with rendered wall and windows to match the rest of property

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**Application No.:** APP/16/00583                      **Application Type:** Full Planning Permission  
**Ward:** Bebington    **Decision Level:** Delegated  
**Decision Date:** 30/06/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** BLUEBELLS DAY NURSERY                      **Agent:** Bryson Architecture  
**Location:** Day Nursery, 32 HIGHER BEBINGTON ROAD, BEBINGTON, CH63 2PP  
**Proposal:** Erection of single storey extension (no increase in place numbers)

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**Application No.:** APP/16/00584                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 05/07/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr & Mrs Phillips    **Agent:** Spatial 3D  
**Location:** 12 MEADOW ROAD, NEWTON, CH48 9XL  
**Proposal:** Single storey extension to the side and rear of the property to provide a lounge area and bedroom with en suite WC/shower.

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**Application No.:** APP/16/00586                      **Application Type:** Full Planning Permission  
**Ward:** Bebington    **Decision Level:** Delegated  
**Decision Date:** 23/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr Mark Morrison    **Agent:** Mr John Theobald  
**Location:** 40 PARKSIDE ROAD, BEBINGTON, CH63 7NR  
**Proposal:** Proposed detached garage

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**Application No.:** APP/16/00587                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 05/07/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Sanaz Shercat    **Agent:** Abacus Design  
**Location:** 6 STRATHALLAN CLOSE, HESWALL, CH60 6SU  
**Proposal:** The erection of a bedroom extension at first floor and a canopy entrance feature at ground floor and the change of an area of elevation cladding to artificial stone

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**Application No.:** APP/16/00589                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 15/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr & Mrs Walton                      **Agent:** Matthews and Goodman LLP  
**Location:** Moisandael, 24 DAWLISH ROAD, IRBY, CH61 2XP  
**Proposal:** Demolition of rear conservatory, erection of front porch, raise height of existing dwelling by a maximum of 1.7 metres to create additional accommodation at first floor level and erection of a 2-storey rear extension.

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**Application No.:** APP/16/00590                      **Application Type:** Full Planning Permission  
**Ward:** Prenton                      **Decision Level:** Delegated  
**Decision Date:** 30/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Miss V Myles                      **Agent:** Neville Pickard  
**Location:** 11 SHIPTON CLOSE, PRENTON, CH43 3EY  
**Proposal:** Single storey front, side and rear extension.

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**Application No.:** APP/16/00594                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 15/06/2016                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** Mr Jeremy Williams                      **Agent:** WIRRAL AND CHESTER DESIGN SERVICES  
**Location:** 36 HADFIELD AVENUE, HOYLAKE, CH47 3DJ  
**Proposal:** Single storey side extension

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**Application No.:** APP/16/00595                      **Application Type:** Full Planning Permission  
**Ward:** Bromborough                      **Decision Level:** Delegated  
**Decision Date:** 07/07/2016                      **Decision:** Approve  
**Case Officer:** Mrs C Parker  
**Applicant:** Mr G Swaby                      **Agent:** Morgan Oliver  
**Location:** Land to the rear of 141 Mark Rake, Bromborough, CH62 2DL  
**Proposal:** Erection of a single dwelling (Amended site location)

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**Application No.:** APP/16/00601                      **Application Type:** Full Planning Permission  
**Ward:** Rock Ferry                      **Decision Level:** Delegated  
**Decision Date:** 22/06/2016                      **Decision:** Approve  
**Case Officer:** Ms J Storey  
**Applicant:** DONG Energy                      **Agent:** The Environment Partnership  
**Location:** Cammell Laird, CAMPBELTOWN ROAD, TRANMERE, CH41 9BP  
**Proposal:** Temporary warehouse, offices and contractor storage facilities

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**Application No.:** COMX/16/00602      **Application Type:** Prior Approval Commercial PD  
**Ward:** Liscard      **Decision Level:** Delegated  
**Decision Date:** 16/06/2016      **Decision:** Prior approval is not required  
**Case Officer:**  
**Applicant:** Mr Scott Ward      **Agent:**  
**Location:** 94 SEAVIEW ROAD, LISCARD, CH45 4LB  
**Proposal:** Notification for prior approval for a change of use of a building from shops ( class A1), Financial and Professional services (class A2), betting office, pay day loan shop, launderette or a mixed use combining use as a dwelling house with a betting office , pay day loan shop, launderette, shops (class A1) or financial and professional services (class A2) to a use falling withing class C3 (dwelling houses), and for associated operational development.

