

Planning Committee

28 June 2012

Reference:
APP/12/00310

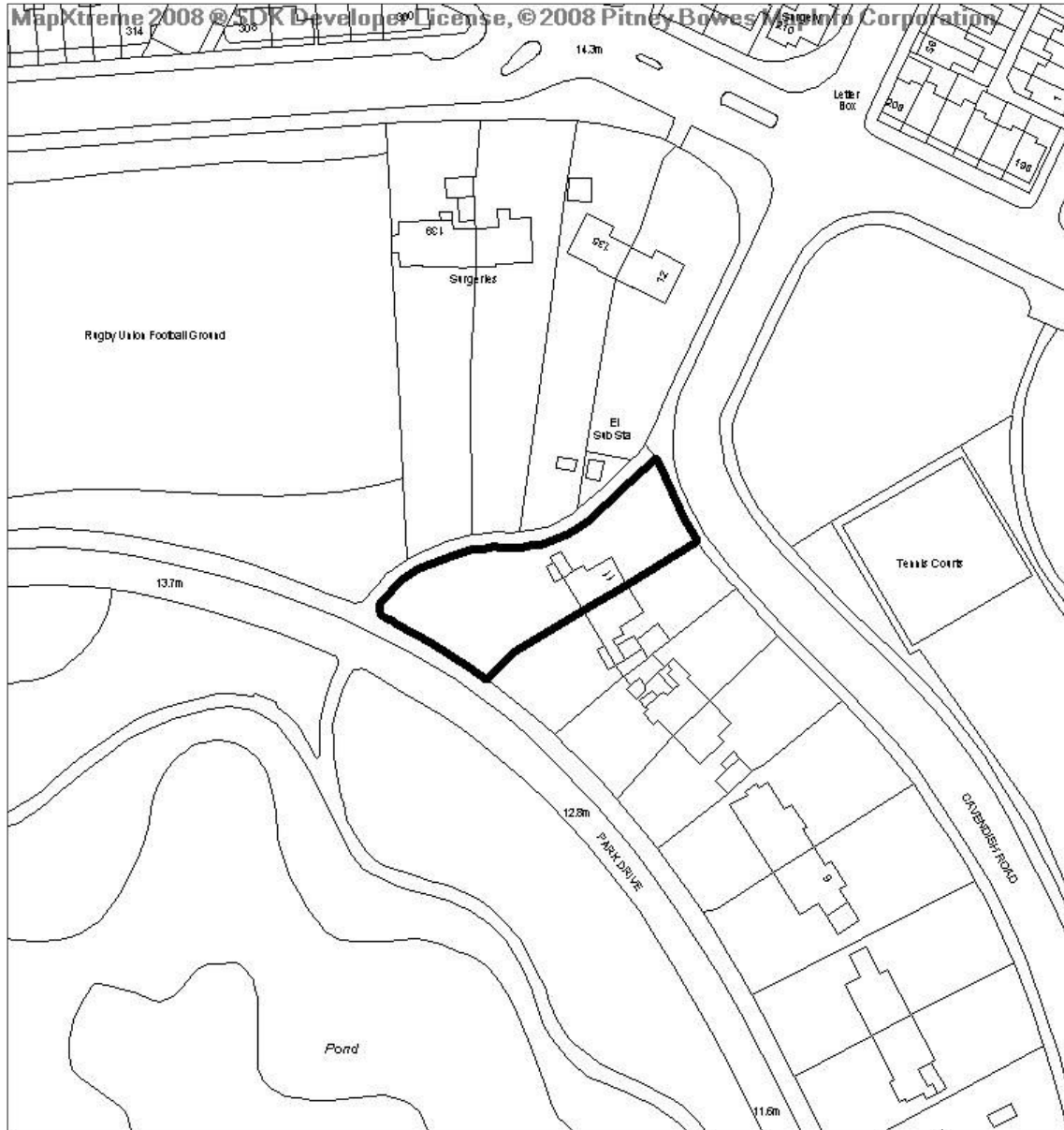
Area Team:
North Team

Case Officer:
Mrs S Williams

Ward:
Claughton

Location: 11 CAVENDISH ROAD, BIRKENHEAD, CH41 8AX
Proposal: Erection of a detached side garage
Applicant: Mr Rose
Agent : SDA

Site Plan:



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Development Plan allocation and policies:

Urban Greenspace
Primarily Residential Area

Conservation Area (for illustrative purposes)
Historic Park or Garden

Planning History:

APP/11/01128 - Erection of an attached side garage - Refused - 07/12/2011

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regards to the Council's Guidance on Publicity for Applications, neighbour notifications were sent to the occupiers of 7 neighbouring properties. A Site Notice was also displayed. At the time of writing this report no representations have been received.

