

Planning Committee

09 August 2011

Reference:
APP/11/00606

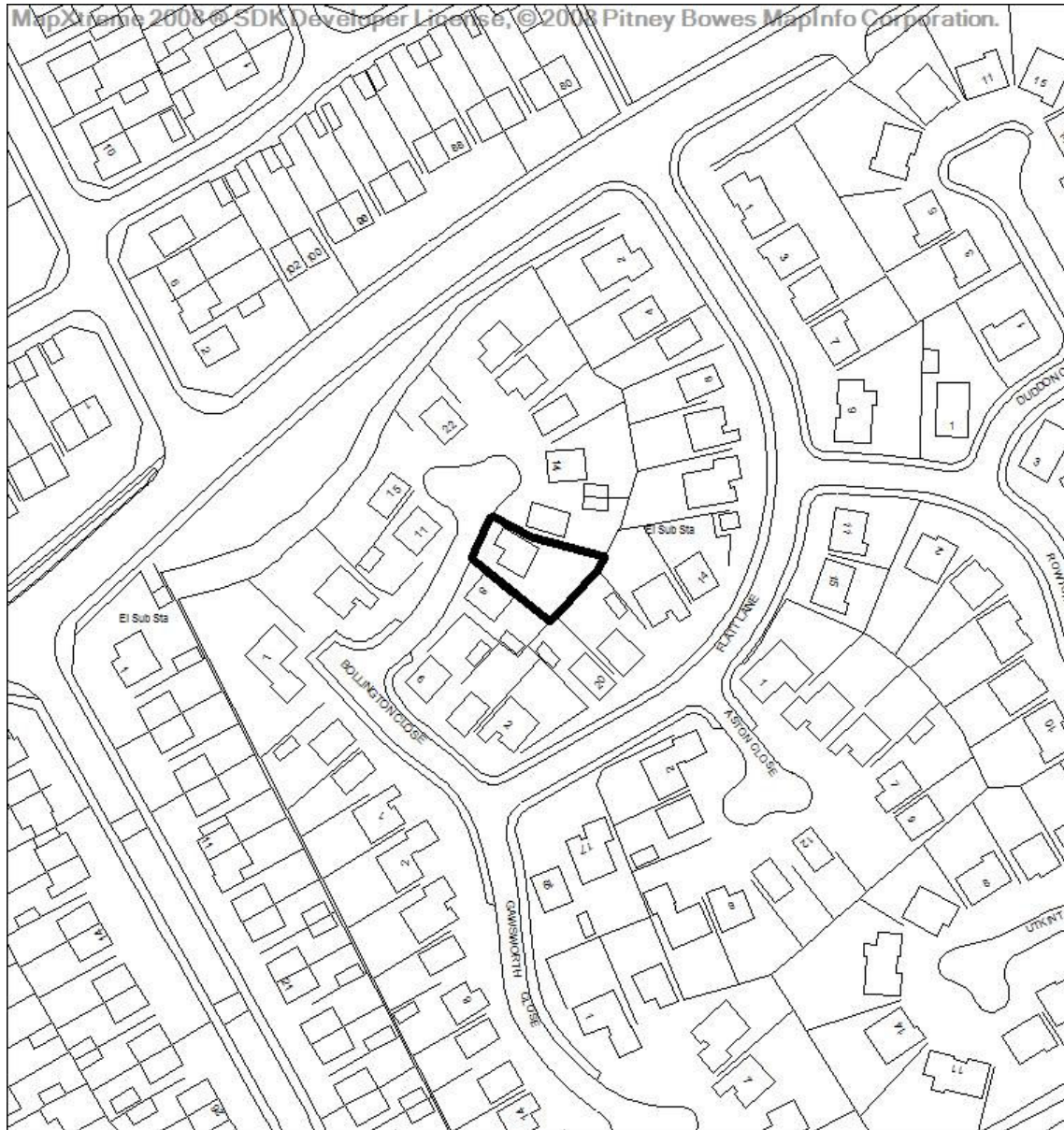
Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
Oxton

Location: 10 BOLLINGTON CLOSE, OXTON, CH43 2GT
Proposal: Single storey detached garage
Applicant: Mr Matthew Fogg
Agent : SDA Architects & Surveyors

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

None relevant.

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

Having regard to the Council's Guidance on Publicity for Applications, six letters of notification were sent to adjoining properties and a Site Notice was displayed. No representations were received.

CONSULTATIONS

None required.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The agents submitting the application are SDA Architects and Surveyor, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal is for the erection of a single storey detached garage in the rear garden of the property.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy HS11 and SPG11.

SITE AND SURROUNDINGS

The site comprises a detached brick property in a close of similar design. The dwelling is situated on an open plan estate, with many of the properties within it having detached garages similar to that which is proposed. There is fencing enclosing the rear garden of the site and an existing vehicular access to the side of the house.

POLICY CONTEXT

Policy HS11 and SPG11 are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The proposed garage will be situated in the southern most corner of the site, within a metre of the side and rear boundaries of the garden. The structure has a dual pitched roof which measures 4 metres at its peak and will cover an area of approximately 30 square metres. However the proposal is considered to retain an acceptable level of amenity space at the site. The proposed garage will utilise the existing driveway at the side of the property and has no highway safety implications. The proposal will be partially screened by the existing boundary fencing around the rear garden and is not considered to appear over-dominant when viewed from neighbouring properties. The proposed garage is acceptable in terms of size, has relatively low eaves, and is not considered to result in a loss of outlook to the occupiers of neighbouring properties. The siting of the garage is such that it is not considered to have an adverse impact on the character of the street scene and is in keeping with others in Bollington Close. The garage reflects the style of the main dwelling on the site and remains subordinate to this. The proposal is acceptable in terms of scale and design and is recommended for approval.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

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

The proposal is not considered to have a harmful visual impact on the general street scene or have an adverse 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 Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

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 not considered to have a harmful visual impact on the general street scene or have an adverse 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 Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

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.

Further Notes for Committee:

Last Comments By: 01/07/2011 14:57:55

Expiry Date: 18/07/2011