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**Application No.:** LBC/16/00604      **Application Type:** Listed Building Consent  
**Ward:** West Kirby and Thurstaston      **Decision Level:** Delegated  
**Decision Date:** 23/06/2016      **Decision:** Approve  
**Case Officer:** Mrs J Malpas  
**Applicant:** Barchester      **Agent:** Knight Pyatt Ltd  
**Location:** Caldly Manor Residential Home, CALDY ROAD, CALDY, CH48 2LJ  
**Proposal:** Proposed replacement lift

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**Application No.:** APP/16/00606      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge      **Decision Level:** Delegated  
**Decision Date:** 23/06/2016      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Mort      **Agent:** CTA Architects.  
**Location:** 15 HARDING AVENUE, BEBINGTON, CH63 3HL  
**Proposal:** Construction of a ground floor bedroom

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**Application No.:** APP/16/00607      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby      **Decision Level:** Delegated  
**Decision Date:** 29/06/2016      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr & Mrs Hughes      **Agent:** J J White, Architect  
**Location:** Cypress Point, 13 ROSLIN ROAD, IRBY, CH61 3UH  
**Proposal:** Single storey extension to side and rear

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**Application No.:** APP/16/00608      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols      **Decision Level:** Delegated  
**Decision Date:** 29/06/2016      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr F Blanc      **Agent:** Neville Pickard  
**Location:** 5 CENTURION CLOSE, MEOLS, CH47 7BZ  
**Proposal:** Single storey side extension

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**Application No.:** APP/16/00610                      **Application Type:** Full Planning Permission  
**Ward:** Bidston and St James                      **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Emma Hughes                                      **Agent:** Shawn Oldam  
**Location:** 9 DEEPDALE CLOSE, BEECHWOOD, CH43 9XW  
**Proposal:** Erection of a two storey extension to gable of property.

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**Application No.:** APP/16/00611                      **Application Type:** Full Planning Permission  
**Ward:** Leasowe and Moreton                      **Decision Level:** Delegated  
East  
**Decision Date:** 06/07/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr M Worrallo                                      **Agent:**  
**Location:** Merlin House, 182-188 HOYLAKE ROAD, MORETON  
**Proposal:** Change of use of first-floor to Use Class D1 to be used for a before/after school and holiday club for 32 children.

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**Application No.:** APP/16/00612                      **Application Type:** Full Planning Permission  
**Ward:** Prenton                                      **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs J McMahon  
**Applicant:** Mr J Dwyer                                      **Agent:** Architectural Design Associates  
**Location:** Southern Hey, 6 PROSPECT ROAD, PRENTON, CH42 8LF  
**Proposal:** The planning application seeks consent for the development including, remodelling of existing space and the provision of new single storey kitchen, games room and garage extension, internal alterations include remodelling internal space to create a second floor playroom and associated external alterations.

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**Application No.:** APP/16/00613                      **Application Type:** Full Planning Permission  
**Ward:** Bebington                                      **Decision Level:** Delegated  
**Decision Date:** 04/07/2016                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr & Mrs O'Brien                                      **Agent:** s n amery architectural services  
**Location:** 18 ACRES ROAD, BEBINGTON, CH63 7QG  
**Proposal:** Single Storey Front extension and internal alterations

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**Application No.:** RESX/16/00617                      **Application Type:** Prior Approval Householder PD  
**Ward:** Wallasey                                      **Decision Level:** Delegated  
**Decision Date:** 17/06/2016                      **Decision:** Prior Approval Given  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr & Mrs Harwood                                      **Agent:** The Kenefick Jones Partnership  
**Location:** 1 GERARD AVENUE, LISCARD, CH45 6UJ  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.865m for which the maximum height would be 2.762m and for which the height of the eaves would be 2.665

