

Planning Committee

24 May 2012

Reference:
APP/12/00148

Area Team:
North Team

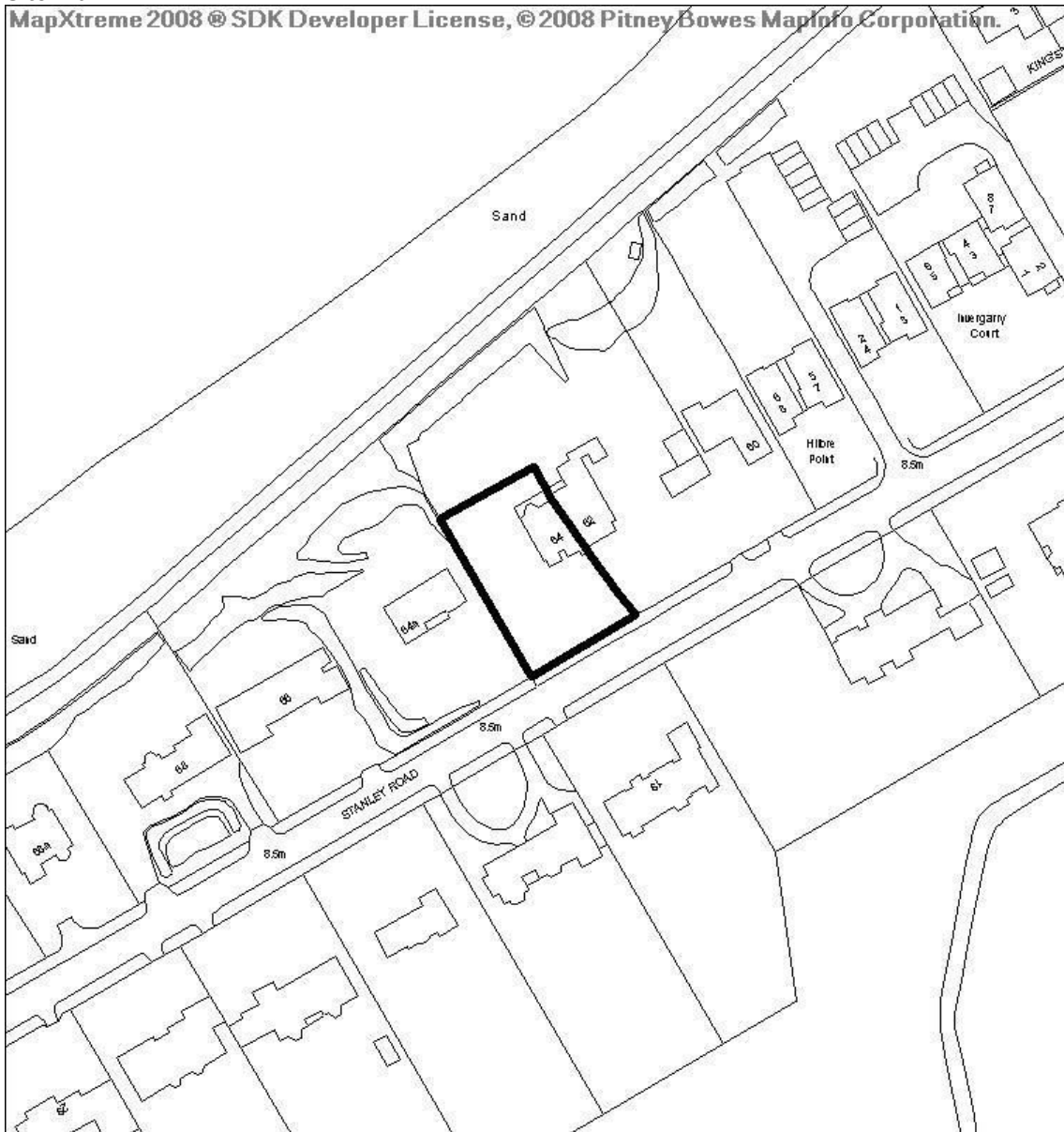
Case Officer:
Miss K Elliot

Ward:
Hoylake and Meols

Location: 64 STANLEY ROAD, HOYLAK, CH47 1HZ
Proposal: Detached domestic garage with accommodation ancillary to the main house.

Applicant: Mr Hayes
Agent : Building Design Solutions Ltd

Site Plan:



Development Plan Designation:

Density and Design Guidelines Area
Primarily Residential Area

Planning History:
None

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, five letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, objections from No.19 and No.21 Stanley Road had been received on the following grounds:

1. There is already an existing double garage on the other side of the building and the proposal too large;
2. The plans show the building to be considerably more than a garage and appears more as a separate dwelling;
3. The proposal has to be considered as a separate dwelling and makes up one sixth of the floor space of the main house;
4. The structure does not relate to the existing house or fit in with the street scene;
5. The opposite side of the road is a conservation area associated with the Royal Liverpool Golf Course;
6. The garden has not been given approval as a separate building plot;
7. The facade of the building shows a garage door but there is living accommodation behind it;
8. There is not sufficient land for any in-filling and the existing accommodation is large enough;
9. It is concerning that work has progressed on site without planning consent;
10. There is also a suggestion that it could be used as an office which would be inappropriate.

