

Planning Committee
24 May 2012

Reference:
APP/12/00413

Area Team:
North Team

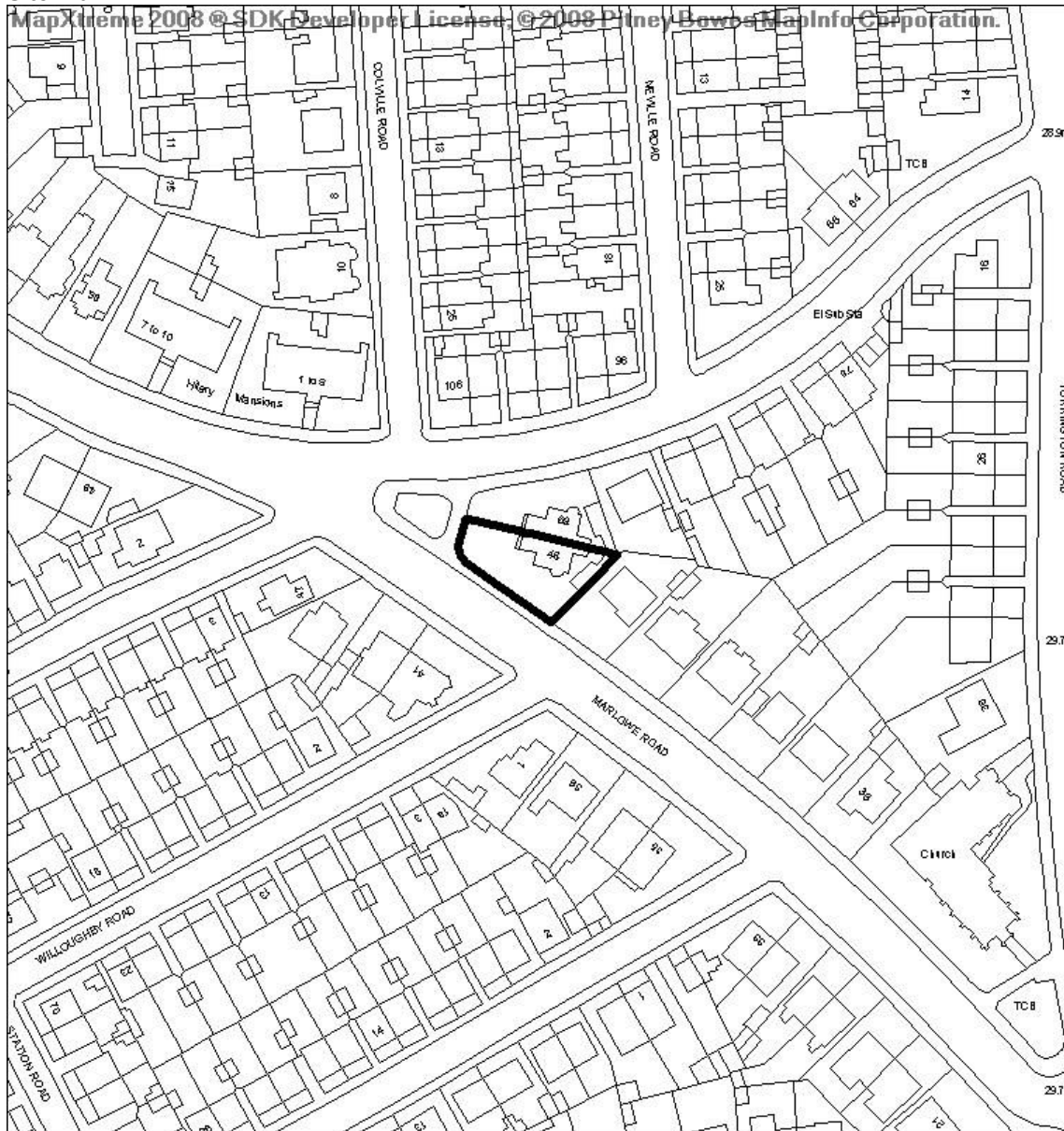
Case Officer:
Mr N Williams

Ward:
Liscard

Location: 48 MARLOWE ROAD, LISCARD, CH44 3DG
Proposal: Single storey side/rear extension

Applicant: Mr Mike Harding
Agent : SDA

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

There is no relevant planning history for this property.

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

Having regard to the Council Guidance on Publicity for Applications, 8 notifications were sent to adjoining properties. A site notice was also displayed. There was one comment received from the occupier of 46 Marlowe Road, stating that they have no objection to the proposal.

CONSULTATIONS

Director of Technical Services (Traffic and Transportation Division) - No objection

United Utilities requested that an informative be attached advising the applicant about Private Sewers Transfer.

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 erection of a single-storey side/rear extension.

PRINCIPLE OF DEVELOPMENT

The principle of an extension to a dwelling within a Primarily Residential Area is considered to be acceptable, subject to relevant policy guidelines.

SITE AND SURROUNDINGS

The property is a large, two-storey semi-detached property located within a Primarily Residential Area.

POLICY CONTEXT

The proposal is subject to Wirral's Unitary Development Plan Policy HS11: House Extensions.

APPEARANCE AND AMENITY ISSUES

The property has two principal elevations - one facing Marlowe Road, and the other facing towards the junction of Marlowe Road and Rullerton Road. The proposed extension will be located on the third/rear elevation projecting out from what is effectively a kitchen area towards an existing detached garage, along the boundary with the adjoining property. This adjoining property has a similar small outtrigger which appears to be for a utility room. It is therefore considered that the proposed extension projecting along the boundary will not have an adverse impact on this property. In addition, the impact on the adjoining property will be minimal as the wall of the proposed extension will only be slightly higher than the existing boundary wall.

The proposal will be visible on the street scene, but it is only small in scale and will generally be in keeping with the design and character of the original dwelling.

Overall, it is considered that the proposal will not harm the appearance of the original dwelling, the character of the street scene or the amenities of neighbouring residential properties and the proposal therefore complies with Policy HS11 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

The proposal is for a single storey extension, and as such the adopted separation distances are not relevant in this instance - boundary treatment would screen the development, preventing loss of privacy or outlook issues. There are no adjoining properties which would face 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

It is considered that the proposal will not harm the appearance of the original dwelling, the character of the street scene or the amenities of neighbouring residential properties and the proposal therefore complies with Policy HS11 of Wirral's Unitary Development Plan.

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 will not harm the appearance of the original dwelling, the character of the street scene or the amenities of neighbouring residential properties and the proposal therefore complies with Policy HS11 of Wirral's Unitary Development Plan.

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 external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS11 of the Wirral Unitary Development Plan.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 21 March 2012 and listed as follows:
46_2012_01 (dated 12.03.2012)

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

Further Notes for Committee:

1. The applicant is advised that the proposed development may fall within the required access strip of a public sewer and is advised to contact Building Control at an early stage.

Last Comments By: 02/05/2012 10:49:50

Expiry Date: 16/05/2012