



## Planning Committee

<b>Date:</b>	<b>Thursday, 15 April 2021</b>
<b>Time:</b>	<b>6.00 p.m.</b>
<b>Venue:</b>	<b>Microsoft Teams</b>

This meeting will be webcast at  
<https://wirral.public-i.tv/core/portal/home>

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**1. MINUTES (Pages 1 - 6)**

To approve the accuracy of the minutes of the meeting held on 18 March 2021.

**2. MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST**

Members of the Committee are asked whether they have any personal or prejudicial interests in connection with any application on the agenda and, if so, to declare them and state the nature of the interest.

**3. APP/21/00268: 5-7 BROADWAY, HIGHER BEBINGTON CH63 5ND - EXTENSION ONTO FRONTAGE OF NON-STANDARD CONSTRUCTION FOR STANDING AND SEATING AREA OF RESTAURANT TO ENCOURAGE FURTHER SPACING BETWEEN CLIENTELEFSFA (Pages 7 - 12)**

**4. APP/20/01846: 110 RAEBURN AVENUE, EASTHAM CH62 8AX - SINGLE STOREY REAR/SIDE EXTENSION. AMENDED PLANS RECEIVED REDUCING THE DEPTH OF THE EXTENSION ON THE BOUNDARY WITH 112 RAEBURN AVENUE (Pages 13 - 16)**

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## PLANNING COMMITTEE

Thursday, 18 March 2021

Present:

Councillor	S Kelly (Chair)	
Councillors	S Foulkes	P Stuart
	K Hodson	M Jordan
	G Davies	A Wright
	S Frost	A Gardner
	B Kenny	

### 32 MINUTES

The Director of Law and Governance submitted the minutes of the meeting held on 11 February 2021 for approval.

**Resolved – That the minutes of the meeting held on 11 February 2021 be approved.**

### 33 MEMBERS' CODE OF CONDUCT - DECLARATIONS OF INTEREST

Members of the Committee were asked whether they had any personal or prejudicial interests in connection with any application on the agenda and, if so, to declare them and state the nature of the interest.

Councillor A Gardner declared a personal interest in respect of Item 3 – APP/20/00891: Land at Chicken Corner Farm, Raby Mere Road, Raby – by virtue of being acquainted with the applicant's agent (minute 36 refers).

### 34 ORDER OF BUSINESS

With the consent of the Members of the Committee, the Chair agreed to vary the order of business.

### 35 OUT/20/01800: RONAN, 4 SANDFIELD PARK, HESWALL, CH60 9HX - OUTLINE PLANNING APPLICATION FOR THE CONSTRUCTION OF TWO DETACHED DWELLINGS

The Director of Regeneration and Place submitted the above application for consideration.

The Lead Petitioner addressed the Committee.

The Applicant's Agent addressed the Committee.

**It was moved by the Chair and seconded by Councillor S Frost that the application be approved subject to the following conditions.**

**The motion was put and carried (10:0).**

**Resolved (10:0) – That the application be approved with the following conditions:**

**The development hereby permitted shall be commenced either before the expiration of three years from the date of this permission or before the expiration of two years from the date of approval of the last of the reserved matters to be approved, whichever is the later.**

**NO DEVELOPMENT SHALL COMMENCE ON SITE UNTIL details of the following reserved matters have been submitted to and approved in writing by the Local Planning Authority within three years from the date of this permission.**

**(a) The external appearance of the development;**

**(b) The landscaping of the site; and**

**The development shall be carried out in accordance with the approved details.**

**The development hereby permitted shall be carried out in accordance with the approved plan received by the local planning authority on 09 December and 25 January 2020 and listed as follows:**

**A102 Rev B – Proposed Massing Elevations**

**A101 Rev C – Proposed Site Plan and Context Elevation**

**A100 Rev A – Existing Site Plan**

**No development hereby approved shall take place (including ground works and vegetation clearance) until a Construction Ecological Management Plan (CEcMP) has been submitted to and approved in writing by the local planning authority. The CEcMP shall include, but not limited to the following:**

- a) Risk assessment of potentially damaging construction activities**
- b) A pre-commencement check for terrestrial mammals, including a Badger walk-over survey of the site and 30m of adjacent land (access permitting);**
- c) Identification of “biodiversity protection works” / Reason Avoidance Measures (RAMs) including but not limited to:**
  - i. The working area, together with any storage areas, being kept clear of debris, and any stored materials being kept off the ground on pallets to prevent amphibians from seeking shelter or protection within them.**
  - ii. Any open excavations (e.g. foundations / footings / service trenches etc) being covered with plywood sheeting (or similar) at the end of each working day. The edges of these sheets being covered with a thick layer of topsoil or similar) to prevent amphibians from seeking shelter beneath them.**

