
ITEM	APP/2007/5828	WARD West Kirby and Thurstaston
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Location: Windward Shore Road Caldy Wirral CH48 2JL

Proposal: Erection of a rear conservatory

Applicant: Mr & Mrs G Martin
Windward
Shore Road
Caldy
Wirral
CH48 2JL

Agent: Four Seasons
1 Dinsdale Road
Croft Business Park
Bromborough
Wirral, CH62 3PY

Development Plan allocation and policies: Development Plan allocations and policies:
Area of Special Landscape Value
Green Belt
Coastal Zone

Relevant policy:

Wirral Unitary Development Plan
Policy LA1 Areas of Special Landscape Value
Policy GB5 Extension of Existing Building in Green Belt
Policy CO1 Development Within the Developed Coastal Zone
Policy HS11 House Extensions
SPG11 House Extensions
RSS Policy DP3

Planning History: 19955073 Erection of a two-storey front extension A/C 24/02/1995
20065912 Erection of a two-storey side extension and rear conservatory A/C 30/06/2006
20066635 Erection of a two-storey side extension and rear conservatory A/C 11/10/2006

Representations and consultations received: Representations:
A site notice was displayed to the front of the property. A total of 2 letters of notification have been sent to properties in the area. At the time of writing this report no objections have been received.

Directors comments: PROPOSAL
Erection of a rear conservatory. The proposed extension projects 5.4 metres from the rear of the original property. It is 6.3 metres in width and 3.9 metres in height. There are large windows to all elevations.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in accordance with policies HS11, CO1, LA1, GB5, SPG11 of the Wirral Unitary Development Plan, subject to a Section 106 agreement.

SITE AND SURROUNDINGS

The site comprises of a detached rendered property situated in an Area of Special Landscape Value, Coastal Zone and Green Belt. There is an existing conservatory to the rear of the property. To the front of the property runs the Wirral Way, and to the rear of the property the Dee Estuary. There is a 1 metre high open wooden fence and 2 metre high vegetation to the front of the property and dense vegetation to the side and rear boundaries.

POLICY CONTEXT

The application property is located within land designated as an Area of Special Landscape Value, Green Belt and Coastal Zone in the Wirral Unitary Development Plan. The application is assessed against the relevant UDP Policies: Policy LA1- Areas of Special Landscape Value; Policy GB5 Extension of Existing Building in Green Belt; and Policy CO1 Development Within the Developed Coastal Zone. The property itself falls under the use class C3 as it is a dwelling house. Policy HS11- House Extensions and SPG11 are directly relevant in this instance. In addition Policy DP3-Quality in New Development should be taken into consideration.

APPEARANCE AND AMENITY ISSUES

The site is situated in Green Belt, as set out in the Wirral Unitary Development Plan. Policy GB5 states extensions of existing dwellings in the Green Belt will be permitted provided the floor space of the resultant dwelling is no more than 50 percent larger than the habitable floor space of the original dwelling. This is designed to safeguard the open appearance of the Green Belt and to avoid any disproportionate extensions to the original dwelling.

The habitable floorspace of the original property is calculated from previous planning applications and OS maps as measuring approximately 262.99 metres squared. A front extension has been built (approved 19955073) and measures approximately 35 square metres (13.3% of the original habitable floorspace). There is an existing rear conservatory in the footprint of the proposed which cannot co-exist with the proposal and therefore it's floorspace has not been calculated.

In addition the property has two approvals for alternative schemes for a two-storey side extension and a conservatory (2006/5912 and 2006/6635). The larger of the two schemes results in 117 square metres (44.5% of the original habitable floorspace). These extensions were approved as they fell within the 50 percent rule. Neither extension has been built, but still have planning permission until the expiration of the permission on 11 October 2009.

The proposed conservatory measures 30.11 square metres (11.45% of the original habitable floorspace). The combination of the existing front extension, approved and unimplemented two-storey side extension/rear conservatory and proposed extension would exceed 50 percent of the original habitable floor space by 19 percent, and would contravene Policy GB5.

The applicant has confirmed in writing that the current application is to be built instead of the previous permissions. A Section 106 can be used to prevent the implementation of all or part of the previous permissions, which the applicant has agreed to in writing. Therefore, the combination of the proposed conservatory and the front extension combines to 24.75% of the original habitable floorspace and complies with policy GB5.

Whilst the proposal extends beyond the side elevation of the property, it is screened from the street scene by the boundary treatment and the bulk of the proposal is to the rear of the property. Therefore it is not considered to be detrimental to the Area of Special Landscape Value or the openness of the Green Belt. It meets the separation distances required in SPG11 and there are no issues of loss of light or privacy to neighbouring properties. The proposal is acceptable in design terms, complies with relevant Council Policy and is recommended for approval.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental/sustainability implications relating to this proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

Subject to a Section 106 agreement preventing the implementation of planning permission APP/2006/5912 and APP/2006/6635, the proposal complies with Policy GB5 and relevant Council Policy, and is considered acceptable in terms of scale and design.

Summary of Decision:

The proposal is not considered to have a harmful visual impact on its surroundings or the character of the building subject to a Section 106 agreement. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with policies LA1-Areas of Special Landscape Value, GB5 Extension of Existing Building in Green Belt, CO1 Development Within the Developed Coastal

Zone, HS11-House Extensions and SPG11-House Extensions, and is recommended for approval.

Recommendation
Approve - Subject to a Section 106 Agreement

Recommendation: Approve

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)

Reason for conditions

- 1 Standard (CR86)

Last Comments By: 24 May 2007

56 Day Expires On: 19 June 2007