

Planning History:

APP/87/05012 - New shop front - Approved

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

Having regard to the Council Guidance on Publicity for Applications, 12 notifications were sent to adjoining properties and in addition a site notice was displayed. As a result no representations were received.

CONSULTATIONS

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

Director of Law, HR and Asset Management - Raised no objection

Director's Comments:**REASON FOR REFERRAL 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 alterations to existing shop front. The alterations include the removal of a single panelled window with a replacement door to accommodate entry to and from the residential flat above.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies contained within Wirral's Unitary Development Plan.

SITE AND SURROUNDINGS

200 Liscard Road is located within the Key Town Centre of Liscard, as such the site is located within an area of mixed used buildings which contain several examples of various shop fronts.

POLICY CONTEXT

The application property is located within land designated as a Key Town Centre in Wirral's Unitary Development Plan, and the building property falls under the use class A1 as it is a shop with residential accommodation above. Policy SH8 - Criteria for Shop Fronts is directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

It is considered that the proposed alteration would not have an adverse impact on the character of the area or to the existing building itself due to the sites location and the several examples of various shop fronts within the immediate area.

The proposal complies with policy SH8 of Wirral's Unitary Development Plan and is therefore deemed acceptable.

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 Local Planning Authority considers that the installation of a new door would not have an adverse impact to the appearance of the building or the character of the area. The proposal complies with SH8 of Wirral's Unitary Development Plan and is therefore deemed acceptable.

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 Local Planning Authority considers that the installation of a new door would not have an adverse impact to the appearance of the building or the character of the area. The proposal complies with SH8 of Wirral's Unitary Development Plan and is therefore deemed acceptable.

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.

Last Comments By: 08/09/2011 14:37:55

Expiry Date: 19/09/2011