
ITEM	APP/2007/6654	WARD Greasby Frankby and Irby
------	---------------	-------------------------------

Location: 20 Barker Lane Greasby Wirral CH49 3NX

Proposal: Erection of a timber built cattery at the rear of the garden.

Applicant: Mrs Susan Jane Crosby
20 Barker Lane
Greasby
Wirral
CH49 3NX

Development Plan allocation and policies: Primarily Residential Area.
Policy HS15.

Planning History: 20076231 - Change of use to cattery, erection of a timber built cattery for 6 cats at the rear of the garden withdrawn

Representations and consultations received: Representations:

A total of 6 letters of notification have been sent to properties in the area. At the time of writing this report 5 objections have been received, listing the following grounds: close proximity of the structure to the properties on Shaw Lane, noise, smell, unsuitable business in residential area, block out daylight, waste products and impact on house prices.

One non-qualifying petition was submitted to object to the proposal to run a cattery from the property.

A petition of support was submitted via the applicant including a list of home run catteries and location plans of catteries located on the Wirral.

Consultations:

Director of Regeneration - Housing & Environmental Protection Division: No objection.

Director of Technical Services - Traffic Management Division: No objection.

Directors comments: Planning application deferred from Planning Committee on 4th October 2007 for applicant to consider relocating the proposed structure.

Councillor Reisdorf requests that the application be removed from delegation on the grounds that the proposal is an unneighbourly form of development and would lead to environmental effects that would be detrimental to the amenities of the occupiers of adjoining properties.

PROPOSAL

The proposal is for the erection of a timber structure to the rear garden to house a maximum of six cats. The proposal is not for a change of use of the site as the site will remain a residential dwelling, however the proposal will include a home run business.

The proposed structure is to be set 2.5m from the south west rear boundary, the structure will be rectangular in shape with a mono-pitched roof, the roof has a maximum height of 2.2m and 1.7m to the eaves. The side elevation (or end elevation), which will face the boundary with the properties on Shaw Lane, is 3.6m in width and the length is 6.4m.

PRINCIPLE OF DEVELOPMENT

The proposed structure is quite minimal in size and the fence along the boundary with no.22 is 1.8m in height so the only section visible would be the slope of the roof, which is set away from this boundary. The proposal will not be visible from the properties to the rear on Shaw Lane the fence along the boundary is 2m in height, the maximum

height of the structure is 2.2m. The proposal will not generate a significant increase in traffic movement on Barker Lane and the proposal will have no environmental impact.

SITE AND SURROUNDINGS

The property is within a primarily residential area and located opposite a primary school. The neighbouring houses are detached bungalows, the properties on Barker Lane have long gardens the proposed structure is to be set to the rear of the property but 2.5m away from the boundary with the houses on Shaw Lane. The properties along Shaw Lane are semi-detached bungalows with shorter gardens, the proposed structure would be set 16m at the nearest point to the neighbouring property at no.17 Shaw Lane.

The existing garden at no.20 Barker Lane is considerably longer than the gardens at the properties on Shaw Lane, the garden at no.20 Barker Lane has been landscaped up until the point of the proposed location. The proposed location is in the rear corner on an existing hard standing, the proposed height and existing boundary treatment provides sufficient screening for the proposed structure.

POLICY CONTEXT

The proposal will not alter the use of the site which is residential and will remain residential, the proposal will not generate a use that would be inappropriate to a residential area, a recently approved permission for 9 cats was located within a residential area APP/2006/7531.

APPEARANCE AND AMENITY ISSUES

Concerns were raised in terms of loss of light onto neighbouring properties and general visual intrusion, the proposal has a maximum height of 2.2m which is a sloping roof so has a minimal impact and will not be visible from the neighbouring properties. The structure will also be located 2.5m from the rear boundary, which is also separated by a hedge. There have been no environmental impact objections raised in terms of smell or noise, any waste rubbish must have a separate bin. The proposal will not house more than 6 cats at any one time, the structure is secure and is to be built with a wooden frame and timber cladding with mesh dividers.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to this proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The structure is not of a scale that would cause harm and is to be located in a corner of the garden that is well protected both by manmade boundary treatments and natural boundary treatments. The proposed use will not harm the character of the residential area as the use of the site will not change.

Summary of Decision:

The proposal is acceptable in terms of siting and size and will not cause an adverse impact onto the neighbouring properties. The proposal is therefore acceptable in terms of the criteria set out in Policy HS15.

Recommendation: Approve

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 Personal permission for S J Crosby only. (C05A)
- 3 The cattery building hereby approved shall provide accommodation for no more than 6 cats at any one time and no other animals at any time.

Reason for conditions

- 1 Standard (CR86)
- 2 To avoid undue hardship. (CR04)
- 3 To protect local amenity having regard to HS15 of the Wirral Unitary Development Plan

Last Comments By: 13 September 2007

56 Day Expires On: 01 October 2007

Case Officer: Miss A McDougall