

Planning Committee

21 October 2010

Reference:
APP/10/00966

Area Team:
North Team

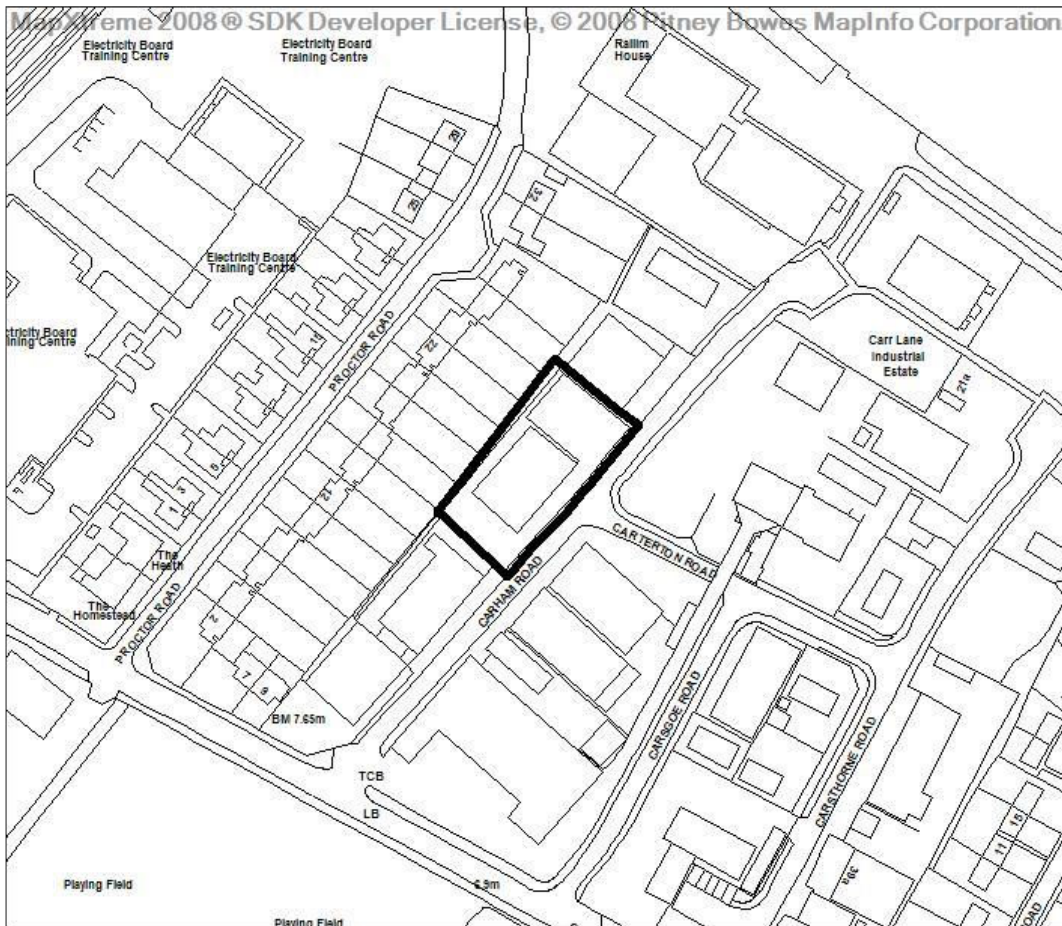
Case Officer:
Mr N Williams

Ward:
Hoylake and Meols

Location: Unit 24 CARHAM ROAD, HOYLAKE, CH47 4FF
Proposal: Erection of two-storey side extension to form additional warehousing facilities

Applicant: Alpine Vending Co Ltd
Agent : PWE Design

Site Plan:



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Development Plan allocation and policies:

Primarily Industrial Area

Planning History:

APP/2010/00465 - Two-storey side extension to form additional warehousing facilities (Withdrawn 16/06/2010)

Summary Of Representations and Consultations Received:

CONSULTATIONS

Director of Technical Services (Traffic Management Division) - No objection

Director of Law, HR & Asset Management (Environmental Health) - No objection

REPRESENTATIONS

A petition of objection was received containing 30 separate addresses on. In addition, 3 individual letters of objection were received. The objections were on the grounds of:

1. loss of privacy
2. the proposal would set a precedent
3. loss of outlook
4. loss of light
5. potential noise and disturbance.