- iii. Any excavation being in-filled and made good to ground level with compacted stone or similar at the earliest opportunity, so as to remove any hazard to amphibians.
- iv. Any open pipes being temporarily capped at the end of each working day to prevent any animals gaining access.
- v. Any holes or trenches left open overnight being either be covered at the end of each working day and/or include a means of escape (sloped banks or ramps) in case any badger should fall in.
- vi. All building materials being stored so that badgers cannot access them.
- vii. The use of chemicals (such as herbicides & fertilisers) being avoided wherever possible. Should any chemicals be used and stored on site these should be kept in secure compounds away from access by animals.
- viii. Any obvious badger paths to be left clear of obstruction.
- ix. All the property boundaries allow for the free movement of wildlife both during & after construction.
- x. Protective fencing being erected surrounding the construction site during the building work to prevent badgers from entering the site
- d) Practical measures (both physical measures and sensitive working practices) to avoid or reduce impacts during construction (may be provided as a set of method statements)
- e) The locations and timing of sensitive works to avoid harm to biodiversity features (e.g. should only take place between 8am and 6pm daylight working hours and starting one hour after sunrise and ceasing one hour after sunset)
- f) Responsible persons and lines of communication
- g) The role and responsibilities on site of an ecological clerk of works (ECoW) or similar person
- h) Use of protective fences, exclusion barriers and warning signs
- i) Ongoing monitoring, including compliance checks by a competent person(s) during construction and immediately post-completion of construction works

Should badgers or any protected species be at risk at any point a licence may be required from Natural England to proceed lawfully.

The approved CEcMP shall be adhered to and implemented throughout the construction period strictly in accordance with the approved details

No development hereby approved shall be occupied until a scheme for hard and soft landscaping of the site and including the means of enclosure and the materials to be used for hard surfacing have been submitted to and approved by the Local Planning Authority. The scheme shall include, but not be limited to:

- a) A plan showing existing vegetation to be retained and safeguarded during construction which shall be consistent with the Construction Ecological Management Plan.
- b) Details of the species, heights and age of the new replacement trees to be planted.

- c) Detailed planting / sowing specifications including species, size, density spacing, cultivation protection (fencing, staking, guards) and methods of weed control
- d) Details of surfacing, boundary treatments and landscaping structures including design, location, size, colour, materials and openings

Development shall be carried out in accordance with the approved scheme and in accordance with the landscape implementation plan. If at any time in the five years following planting any tree, shrub or hedge shall for any reason die, be removed or felled it shall be replaced with another tree, shrub or hedge of the same species during the next planting season to the satisfaction of the Local Planning Authority.

No development hereby approved shall be occupied until details of external lighting shall be submitted to and approved in writing by the Local Planning Authority. The details shall clearly demonstrate that lighting will not cause excessive light pollution or disturb or prevent protected species using key corridors, forage habitat features or accessing roost sites.

The details shall include, but not limited to, the following:

- a) A drawing showing sensitive areas and/or dark corridor safeguarding areas
- b) Description, design or specification of external lighting to be installed including shields, cowls or blinds where appropriate.
- c) A description of the luminosity of lights and their light colour
- d) A drawing(s) showing the location and where appropriate the elevation of the light fixings.
- e) Methods to control lighting control (e.g timer operation, passive infrared sensor (PIR)).

All external lighting shall be installed in accordance with the specifications and locations set out in the approved details. These shall be maintained thereafter in accordance with these details. Under no circumstances shall any other external lighting be installed.

No development hereby approved shall be occupied until details scheme for biodiversity enhancement, such as:

- a) incorporation of permanent bird boxes;
- b) nesting opportunities for birds;
- c) hedgehog highways (13cm x 13cm holes) within the bottom of any fences in order to allow for movement of species between the new gardens.
- d) hedgehog hibernacula/log pile;
- e) bat boxes; and
- f) invertebrate boxes

have been submitted to and agreed in writing with the Local Planning Authority.

No tree felling, scrub clearance, vegetation management, ground clearance or building works is to take place during the period 1 March to 31 August inclusive. If it

is necessary to undertake works during the bird breeding season then all trees, scrub and vegetation are to be checked first by an appropriately experienced ecologist to ensure no breeding birds are present. If present, details of how they will be protected are required to be submitted for approval.

