

Planning Committee

01 June 2010

Reference:
APP/10/00240

Area Team:
North Team

Case Officer:
Mrs J McMahon

Ward:
New Brighton

Location: 33A CAITHNESS DRIVE, EGREMONT, CH45 7PN
Proposal: Conversion of existing garage to create loft and introduction of two roof dormer extensions facing Lincoln Drive.

Applicant: Mr H Morris
Agent : Kevin Morris

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

07/6645 Demolition of existing garage and erection of new triple garage Approved 5/10/07

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Surrounding residential properties have been notified and a site notice has been posted nearby - objection received from Councillor Pritchard, 9 individual letters and a 61 signature petition have also been received objecting to the development on the grounds of; applicant intends to change the use to a dwelling, overlooking/loss of privacy, the building is not used as a garage, plans are incorrect, loss of property value, the development would be out of character in the street scene, increase in traffic

CONSULTATIONS

No consultations necessary

Director's Comments:

INTRODUCTION

The application is for the erection of 2 dormer extensions in the front facing roof slope of a recently built garage. The garage was granted planning permission under reference 07/6645 and was built for the use of the original house, 33 Caithness Drive, which has been converted to 3 separate flats. The garage has been built at the end of the rear garden on the back of pavement facing Lincoln Drive.

PRINCIPLE OF DEVELOPMENT

The development is acceptable in principle.

SITE AND SURROUNDINGS

The site is occupied by a 3-storey semi-detached dwelling situated on the north-west side of Caithness Drive, backing onto Lincoln Drive. There are only 3 houses that front Lincoln Drive, 2 at the top end and 1 at the bottom, the remaining street scene is made up of detached garages that serve the houses fronting Caithness Drive and Elgin Drive. The garages vary in age and design.

POLICY CONTEXT

There is no specific policy that applies to the proposed development although some of the issues that apply to HS.11 (house extensions) are relevant.

APPEARANCE AND AMENITY ISSUES

The garage is the largest of the outbuildings fronting Lincoln Drive with a roof void large enough to be converted to additional floorspace without the need to apply for planning permission. Therefore the main issue to be considered is whether the two front dormers create harm in the street scene. The character of the street is unique in that it is almost completely made up of outbuildings. Although there are no other dormers directly facing the street there are two existing dormers in the rear roof slope of the main house that are similar in design. Bearing in mind the variety of boundary treatment and styles of buildings it is considered that there would be no significant impact on visual amenity and no material change to the character of the area.

Although there is some weight of opposition from neighbours the majority of the objections are based on the fear that the building will be converted to create a separate unit of accommodation. This issue cannot be considered in the determination of this application as it would involve a change of use that would require a further planning application.

SEPARATION DISTANCES

The proposed windows face across the road towards the rear garden of 36 Elgin Drive. There is a distance of 15 metres between the development and the boundary of no.36's garden and a distance of at least 40 metres between the buildings.

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

In conclusion, it is considered that the development would have no detrimental impact on the visual amenity of the area.

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 proposed development would have no detrimental impact on neighbouring properties and would create no significant harm in terms of its appearance in the street scene.

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.

2. All new external work shall be carried out in materials that match, as closely as possible, in colour, texture and design detail those of the existing building.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

Last Comments By: 01/04/2010 09:49:37

Expiry Date: 28/04/2010