Director's Comments:

REASON FOR REFERRAL

Councillor Gerry Ellis requested that the application be taken out of delegation if it were to be recommended for approval, on the grounds that the proposals are unacceptable in relation to the size of the building and its bulk and its proximity to, and overlooking of, nearby residential properties. In addition, there was a qualifying petition of objection received, containing 30 separate addresses on.

INTRODUCTION

The application is for a proposed two-storey side extension to Alpine Vending Limited, Unit 24 Carham Road. The proposed extension would be utilised for additional warehousing facilities.

PRINCIPLE OF DEVELOPMENT

The application site is within a Primarily Industrial Area, and therefore the principle of an extension is considered to be acceptable.

SITE AND SURROUNDINGS

Carham Road is within a Primarily Industrial Area, located within the Carr Lane Industrial Estate. The area is predominantly industrial in nature, with buildings of varying sizes and design used mostly for industrial-type purposes. The site does, however, back onto the rear gardens of a row of residential properties on Proctor Road.

POLICY CONTEXT

The application site is within a Primarily Industrial Area, and the proposal is therefore subject to Wirral UDP Policy EM8: Development within Primarily Industrial Areas.

APPEARANCE AND AMENITY ISSUES

A previous application (APP/2010/00465) was withdrawn. Although this previous application wasn't determined, there were concerns with the proposal having an overbearing impact on residential properties to the rear. The scheme has since been amended to reflect this, with the rear of the proposed extension being set lower.

Carham Road contains a number of different industrial buildings, none of which are particularly architecturally impressive. However, the buildings are suitable for their use and this is the case with the proposed extension. The extension is required in order for the vending business to be accredited to their two trade associations by providing an additional internal storage and loading area - mainly for water bottle storage. This required storage area determines the minimum height the proposed extension should be, and therefore the proposal can not be reduced in height or scale any further. The design is fairly standard, but it is considered acceptable for its location, where all the buildings on Carham Road are of an industrial nature and appearance.

There is a substantial (approximately) 4 metre high conifer screen along the boundary between the

application site and residential properties on Proctor Road. This currently screens the existing building on the application site, although some of the externally-stored goods will be visible above this conifer screen.

SEPARATION DISTANCES

The rear elevation of the proposed extension will be approximately 24 metres from the rear elevation of 16 Proctor Road, the property directly to the rear of where the proposed extension will be. This distance complies with the guidance that main habitable room windows should be at least 14 metres from a blank gable. The substantial conifer screening will further negate the impact of the extension. The amended scheme has lowered the height of the rear elevation by approximately 2.7 metres. This rear elevation was originally proposed to be 6.1 metres in height, but has now been amended so that it is 3.4 metres, and will therefore be screened completely by the conifers. Whilst the proposed extension does then increase in height to its maximum of 6.3 metres at the peak, this increase in height is only gradual and rises as the distance from the residential property increases. Although the proposed extension will be visible from properties on Proctor Road, it is not considered that this will have an unacceptable impact on the amenities of these properties. There are other industrial buildings visible - as would be expected from properties backing onto an industrial estate, and the reduction in height of the proposed extension will ensure that it is not unduly obtrusive or overbearing on these residential properties.

There have been objections on the grounds of loss of privacy. However, there are no windows on the rear elevation of the proposed extension, with the windows on either side being nearer the front elevation than the rear - meaning the windows are a minimum distance of 11 metres from the rear boundary. This distance, in addition to the windows being to the side of the proposed extension, will ensure that there is no unacceptable loss of privacy to neighbouring residential properties.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposal is to cover an area already used for storage and therefore there are no highway implications.

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 proposed extension will have no adverse impact on the appearance of Carham Road, whilst the expansion of a local business is considered to be a significant positive outcome from the proposal. In terms of the impact on the residential properties to the rear, it is considered that the reduced height of the proposed extension, the 4 metre high conifer screen and the significant distance from the rear elevations of the residential properties will all ensure that the proposal does not have an unacceptable adverse impact on the amenities of neighbours.

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 have an adverse impact on the amenities of neighbouring properties, nor have an adverse impact on the appearance or character of the area or street scene. The proposal is therefore considered to comply with Policy EM8 of Wirral's Unitary Development Plan.

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. No work or associated activities including deliveries/loading/unloading /servicing /or parking or manoeuvring of vehicles by staff and/or visitors shall be carried out on the premises before 08:00 or after 21:00

Reason: To safeguard the amenities of nearby occupiers and the area generally and to accord with Policy EM8 of the Wirral Unitary Development Plan.

3. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy EM8 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 07/09/2010 09:52:04
Expiry Date: 27/09/2010