No surface water and/or land drainage shall connect directly or indirectly with the public sewerage network.

No building hereby permitted shall be occupied until details of cycle parking provision are submitted to and approved in writing by the Local Planning Authority.

The approved details must be implemented, retained thereafter and be kept free of obstruction and available for the parking of cycles only.

- 36 **APP/20/00891: LAND AT CHICKEN CORNER FARM, RABY MERE ROAD, RABY, CH63 4JQ - DEMOLITION AND REMOVAL OF EXISTING COMMERCIAL BUILDINGS AND STRUCTURES (USE CLASSES B1, B2, B8, D2 AND SUI GENERIS) AND THE ERECTION OF SIX DWELLINGS (USE CLASS C3) WITH ALTERATIONS TO EXISTING VEHICULAR ACCESS AND FORMATION OF PARKING AND SITE LANDSCAPING**

Councillor A Gardner declared a personal interest in this matter (minute 33 refers).

The Director of Regeneration and Place submitted the above application for consideration.

The Applicant's Agent addressed the Committee.

Ward Councillor Cherry Povall addressed the Committee.

**It was moved by Councillor S Frost and seconded by Councillor M Jordan that the application be refused.**

**The motion was put and carried (10:0).**

**Resolved (10:0) – That the application be refused for the following reason:**

**In visual terms the proposal would have a greater impact on the openness of the Green Belt than the existing development due to the height and massing of the submitted scheme. The proposal is therefore inappropriate development in the Green Belt, and as such conflicts with Policy GB2 of the Wirral UDP, and the NPPF, which seeks to safeguard the Green Belt from inappropriate development and impacts on openness.**

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# Agenda Item 3

**Planning Committee**

**15 April 2021**

**Reference:**  
**APP/21/00268**

**Area Team:**  
**Development  
Management Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Bebington**

**Location:** 5-7 BROADWAY, HIGHER BEBINGTON, CH63 5ND  
**Proposal:** Extension onto frontage of non-standard construction for standing & seating area of restaurant to encourage further spacing between clientele  
**Applicant:** Mr Jones  
**Agent:** N/A

**Qualifying Petition:** No

**Site Plan:**



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**Development Plan designation:**

Primarily Residential Area

**Planning History:**

- Location: 5-7 BROADWAY, HIGHER BEBINGTON, CH63 5ND  
Application Type: Full Planning Permission  
Proposal: Change of use to restaurant with ramped access to the front  
Application No: APP/17/01402  
Decision Date: 11/01/2018  
Decision Type: Approve
- Location: 5-7 BROADWAY, HIGHER BEBINGTON, CH63 5ND  
Application Type: Advertisement Consent  
Proposal: Retention of an illuminated sign within automated teller machine.  
Application No: ADV/13/00437  
Decision Date: 21/06/2013  
Decision Type: Approve
- Location: 5-7 BROADWAY, HIGHER BEBINGTON, CH63 5ND  
Application Type: Full Planning Permission  
Proposal: Retention of an Automated Teller Machine.  
Application No: APP/13/00436  
Decision Date: 21/06/2013  
Decision Type: Approve
- Location: 5-7 Broadway, Bebington, L63 5ND  
Application Type: Full Planning Permission  
Proposal: Installation of new shop front.  
Application No: APP/81/19223  
Decision Date: 26/11/1981  
Decision Type: Approve
- Location: 5-7, Broadway, Higher Bebington. L63 5ND  
Application Type: Full Planning Permission  
Proposal: Erection of roller shutter guards.  
Application No: APP/88/06137  
Decision Date: 28/07/1988  
Decision Type: Approve
- Location: Threshers, 5-7 Broadway, Higher Bebington. L63 5ND  
Application Type: Advertisement Consent  
Proposal: Erection of an illuminated fascia sign.  
Application No: ADV/94/05116  
Decision Date: 18/03/1994  
Decision Type: Approve
- Location: 5-7 Broadway, Higher Bebington, L63 5ND  
Application Type: Advertisement Consent  
Proposal: Illuminated shop fascia sign and projecting sign  
Application No: ADV/84/24531  
Decision Date: 24/05/1984  
Decision Type: Refuse
- Location: 5-7 Broadway, Higher Bebington, L63 5ND  
Application Type: Advertisement Consent  
Proposal: Erection of an illuminated fascia sign  
Application No: ADV/84/25202  
Decision Date: 26/07/1984  
Decision Type: Conditional Approval