CONSULTATIONS

Director of Technical Services (Traffic Management) - Raised no objection

Friends of Birkenhead Park - Raised no objection in principle

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 proposal seeks planning permission for the erection of a detached side garage. This application is a resubmission. The previous application (APP/11/01128) was refused due to the size and scale of the proposed garage and not preserving the character and appearance of the dwelling within Birkenhead Park Conservation Area. Since the application was refused, a meeting was held on site with all parties to discuss the reasons for refusal and how to achieve an approval. As a result, this application was submitted.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies.

SITE AND SURROUNDINGS

11 Cavendish Road is an attractive large semi-detached dwellinghouse located within a Primarily Residential Area of similar designed properties. The property is also sited within Birkenhead Park Conservation Area.

The dwellinghouse is located approximately 12 metres away from the highway and is screened sufficiently by a sandstone wall and 1.8 metre high evergreen hedgerow. There is a vehicle access opening at the front elevation which leads onto a driveway. The northern boundary of the site is screened by sufficient vegetation, beyond this boundary treatment is an alleyway which provides access to and from Cavendish Road and Park Drive.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. Policy NPPF Section 12, CH2 - Development Affecting Conservation Areas, CH6 - Birkenhead Park Conservation Area, HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF Section 12 deals with conserving and enhancing the historic environment. The overall aim of this policy is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

The main aim of CH6 is to preserve the character and appearance of an extensive Victorian public park. Additionally, CH2 acts to preserve unifying features of design, such as gate piers, boundary fences and stone walls and the nature and extent of landscaping through the area.

With regards to HS11, it is considered that extensions should be designed in such a way as to have no significant adverse effect on the appearance of the original property, the amenities of neighbouring properties, in particular through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11.

APPEARANCE AND AMENITY ISSUES

The proposed detached side garage is a vast improvement. The design is in keeping with the character of the house and other dwellings within the immediate area. The design replicates features such as the quoins and the copings to the gable end of the pitched roof which complies with policy CH6. Initially there were concerns with the blank brick wall above the garage door. However, after further discussions with the architect amended plans were received which replicate the similar panel detailing as to 10 Cavendish Road (the adjoining property).

It is considered that the proposed garage has satisfied original concerns raised. The design of the proposal is deemed acceptable and in keeping with the character of the Conservation Area and the appearance of 11 Cavendish Road itself. The proposal is sufficiently screened by vegetation and is sited a sufficient distance away from neighbouring properties.

Overall, the proposal is acceptable in design terms and should not affect the occupiers of neighbouring properties, the design of the house or the character of the 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 complies with National policy NPPF Section 12 and policy CH2, CH6 and HS11 of Wirral's Unitary Development Plan and it is considered that the proposal will have no adverse impact on the character of the area, neighbouring properties or the design of the house itself.

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 complies with National policy NPPF Section 12 and policy CH2, CH6 and HS11 of Wirral's Unitary Development Plan and it is considered that the proposal will have no adverse impact on the character of the area, neighbouring properties or the design of the house itself.

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 permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16th May 2012 and listed as follows:
Existing and Proposed Plans, drawing number 100_2011_01, dated 24.08.2011

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

3. All doors which form part of the extension hereby approved shall be constructed in timber, and retained as such thereafter.

Reason: To protect the character of the Birkenhead Park Conservation Area

4. No development shall commence until a samples of the materials to be used in the construction of all external surfaces including the type of roof material and rain water goods have been submitted to and agreed in writing by the Local Planning Authority. The development shall be constructed in accordance with the approved details and retained as such thereafter.

Reason: To protect the character of the Birkenhead Park Conservation Area

Further Notes for Committee:

Last Comments By: 18/05/2012 11:58:17

Expiry Date: 23/05/2012