

Planning Committee

06 March 2012

Reference:
APP/12/00114

Area Team:
South Team

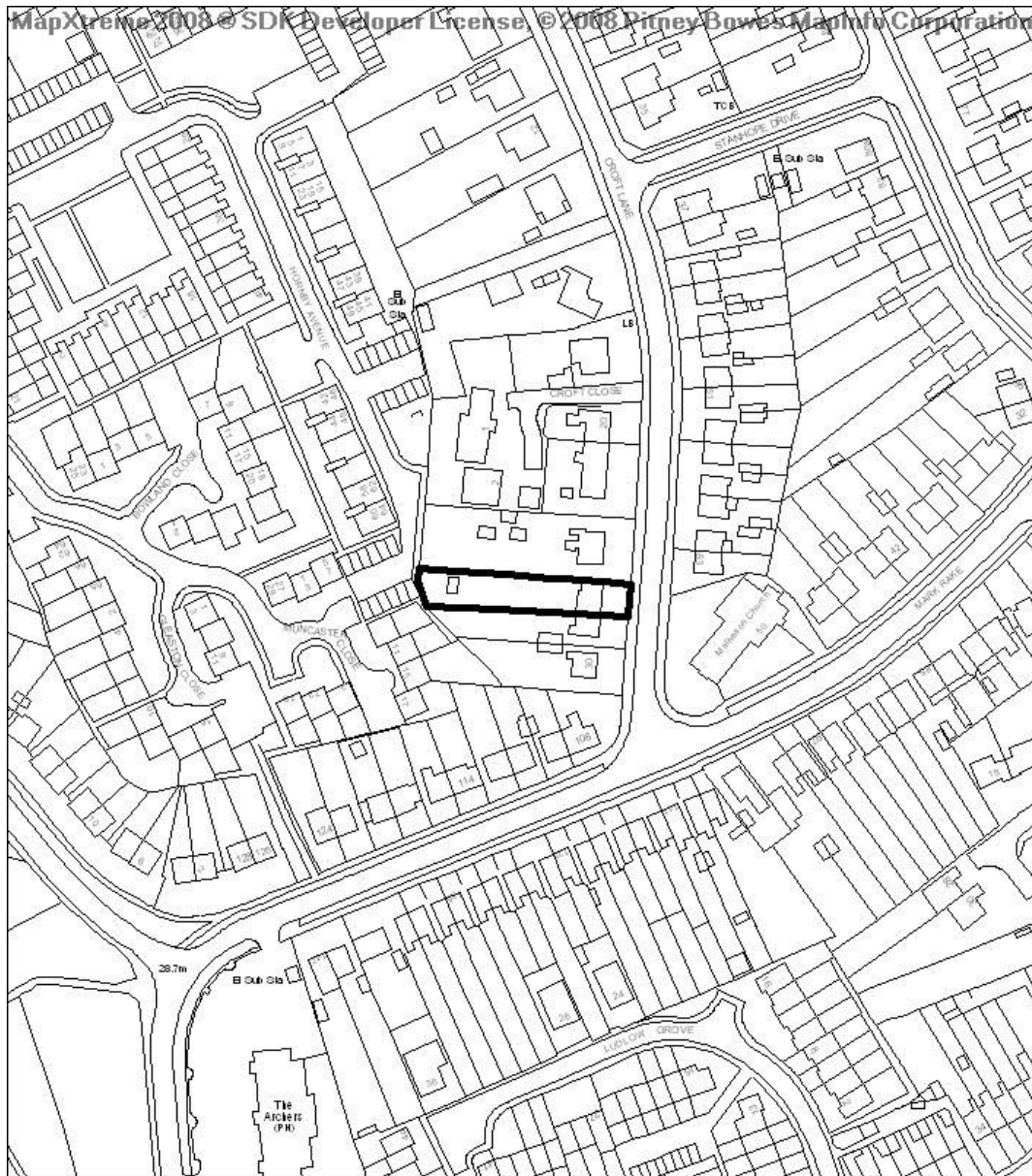
Case Officer:
Mrs J McMahon

Ward:
Bromborough

Location: 26 CROFT LANE, BROMBOROUGH, CH62 2DD
Proposal: Retrospective planning permission for extension to front of garage.

Applicant: Mr Michael Sheridan
Agent : SDA

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 3 notifications were sent to adjoining properties and a site notice was displayed near the site - no representations had been received at the time this report was written.

It should be noted that the statutory consultation period for the application is still open, and additional representations will be reported to Planning Committee to enable the comments made to be taken into account in the decision reached.

CONSULTATIONS

No consultations necessary

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The application is for the retention of a development that has been built without planning permission. The development comprises of a 1.3 metre deep extension added to the front of an existing garage to bring it forward, in line with the front porch. The porch roof has been extended across the front of the extended garage.

PRINCIPLE OF DEVELOPMENT

The site lies within an area designated as primarily residential where the erection of extensions to dwellings will be considered acceptable subject to the limitations set out in Policy HS.11 and the Supplementary Planning Guidelines: House Extensions.

SITE AND SURROUNDINGS

The site is located on the west side of Croft Lane, which is a residential street comprising of a mix of house and bungalow designs. The house is one half of a pair of semi-detached dwellings that has been previously extended with the addition of a single storey rear extension, front porch and a garage attached to the gable end.

POLICY CONTEXT

UDP Policy HS.11 and Supplementary Planning Guidelines: House Extensions have been taken into consideration in the determination of this application. Policy suggests that extensions to dwellings in primarily residential areas will be acceptable where there would be no detrimental impact on neighbouring properties and no harm to the character of the original dwelling or the street scene.

APPEARANCE AND AMENITY ISSUES

The extension links the porch and garage creating an L-shaped extension wrapping around the front and side elevations of the original dwelling. The new section of roof is a continuation of the porch roof and appears somewhat disjointed on the side elevation due to the eaves on the garage being higher. However, the overall appearance is acceptable and satisfies current policy criteria.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be overlooked 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 development has no impact on neighbouring properties and its appearance in the streetscape is considered acceptable. The development satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines: House Extensions. The proposed development is therefore recommended for approval subject to no further representations being received raising additional planning matters on or before the 7th March 2012.

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 development has no detrimental impact on neighbouring properties and no significant impact in the street scene. The extension satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines: House Extensions.

Recommended Decision: **Approve, subject to no further representations being received raising additional planning matters on or before the 7th March 2012.**

Recommended Conditions and Reasons:

Last Comments By: 07/03/2012 11:56:09

Expiry Date: 26/03/2012