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<b>Application No.:</b>	APP/16/00618	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	New Brighton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/06/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Rebecca Smith Property Services Ltd	<b>Agent:</b>	Mr R Schumacher
<b>Location:</b>	42 WITHENS LANE, LISCARD, CH45 7NN		
<b>Proposal:</b>	Conversion of domestic dwelling house to 7Bed HMO.		
<b>Application No.:</b>	RESX/16/00619	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	20/06/2016	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Dave White	<b>Agent:</b>	PWE Design
<b>Location:</b>	29 LANGDALE ROAD, BEBINGTON, CH63 3AN		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.3m for which the maximum height would be 4.0m and for which the height of the eaves would be 2.67m.		
<b>Application No.:</b>	APP/16/00621	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	22/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr & Mrs Di Stefano	<b>Agent:</b>	PWE Design
<b>Location:</b>	13 SOUTH DRIVE, IRBY, CH61 2XL		
<b>Proposal:</b>	Convert loft by lifting the hip to form a gable end at the side and erection of rear dormer.		
<b>Application No.:</b>	APP/16/00622	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	15/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr S Williams	<b>Agent:</b>	PWE Design
<b>Location:</b>	16 DROITWICH AVENUE, GREASBY, CH49 2QR		
<b>Proposal:</b>	Single storey rear & side extension		
<b>Application No.:</b>	APP/16/00623	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Hoylake and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	13/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Bridge	<b>Agent:</b>	
<b>Location:</b>	75 QUEENS AVENUE, MEOLS, CH47 0LT		
<b>Proposal:</b>	Hip to gable end, rear dormer and enclosed balcony to loft conversion		

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**Application No.:** ADV/16/00624                      **Application Type:** Advertisement Consent  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 23/06/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Sublime Stores Ltd                      **Agent:** CFM Consultants Ltd.  
**Location:** 6 Tranmere Court, CHURCH ROAD, TRANMERE  
**Proposal:** Installation of internally illuminated fascia sign.

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**Application No.:** COMX/16/00627                      **Application Type:** Prior Approval Commercial PD  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr P Howson  
**Applicant:** Mr Ryan Williams                      **Agent:**  
**Location:** 2 LORN STREET, BIRKENHEAD, CH41 6AR  
**Proposal:** Notification for prior approval for a proposed change of use of a building from office use (class B1 (a)) to a dwellinghouse (class C3)

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**Application No.:** RESX/16/00629                      **Application Type:** Prior Approval Householder PD  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 15/06/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr P Howson  
**Applicant:** Mr Jim McCosh                      **Agent:** Bryson McHugh Architects  
**Location:** 60 GWENDOLINE CLOSE, THINGWALL, CH61 1DL  
**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 3.7m and for which the height of the eaves would be 2.35m

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**Application No.:** RESX/16/00631                      **Application Type:** Prior Approval Householder PD  
**Ward:** Bebington                      **Decision Level:** Delegated  
**Decision Date:** 20/06/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr Richard Thompson                      **Agent:**  
**Location:** 40 CONVILLE BOULEVARD, HIGHER BEBINGTON, CH63 5LU  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.93m for which the maximum height would be 3.7m and for which the height of the eaves would be 2.51m

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**Application No.:** APP/16/00632                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                      **Decision Level:** Delegated  
**Decision Date:** 04/07/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Iceland Foods Ltd                      **Agent:** RRDS Ltd  
**Location:** Former Unit 5, Rock Retail Park, MOLLINGTON LINK, TRANMERE, CH41 9DF  
**Proposal:** Construction of a flow forge cage/compound and installation of air conditioning/refrigeration plant thereto together with the forming of 1 no. opening in rear elevation