## Summary of Representations and Consultations Received:

### 1.0 WARD MEMBER COMMENTS

1.1 No comments received.

### 2.0 SUMMARY OF REPRESENTATIONS

#### 2.1 REPRESENTATIONS

The Council has received 20 letters of objection on the following grounds;

1. noise/nuisance behaviour
2. impact onto residential properties due to loss of privacy/smell/noise
3. anti-social behaviour from patrons outside of the premises
4. impact onto highway safety
5. increased demand in parking requirements
6. detrimental impact onto neighbouring businesses due to pressure of parking demands
7. the structure is unsightly and would not continue the existing design of the row
8. cause an obstruction to the pavement
9. quality of the structure including ventilation requirements

There have been 227 representations in support of these proposals that support the business and believe that these measures will enable it to respond to the COVID-19 pandemic whilst opening in a safe manner that will support the local economy.

#### 2.2 CONSULTATIONS

**Environmental Health** - No objection

**Highways** - No objection

### 3.1 Reason for referral to Planning Committee

3.1.1 The application has received over 15 individual letters of objection.

### 3.2 Site and Surroundings

3.2.1 The property is a large commercial unit currently used as a restaurant, located to the south side of Broadway within a small enclave of shops that serve the wider residential area. The building is set back from the public highway and includes a canopied row to the front, the area underneath forms part of the planning unit as this is within the site area of the application and does not form part of the pedestrian highway.

3.2.2 The restaurant faces north east across the roundabout, there is a small vehicle pull in to the front of these shops, this is mirrored on the other side of the road. There is also public parking accessed via Kingway to the west of the site off Broadway.

3.2.3 The area is within the designated Primarily Residential Area, the use of the building was granted as a restaurant under planning reference APP/17/01402.

### 3.3 Proposed Development

3.3.1 The proposal is to construct an enclosed area within the canopy to be used as additional seating for the restaurant. The proposed structure does not extend out past the boundary of the site, which is the canopy area, the canopy structure will be retained.

### 3.4 Development Plan

3.4.1 HS15 Non-Residential Uses in Primarily Residential Areas Policy

Within the Primarily Residential Areas as defined on the Proposals Map, proposals for

small-scale built development and changes of use for non-residential uses will only be permitted where the proposal will not:

- (i) be of such scale as to be inappropriate to surrounding development;
- (ii) result in a detrimental change in the character of the area; and,
- (iii) cause nuisance to neighbouring uses, particularly in respect of noise and disturbance, on-street parking and deliveries by vehicle.

Proposals should make adequate provision for off-street car parking standards and servicing requirements.

### **3.5 Other Material Planning Considerations**

#### **3.5.1 SH4 Small Shopping Centres and Parades Policy**

Within small shopping centres and parades in Primarily Residential Areas, development falling within Class A1, Class A2 and Class A3 of the Town and Country Planning (Use Classes) Order 1987, will be permitted, subject to Policy HS15 and the following criteria as appropriate:

- (i) where a proposal for Class A3 uses is located on a street containing similar establishments, cumulative levels of noise and disturbance, from both the existing and proposed activities, should not exceed a level likely to be detrimental to the amenity of the area;
- (ii) proposals for Class A3 uses should include measures to mitigate smell and internally generated noise - these measures should not be visually intrusive in the street scene and should be fully installed before the business commences trading;
- (iii) the proposal does not cause nuisance to neighbouring uses, or lead to loss of amenity, particularly in respect of noise and disturbance, on-street parking or delivery vehicles - where necessary a suitable condition will be imposed on hours of opening/ operation;
- (iv) proposals for Class A3 uses should be located a reasonable distance from the principal elevation of the nearest dwelling house or block of flats;
- (v) proposals for Class A2 uses should incorporate the provision of a shop front and permanent window display.

SPD3 - Hot food take away, restaurants and cafes

A3, A4 and A5 uses should be set a minimum of 40m from nearest residential dwellings.

### **3.6 Assessment**

3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development (appropriateness of residential development in rural location);
- Design;
- Highways and PROW and
- Amenity

#### **3.7 Principle of Development:**

3.7.1 The proposal is for an extension to an established restaurant business, the use has been established therefore the assessment of the structure will be against the requirements set out in Policy HS15 and the NPPF.

#### **3.8 Design:**

3.8.1 The proposed structure is to be located within the established footprint underneath the

canopy and will be lower half solid structure and upper half glazed.

