

Planning Committee

16 February 2012

Reference:
12/00039

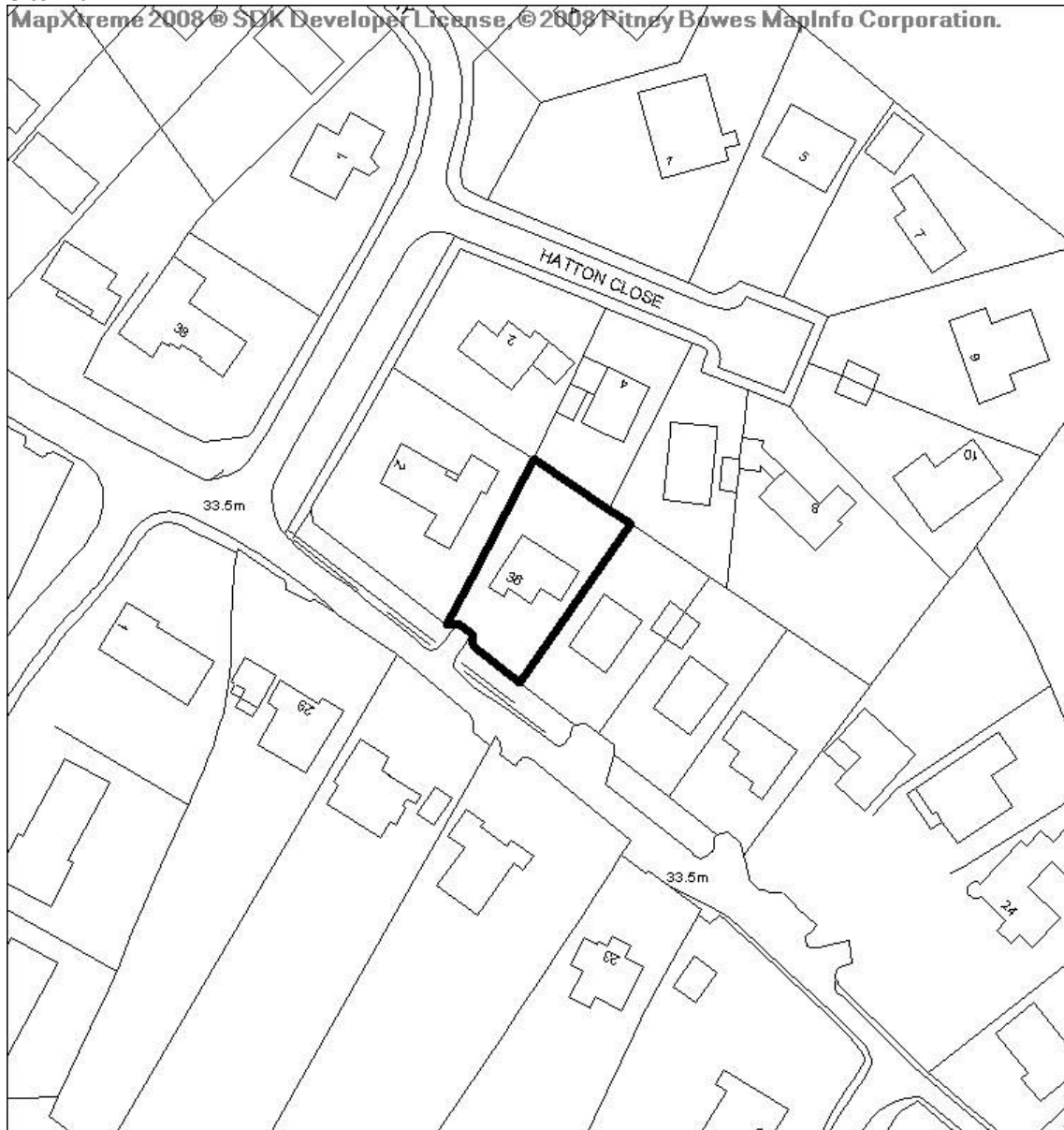
Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Heswall

Location: 36 PIPERS LANE, HESWALL, CH60 9HW
Proposal: Alterations to existing conservatory including formation of balcony above.
Applicant: Mr Hodson
Agent : The Kenefick Jones Partnership Ltd

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area

Planning History:

APP/80/16261 car-port Approved 2/10/80
APP/89/05125 extensions Approved 7/4/89
APP/98/05123 front and rear extensions Approved 26/3/98
APP/02/06687 side and rear extensions Approved 4/10/02

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 6 notifications were sent to neighbouring properties and a site notice was displayed near the site - at the time this report was written, no representations had been received

CONSULTATIONS

No consultations necessary

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

This application has been referred to the Planning Committee as the applicant is an elected Member of the Council.

INTRODUCTION

This application is for the replacement of an existing UPVC conservatory extension with a solid structure occupying the same footprint. A first floor balcony would be created on part of the new flat roof.

PRINCIPLE OF DEVELOPMENT

The site lies within an area designated as primarily residential where the erection of extensions to dwellings is acceptable in principle subject to the proposal satisfying UDP Policy HS11 and SPG11.

SITE AND SURROUNDINGS

The site is located on the north-eastern side of Pipers Lane in an elevated position due to the fall of the land, the street scene comprises of a mix of house types that vary in design and materials.

POLICY CONTEXT

UDP Policy HS11 and Supplementary Planning Guidelines: House Extensions have been taken into consideration in the determination of this application. Planning applications for extensions to dwellings in primarily residential areas will generally be acceptable where it can be demonstrated that there would be no loss of amenity to neighbouring properties and where the additions respect the character and appearance of the dwelling and the street scene.

APPEARANCE AND AMENITY ISSUES

The application is for the rebuilding of an existing extension on the front/side elevation of the property, the existing structure is single storey and is mostly glazed with a dwarf wall. The new building would be a solid construction, part of the roof would be flat where a balcony would be created, the front section of the roof would continue the existing lean-to tiled roof that currently extends across part of the front elevation. In design terms, the development complements the shape, scale and proportions of the existing dwelling.

The proposed balcony would have an obscurely glazed screen that would prevent any loss of privacy at the adjoining property, 34 Pipers Lane. This property has a dormer window in the roof slope facing the application site, the window is obscurely glazed, is sited approximately 5 metres away from the development and will not be affected.

Overall the development is acceptable and satisfies current policy and guidelines.

SEPARATION DISTANCES

The houses on the opposite side of Pipers Lane are at a lower level and are sited a minimum of distance of 37 metres away.

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 proposed development would have no significant impact on neighbouring properties and is acceptable in terms of its design. The proposal satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines: 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 proposed development would have no significant impact on neighbouring properties and is acceptable in terms of its design. The proposal satisfies the criteria set out in Policy HS11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines: House Extensions.

Recommended Approve
Decision:

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: 16/02/2012 14:15:39

Expiry Date: 09/03/2012