

Planning Committee

19 July 2011

Reference:
APP/11/00575

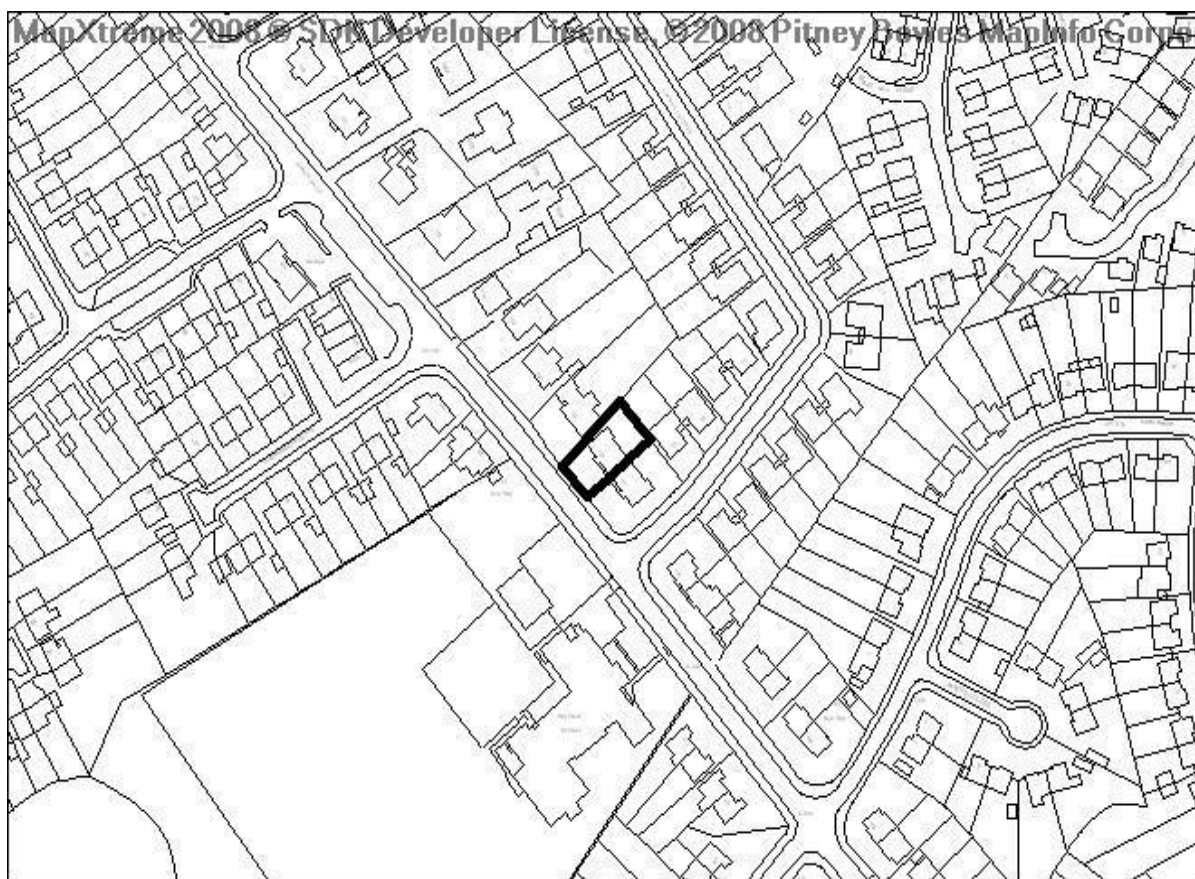
Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
Upton

Location: 120 MANOR DRIVE, UPTON, CH49 4LN
Proposal: Single storey front, side and rear extension with internal alterations
Applicant: Mr Simon Kirkman
Agent : SDA Architects

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 on Publicity for Applications, 4 letters of notification were sent to adjoining properties and a Site Notice was displayed. No representations have been received.

CONSULTATIONS

None required.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has been made by a Member of the Council.

INTRODUCTION

The proposal is for the erection of a single storey front, side and rear extension with internal alterations.

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 property in an area of mixed design. The property has an attached garage at the side which adjoins the corresponding feature at No.118. There is fencing and vegetation to all boundaries of the site. The dwelling has a small front porch and attached canopy which projects slightly beyond the main front wall of the property.

POLICY CONTEXT

Policy HS11 and SPG11 are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The proposal provides a wrap around extension to the front, side and rear of the property and thereby replaces the existing attached garage at the side and front porch. The proposed extension has a pitched roof design that reflects the angle and design of the existing dwelling. The proposed side element of the extension retains the same footprint as the existing garage. The projection of the extension to the rear is minimal and matches that of the existing study. The existing front porch will be replaced by the small front extension which does not project any further in depth than the existing feature. SPG11 states that front extensions on properties on a clear building line or in an area of consistent design that may affect the street scene will not be allowed. In this instance, the projection of the front extension is not considered to have a adverse visual impact on the general character of the street scene which is mixed in any case. In addition it is not considered to affect the character of the original dwelling.

The proposed extensions are not considered to have a detrimental impact on the amenities which the occupiers of neighbouring properties can reasonable expect to enjoy. The proposal is not considered to result in an increased level of overlooking or a loss of outlook to neighbouring properties. Despite the loss of the garage, provision for off street parking remains. In addition to this the proposal is not considered to result in an unacceptable loss of amenity space at the site. The proposed extensions incorporate well in to the design of the existing dwelling and remain subordinate. The proposal is acceptable in terms of scale and design and is recommended for approval.

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 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 of

the adopted Wirral Unitary Development Plan and SPG11.

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 the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

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.

Further Notes for Committee:

Last Comments By: 21/06/2011 10:28:36

Expiry Date: 07/07/2011