- 3.8.2 It is noted that the materials described are UPVC to the lower half and aluminium windows to the upper section with access doors opposite the existing entrance doors into the restaurant.
- 3.8.3 It should be noted that the application is for the structure only, the use of the premises as a restaurant has been established as per application APP/17/01402.
- 3.9 Highways:
- 3.9.1 No objections have been raised from the Councils Highway Authority, it should be noted that this external area forms part of the original planning use as a restaurant, therefore the use is established, the area to the front of the building sited underneath the canopy does not form part of the public highway. It is also noted that there is off street parking available to the rear of the building located off Kingsway. Therefore there are no Highway Implications relating to this proposal.
- 3.10 Ecology:
- 3.10.1 There are no Environmental/Sustainability issues relating to these proposals.
- 3.11 Amenity:
- 3.11.1 In terms of the concerns raised the appearance will reflect that of the existing restaurant frontage although this will be set further forward than the existing and will come out to the front of the canopy. Given that the canopy will be retained, the visual impact of the extension is considered to be minimal having regard to the setting and appearance of the existing building and the row.
- 3.11.2 Concerns have been raised with regards to noise and anti-social behaviour, the proposed use has been established the structure itself may as stated in some objections push patrons out further into the public highway.
- 3.11.3 As the use has been established the proposed structure is considered to fit within the curtilage of the existing building, whilst the frontage is currently an open canopy style area, this could still be used for the same purposes.
- 3.11.4 The extension itself is not considered to have an additional detrimental impact onto the character of the area or nearby amenity. There are flats above the shops/commercial premises however the closest sole residential dwelling as per the Policy guidance in SPD3 are located at least 40m from neighbouring sole residential dwellings with the exception of 17 Broadway which is roughly 38.7m, however as the premises has consent to be used as a restaurant, the enclosed area is unlikely to cause any additional impact than the restaurant and the outdoor seating area.
- 3.11.5 The consent for the use of the site restricted opening hours until 11pm Monday to Saturday and 10pm on Sundays - although this condition relates to the planning unit as a whole, it is advisable to repeat this condition for the use of the enclosed area as proposed.

#### **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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

Given the use has been established, the siting of the extension within the existing canopy is considered acceptable in terms of the character of the area, local amenity and the visual impact onto the street scene, having regard to Wirral's UDP Policy HS15, SH4 and SPD3.

**Recommended Decision:**                      **Approve**

**Recommended Conditions and Reasons:**

1. The building hereby permitted shall be removed and the land restored to its former condition on or before 12 months from the date of this decision in accordance with a scheme of work(s) to be submitted to and approved in writing by the Local Planning Authority.

**Reason:** The proposed building is not considered to be a suitable form of permanent development, having regard to Policy HS15 of the Wirral Unitary Development Plan.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 23 February 2021.

**Reason:** For the avoidance of doubt and to define the permission.

3. The premises shall not be used except between the hours of:- 1100 hours and 2300 hours Mondays to Saturdays and 1100 hours and 2200 hours Sundays and Bank Holidays without the written consent of the Local Planning Authority.

**Reason:** To ensure that the proposed development does not prejudice the enjoyment by neighbouring occupiers of their properties.

4. Before any above ground construction commences, samples of the facing and window 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 HS15 of the Wirral Unitary Development Plan.

**Last Comments By:** 23/03/2021  
**Expiry Date:** 22/04/2021



# Agenda Item 4

**Planning Committee**

**15 April 2021**

**Reference:**  
**APP/20/01846**

**Area Team:**  
**Development  
Management Team**

**Case Officer:**  
**Mr B Pratley**

**Ward:**  
**Eastham**

**Location:** 110 RAEBURN AVENUE, EASTHAM, CH62 8AX  
**Proposal:** Single storey rear/side extension. Amended plans received reducing the depth of the extension on the boundary with 112 Raeburn Avenue.  
**Applicant:** Mr McParlin  
**Agent :** Jones and Wathen Ltd

**Qualifying Petition:** No

**Site Plan:**



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**Development Plan designation:**

Primarily Residential Area

### **Planning History:**

Location: 110 Raeburn Avenue, Eastham, Wirral, CH62 8AX  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey rear extension.  
Application No: APP/99/06262  
Decision Date: 27/07/1999  
Decision Type: Permitted development

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

#### **1.0 WARD MEMBER COMMENTS**

1.1 No comments received.

#### **2.0 SUMMARY OF REPRESENTATIONS**

##### REPRESENTATIONS

2.1 Having regard to the Council Guidance on Publicity for Applications 4 notifications were sent to adjoining properties. At the time of writing this report 25 objections have been received, listing the following grounds:

- The property needs to be inspected.
- The property is in a state of disrepair.
- A meeting/committee of residents was held to discuss this application.

