

EAST AREA

The three storey apartment block to the rear of the site fronts onto Holt Hill. The design is unexceptional but is not sufficiently poor as to prejudice the character of the area and warrant a refusal. Again, sufficient separation distances are comfortably achieved and a considerable area of amenity space is located to the rear of the units. Further amenity space is provided along the Marquis Street frontage. Parking is provided close by within the main body of the site. Gable elevations are blank and the front elevation does not protrude forward of the existing building line. It is considered that the amenities and privacy of existing residents are sufficiently maintained. Contextual elevations showing how the proposals would sit in the Holt Hill street scene have been submitted and it is considered that the development would not prejudice adjoining occupiers amenities or the overall character of the area.

Access to the site appears to be satisfactory and it is considered that the development will not result in any detrimental impact on the local highway network. Vehicles would be able to enter and leave the site in a forward gear and whilst sight lines are considered to be sub-standard, Marquis Street is a very low speed road and existing traffic calming measures mean that this relaxation in sight lines is acceptable in this instance. Car parking is provided within the site in line with the Council's current guidelines.

The proposed development is considered acceptable and in accordance with Policy HS4 of the Wirral Unitary Development Plan.

RECOMMENDATION

Approve.

CONDITION(S)

1. C03A
2. C59B (Samples of roofing and facing materials)
3. C71A
4. C71G
5. All hard and soft landscape works shall be carried out in accordance with approved details as set out in Condition 03. The works shall be carried out prior to the occupation of any part of the development.
6. The vehicle parking and turning areas indicated on the approved plans (drawing No.1297.D.100-A dated Sept 03) shall be laid out, surfaced and drained prior to the first use of the development hereby approved and shall thereafter be retained for those purposes, free of all obstruction.
7. C63B
8. C61L

REASON(S) FOR CONDITION

1. CR03
2. CR66. This condition is imposed having regard to policy HS4 (Criteria for New Housing Development) of the Wirral Unitary Development Plan.
3. CR79 (having regard to policy GR5 of the Wirral Unitary Development Plan).
4. CR79 (having regard to policy GR5 of the Wirral Unitary Development Plan).
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6. In the interests of highway safety, having regard to policy HS4 of the Wirral Unitary Development Plan.
7. CR75 (having regard to policy HS4 of the Wirral Unitary Development Plan).
8. CR69

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 samples of roofing and facing of the materials to be submitted and approved prior to commencement (C59B)
- 3 Detailed landscaping scheme to be agreed prior to commencement (C71A)
- 4 Replacement of diseased planting for a period of 5 years from completion. (C71G)
- 5 All hard and soft landscape works shall be carried out in accordance with approved details as set out in Condition 03. The works shall be carried out prior to the

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- occupation of any part of the development.
- 6 The vehicle parking and turning areas indicated on the approved plans (drawing No.1297.D.100-A dated Sept 03) shall be laid out, surfaced and drained prior to the first use of the development hereby approved and shall thereafter be retained for those purposes, free of all obstruction.
- 7 Land drainage scheme to be submitted and agreed. (C63B)
- 8 Cycle parking scheme to be submitted and completed prior to occupation (C61L)
- 9 Details of floor levels and surrounding ground levels to be submitted and approved prior to commencement. (C65C)

Reason for conditions

- 1 Standard (CR03)
- 2 In the interests of visual amenity. Policy HS4 of the UDP (CR66)
- 3 In the interests of the visual amenities of the area. Policy GR5 of the UDP (CR79)
- 4 In the interests of the visual amenities of the area. Policy GR5 of the UDP (CR79)
- 5 In the interests of the visual amenities of the area. Policy GR5 of the UDP (CR79)
- 6 In the interests of highway safety, having regard to policy HS4 of the Wirral Unitary Development Plan.
- 7 To secure adequate drainage and to protect local amenity. Policy HS4 (Criteria for New Housing Development) of the UDP (CR75).
- 8 To promote more sustainable forms of transport. Policy TR12 of the UDP (CR69)
- 9 To ensure satisfactory appearance and prevent overlooking. Policy HS4 (Criteria for New Housing Development) of the UDP (CR76).

Last Comments By: 15 April 2004

56 Day Expires On: 02 May 2004