

Planning Committee

21 June 2011

Reference:
APP/11/00495

Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Clatterbridge

Location: 133 DIBBINS HEY, SPITAL, CH63 9HE
Proposal: Proposed garage, lounge and porch extension

Applicant: Mr O'Brien
Agent : n/a

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/10/01157 - Erection of front and side extensions Refused 25/11/10 - Subsequent Appeal also dismissed 31/3/11

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

Having regards to the Council's Guidance on Publicity for Applications, 4 adjoining residential properties have been notified and a Site Notice was displayed. No representations have been received

CONSULTATIONS

Director of Technical Services (Traffic Management & Highway Maintenance) - No objections

Director's Comments:**REASON FOR REFERRAL**

Councillor Cherry Povall asked for this application to be taken out of delegation

INTRODUCTION

The application is for the erection of single storey extensions to the front and side. The front extension projects 2.4 metres and includes the conversion of the existing garage to create additional living accommodation, the side extension would be 3.8 metres wide and would provide a new garage.

This is a revised application following the refusal of a similar proposal in November last year. The width of the side extension has been reduced by 1 metre to overcome the reason for refusal.

PRINCIPLE OF DEVELOPMENT

The site is located in an area designated as primarily residential where the erection of extensions to dwellings is acceptable in principle.

SITE AND SURROUNDINGS

The property is an end house in a row of 3 similar houses built on a staggered building line, however, due to the various extensions that have been carried out, their original design/character has been lost. The house is built on a corner plot at the junction of Dibbins Hey and Morello Drive. The front garden is open plan and the side/rear garden, facing into Morello Drive, is enclosed by 1.8 metre high fencing.

POLICY CONTEXT

Policy HS.11 and Supplementary Planning Guidelines: House Extensions have been taken into consideration in the determination of this application.

APPEARANCE AND AMENITY ISSUES

To preserve the openness around corner plots and to protect the character of the street scene the house extension policy requires extensions to be no more than half the width of the garden between the house and the adjacent highway. The side garden is currently enclosed by fencing and some greenery presenting a pleasant, open feel at the entrance to Morello Drive.

The revised application is for an extension that is set in from the Morello Drive boundary by 1 metre, all other elements of the previous application have been repeated. The extension would still occupy 3.8 metres of the available 4.8 metre wide side garden and therefore would still conflict with current house extension policies/guidelines.

The development creates a dominant feature in this prominent corner location. The impact of the side extension is exacerbated by the forward projection of the extension towards Dibbins Hey and the high gable feature above the garage doors.

The applicant appealed against the previous decision and The Planning Inspectorate upheld the Council's decision to refuse agreeing with the view that the development would be detrimental to the character of the street scene.

Overall it is considered that the amended proposal would not overcome the reasons for refusal in the previous application.

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.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The development is contrary to policy and is therefore recommended for refusal.

Recommended Refuse
Decision:

Recommended Reason:

1. The proposed development will be more than half the width of the side garden between the original property and the adjacent highway, which the Local Planning Authority considers to be detrimental to the general character of the street scene due to its prominent corner location. This is contrary to Unitary Development Plan Policy HS.11 and SPG.11 - House Extensions.

Further Notes for Committee:

Last Comments By: 01/06/2011 10:36:34
Expiry Date: 14/06/2011