

**Planning Committee**

24 April 2012

**Reference:**  
**APP/11/01344**

**Area Team:**  
**South Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Bebington**

**Location:** Kirk Funeral Director, 20 THE VILLAGE, BEBINGTON, CH63 7PR  
**Proposal:** Construction of single storey extension for refrigeration unit to rear of the premises - Amended Description.  
**Applicant:** F.R.Kirk & Son  
**Agent :** Neil Braithwaite Architect

**Site Plan:**



© Crown copyright and database rights 2011 Ordnance Survey 100019803

**Development Plan allocation and policies:**

Primarily Residential Area  
HS15

**Planning History:**

APP/88/05627 - Erection of single and two storey extension and alterations to existing funeral directors - Approved 19/05/1988

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS:**

Having regard to the Council Guidance on Publicity for Applications, 61 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

**CONSULTATIONS:**

The Director of Law, HR & Asset Management (Pollution Control Division): No objections

**Director's Comments:**

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

A qualifying petition of objection consisting of 33 separate household signatures has been received stating concern over noise from the external refrigeration units that may annoy neighbours.

**INTRODUCTION**

The proposal is for the erection of a single storey rear extension, the plans have been amended since the original submission, which would see the removal of the brick built extension and have an external concrete hardstanding for the refrigeration units. The plans were subsequently amended to reinstate the original proposal for a brick built extension. The final drawings to be assessed and the application determined on were received on 5th March 2012 Drawing no.B-0.01.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for an extension to an existing commercial premises within a residential area, the principle of development is acceptable.

**SITE AND SURROUNDINGS**

The property is a detached commercial unit within the residential area, the extension is located within a natural corner of the building and does not project outward past the existing rear elevation. The building itself is a detached rendered commercial property that is quite stand alone in the street scene, the extension is to the rear, behind the building is a three-storey residential flat building, there is approximately 19m separation distance between the flats to the rear and the plot itself.

**POLICY CONTEXT**

Within the Primarily Residential Areas as defined on the Proposals Map, Policy HS15 states that proposals for small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Proposals should make adequate provision for off-street car parking standards and servicing requirements.

**APPEARANCE AND AMENITY ISSUES**

The proposed extension fills in a rear dog leg to the building, the extension measures 2.8m by 2.7m and sits in line with the existing side and rear elevations and has a flat roof with a height of 2.4m. The extension is quite minimal in scale.

The petition states concern over the external refrigeration units and any noise that may impact on neighbours. The proposal has been amended to house the units within a brick built structure, which is considered more acceptable an unlikely to result in any noise and disturbance that would be harmful to nearby neighbours.

The extension is of a scale and location that will not harm the character of the area or cause nuisance to existing neighbouring uses.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance.

#### **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.

#### **CONCLUSION**

The revised scheme to build a single storey rear extension is appropriate to the existing building and the visual appearance of the surrounding area. The development having regard to the revisited plans received on 5th March 2012 is acceptable in terms of impact onto the existing neighbouring uses.

#### **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 single storey extension is acceptable in terms of scale and siting having regard to Wirral's UDP Policy HS15.

**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.

2. The development hereby approved shall be carried out in accordance with the details shown on the plan(s) ref B-0.01 received by the Local Planning Authority on 5th March 2012.

**Reason:** For the avoidance of doubt

**Last Comments By:** 30/03/2012 12:18:17

**Expiry Date:** 24/04/2012