

Planning Committee

20 September 2011

Reference:
APP/11/00867

Area Team:
North Team

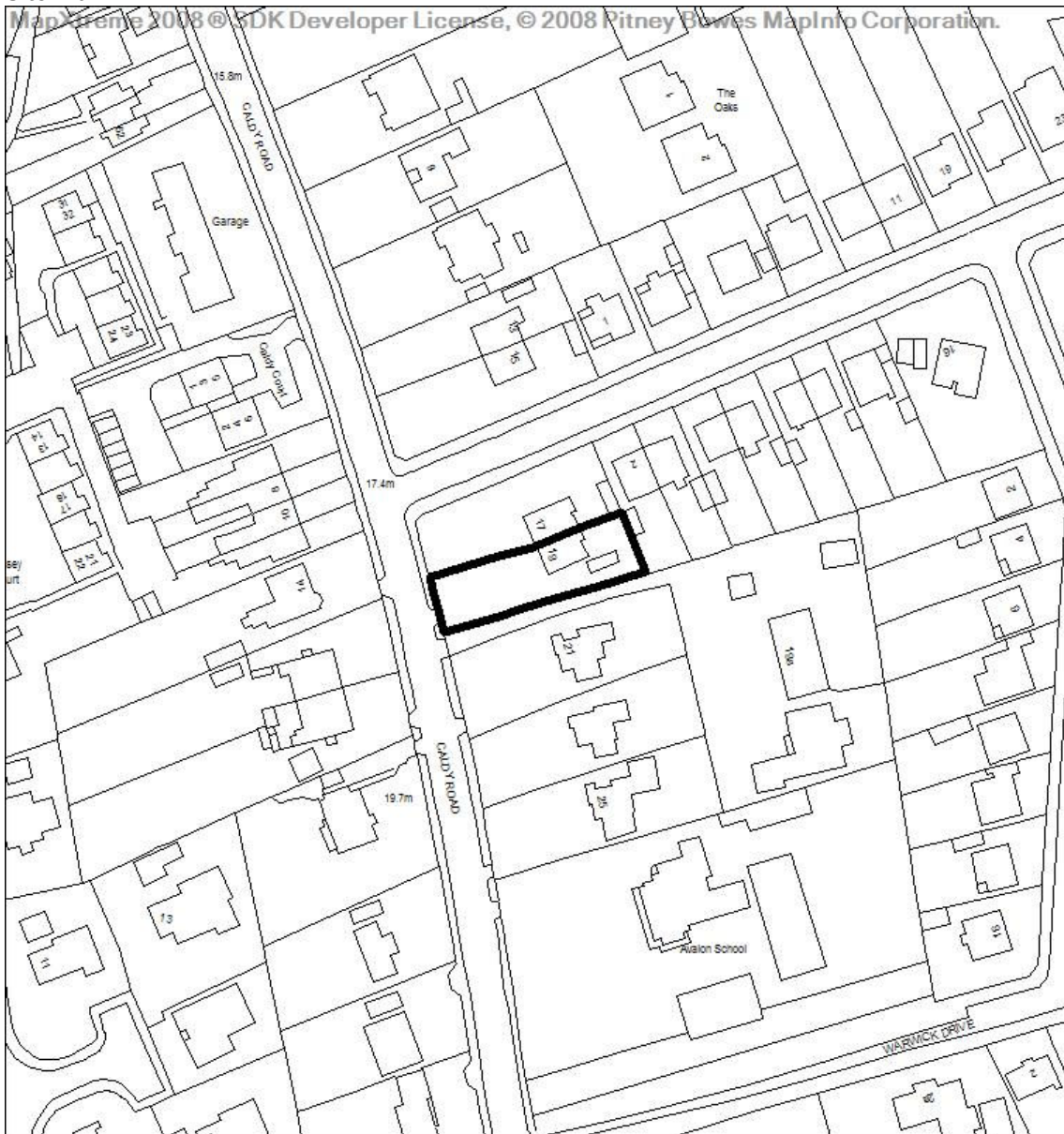
Case Officer:
Mr N Williams

Ward:
**West Kirby and
Thurstaston**

Location: 19 CALDY ROAD, WEST KIRBY, CH48 2HE
Proposal: Double storey side extension, front wall/drive alterations and move dropped kerb to suit new driveway entrance

Applicant: Mr D Finn
Agent : SDA

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

There is no relevant planning history

Summary Of Representations and Consultations Received:Representations

Having regard to the Council Guidance on Publicity for Applications, 6 notifications were sent to adjoining properties. A site notice was also displayed. There were no comments received.

Consultations

Director of Technical Services (Traffic Management Division) - No objection

Director's Comments:**REASON FOR REFERRAL**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal is for the erection of a two-storey side extension, with alterations to the front wall/drive including moving the vehicle crossing to suit the new driveway entrance.

PRINCIPLE OF DEVELOPMENT

The principle of an extension to a dwelling within a Primarily Residential Area is considered to be acceptable, subject to relevant policy guidelines.

SITE AND SURROUNDINGS

19 Caldly Road is a traditional two-storey semi-detached property, located within a Primarily Residential Area. The property is set back from the road by approximately 25 metres.

The immediate area is predominantly residential in character and contains a wide variety of different dwelling types.

POLICY CONTEXT

The proposal is subject to Wirral's Unitary Development Plan Policy HS11: House Extensions.

APPEARANCE AND AMENITY ISSUES

The proposed extension has a lower ridge height than the original dwelling and is also slightly set back from the main front elevation, thus ensuring that the extension appears subordinate to the main dwelling. In addition, the extension has a hipped roof like the main dwelling and the design and fenestration is the same as the original dwelling, ensuring that the proposal will not harm the overall character and appearance of the original dwelling, or the wider street scene. As such, the proposal is considered to comply with Policy HS11 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

All required separation distances have been met. The windows to the rear of the proposed extension will be a minimum of 10 metres from the rear boundary and do not face towards any other habitable windows on neighbouring properties, whilst those to the front look directly down the 25m front garden.

HIGHWAY/TRAFFIC IMPLICATIONS

The Director of Technical Services (Traffic Management Division) has no objections to the proposed amendments to the vehicular access.

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 does not harm the amenities of neighbouring properties, or the character and appearance of the original dwelling itself, or the wider street scene. The proposal is therefore considered to comply with Policy HS11 of Wirral's Unitary Development Plan.

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 does not harm the amenities of neighbouring properties, or the character and appearance of the original dwelling itself, or the wider street scene. The proposal is therefore considered to comply with Policy HS11 of Wirral's Unitary Development Plan.

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. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS11 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 19/08/2011 15:58:28

Expiry Date: 08/09/2011