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<b>Application No.:</b>	APP/16/00635	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Liscard	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr Phil Marl	<b>Agent:</b>	
<b>Location:</b>	2 DARLINGTON CLOSE, EGREMONT, CH44 8HA		
<b>Proposal:</b>	Single storey side extension		
<b>Application No.:</b>	DPP3/16/00638	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Birkenhead and Tranmere	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Ms J Storey		
<b>Applicant:</b>	Wirral Council	<b>Agent:</b>	Wirral Council
<b>Location:</b>	305 - 329 BOROUGH ROAD, BIRKENHEAD, CH41 2UZ		
<b>Proposal:</b>	Proposed demolition of existing dwellings and the change of use to a public landscaped area.		
<b>Application No.:</b>	APP/16/00640	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Wallasey	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/07/2016	<b>Decision:</b>	Withdrawn - Invalid
<b>Case Officer:</b>	Mrs J McMahon		
<b>Applicant:</b>	Mr M Connor	<b>Agent:</b>	
<b>Location:</b>	48 FIELDWAY, LISCARD, CH45 4SQ		
<b>Proposal:</b>	Erection of single storey side extension.		
<b>Application No.:</b>	APP/16/00641	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Clatterbridge	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	08/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr & Mrs Johnson	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	1 BOWFELL CLOSE, EASTHAM, CH62 9EX		
<b>Proposal:</b>	Erection of single storey front extension		
<b>Application No.:</b>	APP/16/00643	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bromborough	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	23/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	McDonald's Restaurants Ltd	<b>Agent:</b>	Planware Limited
<b>Location:</b>	McDonalds, The Croft Retail and Leisure Park, WELTON ROAD, BROMBOROUGH, CH62 3PN		
<b>Proposal:</b>	Extension of existing patio area, with the installation of new furniture. The relocation of the 2no existing grill bays.		



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**Application No.:** APP/16/00644                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 23/06/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mrs Power                                      **Agent:** SHACK Architecture ltd  
**Location:** 10 FOREST CLOSE, MEOLS, CH47 6BA  
**Proposal:** Extension and refurbishment of existing dwelling to include single storey rear extension, new garage, two storey bay and new entrance porch to the front elevation.

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**Application No.:** APP/16/00645                      **Application Type:** Full Planning Permission  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 16/06/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr D Watkin                                      **Agent:** Life Architecture Ltd  
**Location:** Maturata, FLECK LANE, NEWTON, CH48 1LB  
**Proposal:** Resubmission of Planning Application - Alterations and Extension to Maturata including raising the ridge height (amended description)

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**Application No.:** APP/16/00647                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton                                      **Decision Level:** Delegated  
**Decision Date:** 04/07/2016                      **Decision:** Approve  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Graham McLean & Rhiannon Evans                      **Agent:** David Ainsley  
**Location:** 8 SOUTH BANK, OXTON, WIRRAL, CH43 5UP  
**Proposal:** Demolition of single storey stores which are only accessible from outdoors, and their replacement with a utility room and shower accessible from within the house.

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**Application No.:** APP/16/00649                      **Application Type:** Full Planning Permission  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 23/06/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mrs C Fraser                                      **Agent:** KJP Architecture  
**Location:** 19 NEWLYN ROAD, MEOLS, CH47 7AR  
**Proposal:** Two Storey Rear Extension, single storey rear extension and new roof to garage.

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**Application No.:** APP/16/00651                      **Application Type:** Full Planning Permission  
**Ward:** Clatterbridge                                      **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Miss Kelly                                      **Agent:** Mr P Goddard  
**Location:** 20 ALISTAIR DRIVE, BROMBOROUGH, CH63 0LH  
**Proposal:** Two-storey side extension and single-storey front extension (AMENDED DESCRIPTION)

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<b>Application No.:</b>	APP/16/00652	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Barry Graham	<b>Agent:</b>	
<b>Location:</b>	5 REDSTONE RISE, BIDSTON, CH43 7NT		
<b>Proposal:</b>	Single storey extension		
<b>Application No.:</b>	LDC/16/00654	<b>Application Type:</b>	Lawful Development Certificate Existing
<b>Ward:</b>	Bidston and St James	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	16/06/2016	<b>Decision:</b>	Lawful Use
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mr Hung Vay Luc	<b>Agent:</b>	Wilde & Co. Solicitors
<b>Location:</b>	44 HOYLAKES ROAD, BIDSTON, CH41 7BX		
<b>Proposal:</b>	Lawful Development certificate for an existing use Hot Food takeaway with tenant accommodation above		
<b>Application No.:</b>	APP/16/00655	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Bebington	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	30/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Miss A McDougall		
<b>Applicant:</b>	Mrs R Johnson	<b>Agent:</b>	Mr P Carney
<b>Location:</b>	21 VILLAGE ROAD, HIGHER BEBINGTON, CH63 8PP		
<b>Proposal:</b>	Change of use from ground floor retail premises to ground floor flat		
<b>Application No.:</b>	RESX/16/00656	<b>Application Type:</b>	Prior Approval Householder PD
<b>Ward:</b>	Claughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	20/06/2016	<b>Decision:</b>	Prior approval is not required
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Stephen Lea	<b>Agent:</b>	
<b>Location:</b>	15 MANOR HILL, CLAUGHTON, CH43 1UG		
<b>Proposal:</b>	Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.9m and for which the height of the eaves would be 2.3m		
<b>Application No.:</b>	ANT/16/00657	<b>Application Type:</b>	Prior Approval of Telecommunications PD
<b>Ward:</b>	Hoyle and Meols	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/07/2016	<b>Decision:</b>	Prior Approval Given
<b>Case Officer:</b>	Mr N Williams		
<b>Applicant:</b>	EE Ltd & HUTCHINSON 3G UK LTD	<b>Agent:</b>	WHP Wilkinson Helsby
<b>Location:</b>	Pavement fronting 35 Grange Road, West Kirby, Wirral CH48 4DZ		
<b>Proposal:</b>	Upgrade and replace existing telecommunications equipment with new 15m high mast and additional cabinet for 4G use		