It should be noted that 4 of the objections purport to come from addresses that do not appear to exist. 21 objections come from addresses that do exist.

All neighbours and objectors were re-consulted on the amended plans. No further responses were received.

##### CONSULTATIONS

2.1 None required for householder development

#### **3.1 Reason for referral to Planning Committee**

3.1.1 There have been 25 individual objections received to this application.

#### **3.2 Site and Surroundings**

3.2.1 The site comprises a semi-detached house located within a Primarily Residential Area.

#### **3.3 Proposed Development**

3.3.1 Single storey side and rear extensions. The side extension will replace a similar structure on the same footprint, and will have a width of 2.2 metres, and an overall height, to the top of the mono-pitched roof of 3.1 metres. The rear extension comprises an extension to the host property, with a depth of 3 metres and a height of 3.4 metres, and an extension that will replace an existing shed and garage. This latter extension will extend approximately 6 metres beyond the proposed rear extension, and will have an overall height of 3 metres.

#### **3.4 Development Plan**

##### Policy HS11 - House Extensions

This policy permits domestic extensions subject to proposals being of an appropriate scale in relation to the size of the plot and not unduly dominant; with regard had to the effect on light to and the outlook from neighbours habitable rooms and to not result in significant overlooking. Policy HS11 also seeks proposals to replicate the design features of the existing dwelling and to be finished in matching materials.

#### **3.5 Other Material Planning Considerations**

3.5.1 Supplementary Planning Guidance 11: House Extensions



SPG11 states that it is always important to consider the specific character of the building being extended and to take account of the context of the property. Extensions built close to the boundary with a neighbouring property may have an adverse impact on the enjoyment of that property. Extensions should not be so large as to create an effect of over-dominance or cause significant visual intrusion or significantly impact existing light levels (daylight and sunlight).

### **3.6 Assessment**

3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development;
- Design; and
- Amenity

#### 3.7 Principle of Development:

3.7.1 The development is acceptable in principle subject to Policy HS11 of Wirral's Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

#### 3.8 Design:

3.8.1 The proposed side extension will have a mono-pitched roof and will replace an existing structure. The rear extensions will have an 'L' shaped footprint. The part of the extension that will be directly against the host property will have a mono-pitched roof with rooflights. This is an entirely new structure, there is currently no extension alongside the boundary with 112 Raeburn Avenue. The section of extension that will replace the garage and shed will have a dual pitched roof that will be slightly shallower than the garage. All of the extensions will be built from materials that match the host property. The design of the proposed development is considered to be acceptable.

3.8.2 A number of objections to the planning application state that the property needs to be inspected. The objections do not state the reason that an inspection is recommended.

3.8.3 A number of the objections state that the property is in a state of disrepair. This is not, however, a material consideration in the assessment of this planning application.

#### 3.9 Highways:

3.9.1 There are no Highway Implications relating to this proposal.

#### 3.10 Ecology:

3.10.1 There are no Environmental/Sustainability issues relating to these proposals.

#### 3.11 Amenity:

3.11.1 The plans as originally submitted proposed a rear extension on the boundary with 112 Raeburn Avenue that would extend beyond the rear of this neighbouring property by 4 metres. Officers informed the applicant that this failed to comply with Policy HS11 and would have a detrimental impact on the amenity of occupants of this neighbouring property. Amended plans have been received reducing this extension to 3 metres to comply with Policy HS11. The impact on the occupants of 112 Raeburn Avenue is now considered to be acceptable.

3.11.2 The proposed garden room will be positioned next to an existing garage located at 108 Raeburn Avenue. It will be slightly shorter than the existing garage and will not have a detrimental impact on occupants of this neighbouring property as a result of loss of light or overbearing.

3.11.3 The proposed side extension, forming a new study, will be approximately 0.8 metres from the boundary with 108 Raeburn Avenue. It will be located on the same footprint as the existing kitchen, and will have an acceptable impact on the amenity of the 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light, privacy or outlook. The proposed development is not considered detrimental to the character of the host dwelling and the wider street scene. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

**Recommended Decision:**            **Approve**

**Recommended Conditions and Reasons:**

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

**Reason:** To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 16 February 2021 and listed as follows: 5453-1.

**Reason:** For the avoidance of doubt and to define the permission.

**Further Notes for Committee:**

**Last Comments By:** 07/03/2021

**Expiry Date:** 22/04/2021