

Planning Committee

6 July 2010

Reference:
APP/10/00537

Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
Wallasey

Location: 18 MOCKBEGGAR DRIVE, WALLASEY VILLAGE, CH45 3NN
Proposal: Erection of front, side and rear extensions
Applicant: Mr Rodney Phillips
Agent : C W Jones

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
Policy HS11 House Extensions
SPG11 House Extensions

Planning History:

4036	Extension to lounge	PD	11/12/75
9442	Extension to form study	A	25/04/78

Summary Of Representations and Consultations Received:

REPRESENTATIONS

11 letters of notification were sent to the occupiers of neighbouring properties and a site notice was displayed. At the time of writing this report a total of ten separate letters of objection and a qualifying petition of objection containing 33 signatures had been received. The objections can be summarised as follows:-

- The proposal would result in unwarranted construction noise and disturbance;

- The proposal would result in an increase in traffic at the junction of Mockbeggar Drive and Burbo Way and a loss of off-road parking at the application site;
- The proposed relocation of the front of the property to Burbo Way would result in traffic congestion and present a highway safety hazard;
- The proposal is out of keeping with existing Covenants on the estate;
- The proposed extensions will set a precedent for further development on the estate;
- The proposals will result in a loss of value to neighbouring properties;
- The proposed new windows facing Burbo Way will result in overlooking and a loss of privacy;
- The proposals will result in a change in character of the area and are not in the interests of visual amenity.

CONSULTATIONS

Director of Technical Services, Traffic Management Division have no objection to the proposal.

Director's comments:

REASON FOR REFERRAL

A qualifying petition of objection containing 33 signatures was received relating to issues of highway safety and disturbance from construction as a result of the proposal.

INTRODUCTION

The proposal is for the erection of single storey front, side and rear extensions at the property.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy HS11 and SPG11.

SITE AND SURROUNDINGS

The site comprises a link-detached brick property within an area of similar design properties. The property occupies a prominent corner plot at the junction of Mockbeggar Drive and Burbo Way. The site has open front and side boundaries with a partially paved area to the front and side of the dwelling. Properties in the immediate vicinity are situated on a staggered building line

POLICY CONTEXT

Policy HS11 and SPG11 are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The proposed extension to the existing garage, fronting Mockbeggar Drive, projects 5.2 metres from the existing front elevation of the property. This element of the proposal retains a 5 metre gap to the boundary and thus complies with SPG11 which states that garages should have a driveway at least 5 metres clear of the highway to provide the minimum driveway length. Although front extensions are not generally acceptable under SPG11, the staggered building line and unique design of properties in the vicinity mean that the proposal is not considered detrimental to the street scene or original design of the building. In addition the proposed garage extension does not project any further forward than the existing garage at No.16 and thus is not considered to be visually obtrusive. In addition the Director of Technical Services (Traffic Management) has raised no objection to the proposal on highway safety grounds.

The proposed rear extension replaces the existing study and is of a flat roof design. This element of the proposal is not considered to be detrimental to neighbouring properties. Both the garage extension and rear extension are not considered to be of intrusive design and remain subordinate to the original property. The proposed relocation of the porch to Burbo Way is acceptable in principle and retains good spacing to the boundary. The proposed porch is not considered excessive in size and is not considered to have an adverse impact on the character of the street scene. The inclusion of additional windows to the elevation fronting Burbo Way do not require planning permission but do in any case meet the required separation distance of 21 metres. The proposals are therefore not considered to result in an unacceptable level of overlooking or loss of privacy to neighbouring properties.

The objections received from neighbouring properties raise a number of issues in relation to the relocation of the front of the property to Burbo Way. Residents are concerned that the proposal would create highway safety issues including a loss of off-street parking at the site, traffic congestion at the

nearby junction and problems relating to the servicing and access to the flats at the end of Burbo Way. The proposals do not represent an intensification of the existing use at the site and it would remain as a self contained dwelling. Therefore it is considered that any vehicles can easily be accommodated within the proposed garage and remainder of the site. The majority of the front garden area fronting Mockbeggar Drive and Burbo Way is hard surfaced. It has been confirmed by the agent that this area would be retained. The proposals do not involve the alteration of the site address although this is not a planning matter. There are no current proposals to create a new vehicular access to the property off Burbo Way, however this would not require planning permission and could be subject to approval by the Council's Highways department. The issues raised relating to a loss of view, the devaluation of neighbouring properties and disturbance from construction are not planning issues. In addition the existence of legal covenants on the land does not prevent the grant of planning permission and other properties along Mockbeggar Drive have been the subject of planning applications in the past.

Due to the staggered building line on which properties in Mockbeggar Drive and Burbo Way are situated, it is considered that the site can accommodate the proposed extensions. The proposals are not considered to result in a loss of amenity or privacy to neighbouring properties and remain subordinate to the existing dwelling. The proposals are not considered to have a harmful visual impact on the character of the street scene or result in any highway safety implications. The proposal complies with Policy HS11 and the guidance outlined in SPG11 and is recommended for approval.

SEPARATION DISTANCES

SPG11 recommends that the minimum separation distance between habitable windows is 21 metres. In this instance the new window proposed in bedroom 1, which does not require planning permission, remains approximately 24 metres from the front of No.3 Burbo Way, thus meeting the required separation distance. There is also an existing bedroom window in this elevation at present. As a result it is considered that the proposal will not result in any direct overlooking or a loss of privacy to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

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

HEALTH ISSUES

There are no Health Implications relating to this application.

CONCLUSION

The proposal is not considered to have a harmful visual impact on the general street scene or have an adverse impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

Summary of Decision:

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

The proposal is not considered to have a harmful visual impact on the general street scene or have an adverse impact on the amenities that the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

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.

Last Comments By: 11/06/2010
Expiry Date: 24/06/2010