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**Application No.:** RESX/16/00658                      **Application Type:** Prior Approval Householder PD  
**Ward:** Eastham    **Decision Level:** Delegated  
**Decision Date:** 16/06/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr P Howson  
**Applicant:** Mrs Sylvia Oakley                      **Agent:** Ultraseal  
**Location:** 5 ELGAR AVENUE, EASTHAM, CH62 8AZ  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.5m for which the maximum height would be 3.3m and for which the height of the eaves would be 2.2m

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**Application No.:** APP/16/00659                      **Application Type:** Full Planning Permission  
**Ward:** Oxtton    **Decision Level:** Delegated  
**Decision Date:** 04/07/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Miss Becky Shanks                      **Agent:**  
**Location:** 141 HOLMLANDS DRIVE, OXTON, CH43 0TU  
**Proposal:** Single and two storey side extension

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**Application No.:** APP/16/00660                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 07/07/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr Mark Prudence                      **Agent:** C W Jones  
**Location:** LAND TO THE REAR OF 16 OAK AVENUE, UPTON, WIRRAL, CH49 4NL  
**Proposal:** Erection of a bungalow

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**Application No.:** APP/16/00661                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 30/06/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr M Finnerty                      **Agent:** C W Jones  
**Location:** 1 CONEY WALK, UPTON, CH49 4RB  
**Proposal:** First floor rear/side extension

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**Application No.:** APP/16/00662                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr R Henshaw                      **Agent:** Paddock Johnson Partnership  
**Location:** 13 HESWALL MOUNT, THINGWALL, CH61 9PN  
**Proposal:** Alterations and extensions to existing bungalow, comprising of a ground floor side extension and an extended first floor dormer providing additional shower room with w.c

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**Application No.:** APP/16/00663                      **Application Type:** Full Planning Permission  
**Ward:** Claughton                                      **Decision Level:** Delegated  
**Decision Date:** 06/07/2016                      **Decision:** Refuse  
**Case Officer:** Mr P Howson  
**Applicant:** Vaughan Promotions Ltd                      **Agent:** Condy & Lofthouse Ltd  
**Location:** PIPPESTRELLE RISE, NOCTORUM DELL, NOCTORUM, CH43 9UL  
**Proposal:** Erection of 4no dwellings and associated hard and soft landscaping with access from Pipistrelle Rise.

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**Application No.:** APP/16/00664                      **Application Type:** Full Planning Permission  
**Ward:** Prenton    **Decision Level:** Delegated  
**Decision Date:** 04/07/2016                      **Decision:** Approve  
**Case Officer:** Mrs S Day  
**Applicant:** Mr Nathan Bartley                                      **Agent:**  
**Location:** 41 MENDIP ROAD, PRENTON, CH42 8NR  
**Proposal:** first floor side extension to provide an extra bedroom to the property

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**Application No.:** APP/16/00665                      **Application Type:** Full Planning Permission  
**Ward:** Upton    **Decision Level:** Delegated  
**Decision Date:** 08/07/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mrs C Nicholson-Smith                                      **Agent:**  
**Location:** 10 ATHERTON DRIVE, WOODCHURCH, CH49 8HD  
**Proposal:** Retrospective planning for an extension to the rear of the bungalow