Letters of support from No.62 and No.64a had also been received on the following grounds:

1. No objections to the proposal;
2. The proposal is situated on a substantial site and will have no discernible effect on any way of the properties near the site;
3. The site is situated in an area of similar large properties and appears to be the only one in the vicinity with no garage;
4. It may also create insurance problems if cars are not kept in garages.

CONSULTATIONS

Hoylake Conservation Area Committee - objected to the proposal on the grounds that it effectively creates a new property, uses inappropriate materials and is out of character with the conservation area and surrounding properties.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Hale requested that this application be removed from delegation and considered by the Planning Committee following representations he has received from local residents that the proposal should be considered as a detached dwelling and is out of character with the original property and surrounding conservation area.

INTRODUCTION

The proposal is for the erection of a detached domestic garage with accommodation ancillary to the main house.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policies HS11 and CH2 of Wirral's Unitary Development Plan and SPG11.

SITE AND SURROUNDINGS

The site comprises one half of a large detached property which is of an early arts and crafts style. Historically, it would appear that it would have been one property but has since been divided in to two. The design of the property includes a gable feature and front dormers are integral to the overall design and are certainly its most striking visual feature. The application property lies on the edge of the Meols Drive Conservation Area, which properties on the south side of Stanley Road are within. There is a boundary wall and fencing around the perimeter of the site to approximately 1.8 metres.

POLICY CONTEXT

Policies HS11 and CH2 of Wirral's Unitary Development Plan, and SPG11 are directly relevant in this instance. The general principle set out in Policy HS11 and CH2, which are reiterated in SPG11, are that extensions of any type should take account of the context of the property, and in this case its proximity to the conservation area. Proposals should reflect the character, scale, design and materials of the original property. The size and scale of resulting extensions should not over-dominate the existing dwelling and garages should have a driveway of at least 5 metres clear of the highway.

APPEARANCE AND AMENITY ISSUES

The original plans submitted proposed a detached garage measuring 6.3 metres in height and 6.7 metres in width. The design incorporated front and rear dormers which was considered to add unnecessary bulk to the appearance of the garage. The garage appears as, and has the dimensions of, a double garage although internally two thirds of the ground floor are partitioned off as living space. Whilst this is not an issue in terms of how the proposal is assessed, the overall design and bulk of the proposed garage was considered excessive. Therefore amended plans were requested and the height of the garage has been reduced to 5.5 metres and the front dormer has been removed. The revised scheme is considered far simpler and does not appear to compete with the host dwelling. The footprint of the garage remains the same and the rear dormer has been retained but this does not face any neighbouring properties at the rear therefore is not considered to result in overlooking in this direction.

Concerns were raised in the representations received that the proposal appeared as a separate dwelling. It is not uncommon to find granny annexes and additional living accommodation detached from the main property. The proposal is not presented as a new dwelling and should not be considered as such, however a suitable condition has been suggested to avoid any doubt and to ensure that this does not happen. There is no intention to separate the garage, and surrounding land, off as an independent building plot and planning permission would be required for this in any case. The purpose of the garage is to provide additional living space and storage for the applicant's family, incidental to the enjoyment of the dwellinghouse, and this is acceptable in planning terms. The revised garage is not considered to over-dominate the existing dwelling and is capable of remaining subordinate. It is also not considered unreasonable in height bearing in mind that a similar structure could be built to a height of 4 metres under permitted development. It is not considered to affect the setting of the conservation area and can easily be accommodated in the plot.

Whilst works had commenced on site when a site visit was made, this was only up to slab level and would have been carried out at the applicant's own risk.

The property sits outside of the Conservation Area, but immediately adjacent to it, and as such has the potential to affect its setting. The host property is a large, detached early arts and craft style property. The amended plans propose a simple design which is considered to be in keeping with the existing dwelling, and to avoid harm to the adjoining Conservation Area.

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 street scene or detract from the character of the original dwelling. The proposal is not considered to affect the setting of the conservation area or surrounding area, and complies with Policies HS11, CH2, 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 street scene or detract from the character of the original dwelling. The proposal is not considered to affect the setting of the Conservation Area or surrounding area, complies with Policies HS11, CH2 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.

2. The development hereby approved shall be used solely for purposes incidental to the occupation and enjoyment on the existing dwelling as one residential unit and shall not be used as a separate unit of accommodation.

Reason: In the interests of residential amenity and to prevent the establishment of a separate residential unit.

3. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 16/04/2012.

Reason: For the avoidance of doubt.

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on and listed as follows: BR1 (dated February 2012) & BR2 Rev B (dated February 2012).

Reason: For the avoidance of doubt and to define the permission.

Last Comments By: 13/04/2012 08:22:44

Expiry Date: 19/04/2012