

APPENDIX 4.1 (Revised)

DEVONSHIRE PARK NEIGHBOURHOOD PLAN – EXTRACT OF RELEVANT UNITARY DEVELOPMENT PLAN POLICIES

Wirral Unitary Development Plan

Devonshire Park is within the Primary Residential Area in the Wirral Unitary Development Plan (UDP) adopted in February 2000 and as saved by a Direction issued by the Secretary of State on 18 September 2007.

The Devonshire Park Neighbourhood Plan will provide additional local context to assist in the application in the Devonshire Park area of the following UDP policies:

Policy HS4 - Criteria for New Housing Development

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 HS7 - Sheltered Housing

Proposals for sheltered housing 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;
- (ii) adequate private amenity space being provided at a rate of approximately 10 square metres for every bed space, except where the proximity of open space or other features adjoining the site justifies a reduced provision;
- (iii) the site being easily accessible on foot to local shops and public transport; and
- (iv) the proposal otherwise complying with Policy HS4 and Policy HS5.

(Supplementary Planning Guidance Note 18 is also applicable)

Policy HS8 - Nursing Homes/ Residential Care Homes

Proposals for the development of new residential care or nursing homes, or the conversion of existing buildings to provide residential care or nursing homes 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;
- (ii) the proposal not resulting in an over-concentration of residential care or nursing homes in the area;
- (iii) the proposal not resulting in a private dwelling having a residential care or nursing home on both sides; and
- (iv) the proposal otherwise complying with Policy HS4 and Policy HS5.

All consents shall be given subject to a condition that they should be implemented within a three year period.

(Supplementary Planning Guidance Note 18 is also applicable)

Policy HS13 – Self-Contained Flat Conversions

Proposals for the conversion of existing buildings into self-contained flats will be permitted subject to:

- (i) the conversion ensuring the privacy of neighbours and occupants including the layout of car parking areas to prevent overlooking of habitable room windows;
- (ii) access normally being provided to individual flats within the main structure of the building. If external staircases have to be provided they must not result in significant overlooking of neighbours' windows or private amenity space;
- (iii) any extensions required complying with Policy HS11;
- (iv) any new windows required to serve habitable rooms, such as living rooms, kitchens or bedrooms, not overlooking adjoining properties to an unacceptable degree;
- (v) any interior vertical partitions not cutting across windows and ceiling height reductions not being visible externally;
- (vi) adequate sound proofing between flats;
- (vii) any basement flat having windows with two-thirds of their height above the existing outside ground level giving sufficient daylight penetration, a reasonable outlook and not immediately adjacent to parking bays and vehicle accessways;
- (viii) main living rooms having a reasonable outlook and not lit solely by roof lights, nor in close proximity to high boundary or gable walls;
- (ix) access to rear yards/ gardens being provided from each flat;
- (x) adequate visibility at entrance and exit points and turning space for vehicles; and
- (xi) the proposal otherwise complying with Policy HS4 and Policy HS5.

(Supplementary Planning Document 2 is also applicable)

Policy HS14 - Houses in Multiple Occupation

Proposals for the conversion of existing buildings to multi-occupancy will not be permitted unless the proposal fulfils all the following criteria:

- (i) the property being of sufficient size to accommodate the proposal and not of modern domestic scale;
- (ii) if the property is not detached then adjoining property is not in single family occupation;
- (iii) the proposal not resulting in a private dwelling having an HMO on both sides;
- (iv) the proposal not resulting in a change in the character of the surrounding area which would be detrimental;
- (v) the proposal not resulting in a concentration of HMOs in a particular area such that the character of the area is adversely affected;
- (vi) the proposal ensuring the privacy of neighbours and occupants, including the layout of car parking areas, to prevent overlooking of habitable room windows;
- (vii) staircase access normally being provided within the main structure of the building. If external staircases have to be provided they must not result in significant overlooking of neighbours' windows or private amenity space;
- (viii) any extensions required complying with Policy HS11;
- (ix) any new windows required to serve habitable rooms, such as living rooms, kitchens or bedrooms, not overlooking adjoining properties to an unacceptable degree;
- (x) any interior vertical partitions not cutting across windows and ceiling height reductions not being visible externally;
- (xi) adequate sound proofing being provided;
- (xii) any basement accommodation having windows with two-thirds of their height above the existing outside ground level giving sufficient daylight penetration, a reasonable outlook and not immediately adjacent to parking bays and vehicle accessways;
- (xiii) main living rooms having a reasonable outlook and not lit solely by roof lights, nor in close proximity to high boundary or gable walls;
- (xiv) access to rear yards/,gardens being provided from each flat;

- (xv) adequate visibility at entrance and exit points and turning space for vehicles; and
- (xvi) the proposal otherwise complying with Policy HS4 and Policy HS5.

Existing HMOs and valid planning permissions must not comprise more than 20% or more of the properties forming the street frontage within a street block.

The Plan would operate similarly to Policy HS5 – Density and Design Guidelines, by providing additional detail to be taken into consideration in Devonshire Park alongside the other policies of the Development Plan.

The following UDP policies have also been identified as potentially relevant in the determination of planning applications within Devonshire Park:

- Policy HSG2 Affordable Housing
- Policy EM12 Employment Development in Primarily Residential Areas
- Policy HS6 Principles for Affordable Housing
- Policy HS10 Backland Development
- Policy HS11 House Extensions
(see also Supplementary Planning Guidance Note 4)
- Policy HS12 Pre-School Day Care
(see also Supplementary Planning Guidance Note 17)
- Policy HS15 Non-Residential Uses in Primarily Residential Areas
- Policy GR5 Landscaping and New Development
(see also Supplementary Planning Guidance Note 21)
- Policy GR7 Trees and New Development
(see also Supplementary Planning Guidance Note 9)
- Policy RE10 Criteria for Community Centres and Facilities
- Policy RE11 Criteria for Children’s Play Facilities
- Policy TR9 Requirements for Off-Street Parking
(see also Supplementary Planning Document 4)