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**Application No.:** APP/16/00668                      **Application Type:** Full Planning Permission  
**Ward:** Birkenhead and Tranmere                                      **Decision Level:** Delegated  
**Decision Date:** 05/07/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** BVH    **Agent:** Condy & Lofthouse Ltd  
**Location:** MSF Ford, HIND STREET, TRANMERE, CH41 5DA  
**Proposal:** Renovation of existing car showroom and garage with some minor elevation improvements, re-build/replacement of existing workshop building, subdivision of the building so that the former NHS building becomes a separate unit for Use Class B1, B2 and B8, and erection of a single storey valeting structure

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**Application No.:** APP/16/00669                      **Application Type:** Full Planning Permission  
**Ward:** Leasowe and Moreton East                                      **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Approve  
**Case Officer:** Mr N Williams  
**Applicant:** Magenta Living    **Agent:** Watson Batty Architects Ltd  
**Location:** Land adjacent to 60 FENDER VIEW ROAD, MORETON, CH46 9RL  
**Proposal:** Erection of 4 No. two-storey dwellings (Amendment to Planning Permission APP/15/00714)

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<b>Application No.:</b>	APP/16/00670	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	28/06/2016	<b>Decision:</b>	Refuse
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Brackenview Developments Ltd	<b>Agent:</b>	Garry Usherwood Associates Limited
<b>Location:</b>	10 REDHOUSE BANK, WEST KIRBY, CH48 5EH		
<b>Proposal:</b>	Erection of rear two storey extension		

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<b>Application No.:</b>	LDP/16/00672	<b>Application Type:</b>	Lawful Development Certificate Proposed
<b>Ward:</b>	Cloughton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/07/2016	<b>Decision:</b>	Not Lawful Use
<b>Case Officer:</b>	Mrs S Lacey		
<b>Applicant:</b>	Mr & Mrs PETKOV	<b>Agent:</b>	NMW Design
<b>Location:</b>	12 ST ANDREWS ROAD, CLAUGHTON, CH43 1TD		
<b>Proposal:</b>	PROPOSED REAR GROUND FAMILY ROOM (6M X 5.95M) & LOFT CONVERSION		

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<b>Application No.:</b>	APP/16/00675	<b>Application Type:</b>	Advertisement Consent
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs S Day		
<b>Applicant:</b>	WHITE STUFF	<b>Agent:</b>	AMD interior architecture
<b>Location:</b>	214 TELEGRAPH ROAD, HESWALL, CH60 0AL		
<b>Proposal:</b>	New branded White Stuff signage. Logo to be placed centrally above door on fascia board. Letters of varying depths to be painted Farrow and Ball lime white eggshell finish. Building number in individual letters fixed to fascia. Shop front sanded, sealed and re-painted in Crown Trade Teal Ref. K7 12.		

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<b>Application No.:</b>	APP/16/00676	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Greasby Frankby and Irby	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	01/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr Bristow	<b>Agent:</b>	Bryson MuHugh Architects
<b>Location:</b>	24 GORDON AVENUE, GREASBY, CH49 1SH		
<b>Proposal:</b>	Two storey extension		

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<b>Application No.:</b>	APP/16/00679	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Heswall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr & Mrs Rees	<b>Agent:</b>	Lightblue Solutions Ltd
<b>Location:</b>	23 LONG MEADOW, GAYTON, CH60 8QQ		
<b>Proposal:</b>	Conversion of space above garage into Family Room and construction of front patio and entrance steps.		

