

Planning Committee

25 October 2011

Reference:
APP/11/01033

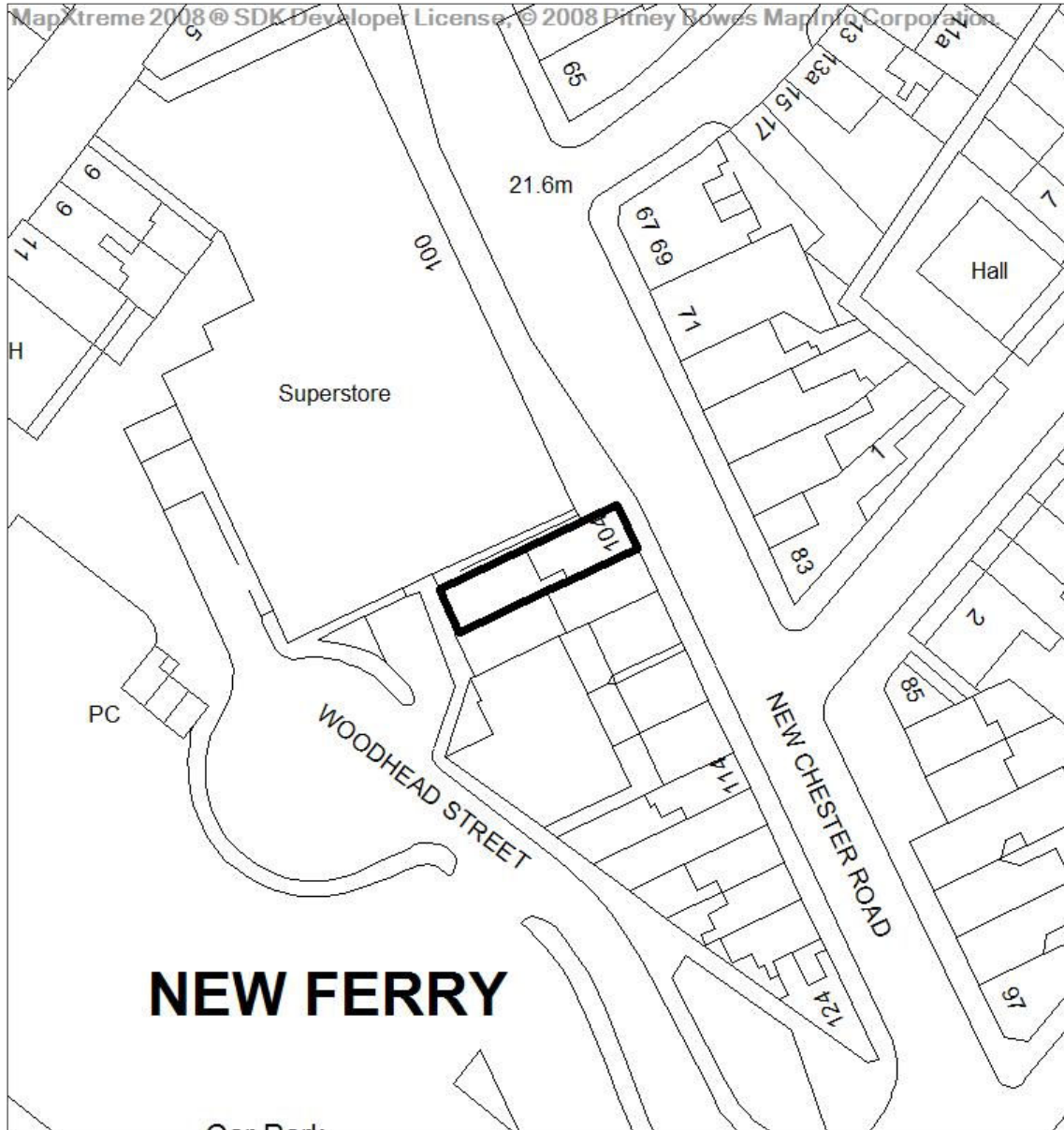
Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Bromborough

Location: 104 NEW CHESTER ROAD, NEW FERRY, CH62 5AG
Proposal: Single storey rear extension
Applicant: Mr Sonny Bhullar
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan Allocation and Policies:

Key Town Centre
SH1

PPS4

Planning History:

APP/87/05853 New shop front - Approved

APP/89/07268 New shop front - Approved

APP/99/05492 Change of use from newsagent's to arcade - Approved

APP/02/07197 Erection of a single storey rear extension and external staircase to first floor - Approved

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 31 notifications were sent to adjoining properties A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS

None required

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

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 a single storey rear extension to an existing retail unit. The unit is located within a Key Town Centre and is occupied by an A1 use. The proposal is to extend the building out to the rear.

PRINCIPLE OF DEVELOPMENT

The proposal is for an extension to an existing retail use in an existing shopping centre. The principle of development is acceptable.

SITE AND SURROUNDINGS

The property is a Victorian terrace adjacent to a large modern supermarket and other Victorian shops. The premises face out onto New Chester Road as part of the designated Key Town Centre at New Ferry. The rear of the property consists of a small enclosed yard with a brick boundary wall that runs along Woodhead Street. The rear of the adjoining properties is relatively open and Woodhead Street opens out onto a car park.

POLICY CONTEXT

The proposal is for an extension to an existing retail unit. Having regard to Wirral's UDP Policy SH1, provided the development is not detrimental to the character, vitality or viability of the area the proposal will be acceptable.

The development supports the established retail use. Having regard to PPS4, the support and growth of existing commercial units should be encouraged by the Local Authority.

APPEARANCE AND AMENITY ISSUES

The extension is a reworking of the existing outrigger. The depth of the extension reflects the existing depth of outrigger but increases in width and consists of a flat roof. The measurements of the extension proposed are 9.2m in projection by 7.8m with a roof height of 3.2m. The original outrigger measures 9m by 5.2m with a height of 3.1m.

The extension is an improvement on the existing layout, which increases the useable space within the boundary of the premises, allows for the continued use of the building and provides for an overall

improvement to the premises. The extension also reflects/improves the rear elevation of the existing street scene. The rear elevation, which does not form part of the retail street, is in a varied state of repair and the extension will not harm the appearance of the existing retail units.

The proposed development is acceptable in terms of scale and appearance having regard to the criteria set out in Wirral's UDP Policy SH1 and PPS4.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The reworking of the outrigger and improvement of the building allow for the continued use of an existing retail unit within the identified Key Town Centre, the proposal is therefore sustainable in its continued use of an existing building and business.

CONCLUSION

The proposed development is acceptable in terms of scale and appearance having regard to the criteria set out in Wirral's UDP Policy SH1 and PPS4.

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 is acceptable in terms of scale and appearance having regard to the criteria set out in Wirral's UDP Policy SH1 and PPS4.

Recommended Approve
Decision:

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: 30/09/2011 10:28:13

Expiry Date: 17/10/2011