

Planning Committee

7 September 2010

Reference:
APP/10/00801

Area Team:
North Team

Case Officer:
Miss S Hesketh

Ward:
**Leasowe and
Moreton East**

Location: Lock and Keymaster, 93 HOYLAKE ROAD, MORETON, CH46 9PY
Proposal: New steel frame external storage area
Applicant: Mr James Jardine
Agent :

Site Plan:



© Crown copyright. All rights reserved. Licence number 100019803. Published 2010.

Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/90/06778 Change of use from former council depot to caravan repairs Refuse 05/10/1990
APP/09/5248 Erection of 3 containers Withdrawn due to fee 13/08/2009

Summary Of Representations and Consultations Received:

REPRESENTATIONS

A total of 16 letters of notification have been sent to properties in the area and a site notice was displayed on 19 July 2010 on the highway. At the time of writing this report two letters of objection have been received from No.95 and No.89 Hoylake Road citing the following concerns:

- The positioning of the building will be in what was once the garden of No.93 and part will be covering the entry road running along the back of the shops;
- The proposal is to site the building alongside an existing extension which did not receive planning permission;
- Existing drainage problems;
- The proposal will cover the fire exit of No.91 (takeaway) and the first floor flat above and at No.93;
- Where will the commercial bins of No.93 and 91 be stored?;
- The applicant has prevented vehicle access to the rear of the buildings;
- The gates will make a loud banging noise;
- Is the proposal to be used outside working hours or is it being sublet;
- Turning a residential area into a trading estate;
- Previous extensions are not nice to look at, damaged neighbouring property; noise.

One letter of support was received citing this is a growing business in need of storage facilities.

CONSULTATIONS

Director of Technical Services – Traffic Management Division: no objection

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Ian Lewis has requested the application be removed from delegation on behalf of local residents, citing concerns the proposal will not be in keeping with the immediate neighbourhood.

INTRODUCTION

The application proposes a single storey extension to the rear elevation of No.93 Hoylake Road for storage. The building will have a steel frame and a floor area of 68 square metres.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle subject to meeting the criteria of policy HS15 and PPS4.

SITE AND SURROUNDINGS

The site comprises a two-storey pebbledash building with two-storey outrigger and single-storey rear extension on a row of A1 (shops) and A5 (hot food takeaway) uses and flats and storage at first floor. No.95 is a bungalow with a 1.8m high wooden fence to the boundary. The land to the rear of the site is used for storage and there is a bungalow beyond. To the rear of the commercial row of buildings there are single storey brick, pre-fab and steel sheet rear extensions.

POLICY CONTEXT

The application shall be considered against relevant policy HS15 Non-Residential Uses in Primarily Residential Areas of the adopted Wirral Unitary Development Plan and Planning Policy Statement 4 (PPS4) Planning for Sustainable Economic Growth.

APPEARANCE AND AMENITY ISSUES

Planning Policy Statement 4 (PPS4) sets out the Government's framework for planning for sustainable economic development in urban areas. The applicant has stated the proposal is for a secure storage area to support an expanding business. As such the proposal is considered to enhance the viability of an existing business.

Policy HS15 permits small-scale built developments for non-residential uses subject to them being of an appropriate scale, not resulting in a change in the character of the area or causing nuisance in respect of noise and disturbance. The scale of the proposed extension is considered acceptable and is not considered to detract from the neighbouring residential properties. The extension measures 3m

in height and is not considered to result in an overbearing structure when viewed from surrounding sites. A single-storey extension is not considered to affect the outlook of No95 Hoylake Road. There is an existing steel structure in the area, and the proposal is to the rear of the property and therefore not considered to change the character of the area.

An objection was received regarding the siting of the building. The applicant has signed Certificate A which confirms all building work will be on land within the applicants ownership. An amended location map was received 6th August 2010, and the neighbours were renotified. It is not considered necessary to restrict the hours of use as the extension relates to an existing business.

SEPARATION DISTANCES

No windows are proposed. The application is not considered to result in loss of privacy or overlooking to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposed roller shutter access faces onto the rear alleyway and is not considered to affect highway safety. 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 proposal is considered to be of an appropriate scale and will not result in a change in the character of the area. It is not considered to cause nuisance to neighbouring uses in respect of noise and disturbance, on-street parking or deliveries. The proposal complies with Policy HS15 of the adopted Wirral Unitary Development Plan (2000) and Planning Policy Statement 4 (2009).

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 proposal is considered to be of an appropriate scale and will not result in a change in the character of the area. It is not considered to cause nuisance to neighbouring uses in respect of noise and disturbance, on-street parking or deliveries. The proposal complies with Policy HS15 of the adopted Wirral Unitary Development Plan (2000) and Planning Policy Statement 4 (2009)

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: 01/09/2010 12:42:08

Expiry Date: 01/10/2010