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<b>Application No.:</b>	APP/16/00680	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Upton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	04/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mr & Mrs Sharrocks	<b>Agent:</b>	Wholesale Windows
<b>Location:</b>	15 WITHBURN CLOSE, UPTON, CH49 6QH		
<b>Proposal:</b>	Single storey garden room to rear elevation		
<b>Application No.:</b>	APP/16/00681	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Pensby and Thingwall	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	29/06/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr & Mrs Winter	<b>Agent:</b>	Irvin Consultants
<b>Location:</b>	Barnamire, 28 PRIVATE DRIVE, BARNSTON, CH61 1DE		
<b>Proposal:</b>	Demolition of existing single storey addition and the construction of a new single-storey rear extension.		
<b>Application No.:</b>	APP/16/00686	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	West Kirby and Thurstaston	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	05/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Mr & Mrs Crozier	<b>Agent:</b>	Bryson Architecture
<b>Location:</b>	25 KINGS WALK, NEWTON, CH48 8AF		
<b>Proposal:</b>	Erection of single storey rear extension and single storey side extension		
<b>Application No.:</b>	APP/16/00687	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Oxton	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	06/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mrs MA Jackson		
<b>Applicant:</b>	Mrs J Hird	<b>Agent:</b>	
<b>Location:</b>	32 PALM GROVE, CLAUGHTON, CH43 1TF		
<b>Proposal:</b>	Single storey side and rear extension to existing dwelling		
<b>Application No.:</b>	APP/16/00688	<b>Application Type:</b>	Full Planning Permission
<b>Ward:</b>	Moreton West and Saughall Massie	<b>Decision Level:</b>	Delegated
<b>Decision Date:</b>	01/07/2016	<b>Decision:</b>	Approve
<b>Case Officer:</b>	Mr P Howson		
<b>Applicant:</b>	Miss Wylde	<b>Agent:</b>	
<b>Location:</b>	20 MEADOWBROOK ROAD, MORETON, CH46 0RS		
<b>Proposal:</b>	Two storey side and single storey rear extension (amended description)		

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**Application No.:** APP/16/00697                      **Application Type:** Full Planning Permission  
**Ward:** Eastham    **Decision Level:** Delegated  
**Decision Date:** 05/07/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr & Mrs Bale    **Agent:** SNA Architectural Services Ltd  
**Location:** 57 GREENFIELDS AVENUE, BROMBOROUGH, CH62 6DB  
**Proposal:** Single and two storey rear extension, flat roof replacement to rear, front two storey bay window, garage conversion and internal alterations

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**Application No.:** APP/16/00704                      **Application Type:** Full Planning Permission  
**Ward:** Heswall    **Decision Level:** Delegated  
**Decision Date:** 05/07/2016                      **Decision:** Approve  
**Case Officer:** Mr P Howson  
**Applicant:** Mr & Mrs Wylie    **Agent:** Heathcote Design and Development  
**Location:** 6 RONALDSWAY, HESWALL, CH60 8QD  
**Proposal:** Erection of extensions and raise height of eaves by 0.5m to provide additional accommodation at first floor level including the 2 dormers to the rear.

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**Application No.:** APP/16/00715                      **Application Type:** Full Planning Permission  
**Ward:** Greasby Frankby and Irby                      **Decision Level:** Delegated  
**Decision Date:** 05/07/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr R Clarke    **Agent:** PWE Design  
**Location:** 22 DINGWALL DRIVE, GREASBY, CH49 1SG  
**Proposal:** Two storey side and single storey rear extensions, demolition of garage.

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**Application No.:** APP/16/00717                      **Application Type:** Full Planning Permission  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 08/07/2016                      **Decision:** Refuse  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr Stephen Shaw    **Agent:** Brassey Partnership  
**Location:** 2 WHALEY LANE, IRBY, WIRRAL, CH61 3UN  
**Proposal:** Erection of one dormer house

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**Application No.:** APP/16/00718                      **Application Type:** Full Planning Permission  
**Ward:** Moreton West and Saughall Massie                      **Decision Level:** Delegated  
**Decision Date:** 05/07/2016                      **Decision:** Approve  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr J Lyons    **Agent:**  
**Location:** Complete Care Ltd, 285-295 HOYLAKE ROAD, MORETON, CH46 0RL  
**Proposal:** Change of use from existing commercial use to use of the entire 2 storey building as a Veterinary Practice / Surgery.

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**Application No.:** LBCO/16/00734                      **Application Type:** Local Listed Building Consent  
**Ward:** Bromborough                                      **Decision Level:** Delegated  
**Decision Date:** 28/06/2016                      **Decision:** Acceptable  
**Case Officer:** Mrs J Malpas  
**Applicant:** Mr Paul Hutchins                                      **Agent:**  
**Location:** 5 BROOK STREET, PORT SUNLIGHT, CH62 5DB  
**Proposal:** Replace a yard gate

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**Application No.:** RESX/16/00735                      **Application Type:** Prior Approval Householder PD  
**Ward:** Pensby and Thingwall                      **Decision Level:** Delegated  
**Decision Date:** 07/07/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr John Scott                                      **Agent:**  
**Location:** 3 BARLEYFIELD, PENSBY, CH61 5UX  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.3m for which the maximum height would be 3.2m and for which the height of the eaves would be 2.2m

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**Application No.:** RESX/16/00745                      **Application Type:** Prior Approval Householder PD  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 07/07/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Miss A McDougall  
**Applicant:** Mr M Grundy                                      **Agent:** Burton Architects  
**Location:** 68 QUEENS AVENUE, MEOLS, CH47 0NA  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5.4m for which the maximum height would be 3.8m and for which the height of the eaves would be 3.0m

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**Application No.:** LDP/16/00753                      **Application Type:** Lawful Development Certificate Proposed  
**Ward:** West Kirby and Thurstaston                      **Decision Level:** Delegated  
**Decision Date:** 29/06/2016                      **Decision:** Lawful Use  
**Case Officer:** Mr S Williamson  
**Applicant:** Mr Mullin                                      **Agent:** JT DESIGN CONSULTANCY  
**Location:** 6 SANDSTONE DRIVE, NEWTON, CH48 9UW  
**Proposal:** Single storey rear extension as enclosed details

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**Application No.:** RESX/16/00754                      **Application Type:** Prior Approval Householder PD  
**Ward:** Rock Ferry                                      **Decision Level:** Delegated  
**Decision Date:** 08/07/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs S Lacey  
**Applicant:** Mr P Gentle                                      **Agent:** WHOLESale WINDOWS  
**Location:** 7 RYDAL BANK, HIGHER BEBINGTON, CH63 7LL  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 3.5m for which the maximum height would be 2.8m and for which the height of the eaves would be 2.1m

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**Application No.:** RESX/16/00763                      **Application Type:** Prior Approval Householder PD  
**Ward:** Hoylake and Meols                      **Decision Level:** Delegated  
**Decision Date:** 08/07/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mr P Howson  
**Applicant:** Mr & Mrs Hunter                      **Agent:** Adrian Design and Surveying  
**Location:** 70 STANLEY ROAD, HOYLAK, CH47 1HZ  
**Proposal:** Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 4.050m for which the maximum height would be 3.900m and for which the height of the eaves would be 2.999m

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**Application No.:** RESX/16/00791                      **Application Type:** Prior Approval Householder PD  
**Ward:** New Brighton                      **Decision Level:** Delegated  
**Decision Date:** 08/07/2016                      **Decision:** Prior approval is not required  
**Case Officer:** Mrs MA Jackson  
**Applicant:** Mr R McGeagh                      **Agent:**  
**Location:** 38 MOLYNEUX DRIVE, NEW BRIGHTON, CH45 1JT  
**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 2.8m and for which the height of the eaves would be 2.6m

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**Application No.:** APP/16/00835                      **Application Type:** Full Planning Permission  
**Ward:** Seacombe                      **Decision Level:** Delegated  
**Decision Date:** 27/06/2016                      **Decision:** Returned invalid  
**Case Officer:** Mr K Spilsbury  
**Applicant:** Mr K Dabbagh                      **Agent:**  
**Location:** 59A POULTON ROAD, SEACOMBE, CH44 9DD  
**Proposal:** Change of use to a letting agency

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**Application No.:** APP/16/00876                      **Application Type:** Full Planning Permission  
**Ward:** Heswall                      **Decision Level:** Delegated  
**Decision Date:** 01/07/2016                      **Decision:** Permitted development  
**Case Officer:** Miss A McDougall  
**Applicant:** Dr John Sloan                      **Agent:** C W Jones  
**Location:** 18 DAWSTONE ROAD, GAYTON, CH60 0BU  
**Proposal:** Add two solar thermal panels to roof of extension

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**Summary of data**

	Total Per D
Acceptable	1
Approve	98
Lawful Use	3
Not Lawful Use	1
Permitted development	1
Prior Approval Given	2
Prior approval is not required	14
Refuse	11
Returned invalid	1
Withdrawn	1
Withdrawn - Invalid	1
Report Total	134