

Planning Committee

30 May 2013

Reference:
APP/13/00504

Area Team:
South Team

Case Officer:
Ms C Berry

Ward:
**Pensby and
Thingwall**

Location: Vacant Office, 206 PENSBY ROAD, HESWALL, CH60 7RJ
Proposal: Single storey rear extension.
Applicant: Ms Dianne Simpson
Agent : SDA

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 206 Pensby Road ,Heswall
Application Type: Full Planning Permission
Proposal: Change of use from Grocers to Dental Surgery
Application No: APP/74/01366
Decision Date: 08/11/1974
Decision Type: Conditional Approval

Location: 206 Pensby Road,Heswall,L60 7RJ
Application Type: Full Planning Permission
Proposal: Change of use to restaurant.
Application No: APP/80/14883
Decision Date: 15/05/1980
Decision Type: Refuse

Location: 206 Pensby Road,Heswall,L60 7RJ
Application Type: Full Planning Permission
Proposal: Change of use from shop to pet shop
Application No: APP/80/16465
Decision Date: 28/10/1980
Decision Type: Conditional Approval

Location: 206 Pensby Road, Heswall, Wirral, CH60 7RJ
Application Type: Full Planning Permission
Proposal: Alteration to shop front, and internal alterations and the addition of two velux rooflights (amended description).
Application No: APP/06/05667
Decision Date: 23/05/2006
Decision Type: Approve

Location: Tele-Scan T V Repairs, 206 Pensby Road, Heswall, Wirral, CH60 7RJ
Application Type: Full Planning Permission
Proposal: Change of use of shop with flat to offices
Application No: APP/07/05329
Decision Date: 19/04/2007
Decision Type: Approve

Location: Tele-Scan T V Repairs, 206 Pensby Road, Heswall, Wirral, CH60 7RJ
Application Type: Full Planning Permission
Proposal: Change of use of shop with flat to offices
Application No: APP/07/05329
Decision Date: 19/04/2007
Decision Type: Approve

Location: 206 Pensby Road, Heswall, Wirral, CH60 7RJ
Application Type: Full Planning Permission
Proposal: Relocation of disabled access and new frontage. (Amendment to APP/07/5329)
Application No: APP/07/06014
Decision Date: 12/11/2007
Decision Type: Approve

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 24 notifications have been sent to adjoining properties and a site notice has been displayed near the site - no representations have been submitted at the time of writing this report.

CONSULTATIONS

Head of Environment & Regulation (Pollution Control Division) – No objection subject to condition

Head of Environment & Regulation (Traffic & Transportation Division) – No objection

DIRECTORS 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 was originally submitted as a change of use of from office to flat with a single storey rear extension. The change of use of the upper floor above a shop to a flat does not require planning permission, therefore the proposal is for the single storey rear extension. The originally submitted plans showed a first floor terrace located on the flat roof of the proposed extension to provide access from the flat. This has been removed from the proposal as use of the flat roof as a terrace/balcony would have resulted in overlooking of the private garden area of the house at the rear.

PRINCIPLE OF DEVELOPMENT

The principle of development is acceptable subject to meeting criteria set out in Policy SH4 and the National Planning Policy Framework

SITE AND SURROUNDINGS

The property is within a Primarily Residential Area located within a small shopping parade that comprises a mix of uses and is located close to the corner of a residential street, Ravenswood Road. 2 Ravenswood Road a semi-detached house, is located immediately adjacent to the rear of this part of the parade of shop separated by a small access road. The parade of shops comprise 5 units in this row with similar rear outriggers that directly face the rear garden area of the adjacent house. There is a 2 metre high fence along this boundary that currently helps to prevent any significant overlooking. The front of the shopping parade faces the busy Pensby Road that comprises a mix of residential and commercial properties, the residential character of the area is more obvious when turning the corner into Ravenswood Road.

POLICY CONTEXT

The National Planning Policy Framework sets out the need for sustainable development that seeks positive improvements in the quality of the build environment. Proposals should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policy SH4 sets out the criteria for development within small shopping centres and parades and states that proposals should not cause nuisance to neighbouring uses, or lead to loss of amenity, particularly in respect of noise and disturbance.

APPEARANCE AND AMENITY ISSUES

The proposed single storey rear extension will be located to join onto an existing single storey outrigger to infill the rear yard area and will provide additional storage. There will be an access gate leading to the rear access/alley at the rear.

The extension will have a flat roof and the originally submitted plans included a roof terrace to be used by the occupier(s) of the first floor flat. This was assessed and considered to result in increased overlooking of the rear private garden area of 2 Ravenswood Road to a degree that would be detrimental to the amenity of the occupiers of this property. The plans have been amended to remove this element from the proposal and is considered to overcome the issue of overlooking.

The proposal is considered to be of a scale and design that is in keeping with the character of the area and will not lead to a loss of amenity to the occupiers of adjacent properties.

SEPARATION DISTANCES

Separation distances do not apply in this instance as the proposed extension is single storey. As mentioned above, the first floor terrace/balcony no longer forms part of the proposal so there is no issue of overlooking.

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 of a scale and design that is inkeeping with the original property and area in general. The removal of the terrace/balcony is considered acceptable and the proposal will not result in any loss of amenity to the occupiers of adjacent properties. The proposal is therefore in accordance with the National Planning Policy Framework and Policy SH4 of the Wirral 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 is of a scale and design that is inkeeping with the original property and area in general. The removal of the terrace/balcony is considered acceptable and the proposal will not result in any loss of amenity to the occupiers of adjacent properties. The proposal is therefore in accordance with the National Planning Policy Framework and Policy SH4 of the Wirral Unitary Development Plan.

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.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 22 April 2013 and listed as follows: drawing numbers 53_2013_01 and 53_2013_02 Revision A dated 02.05.2013

Reason: For the avoidance of doubt and to define the permission.

3. Prior to the commencement of the development hereby approved, a scheme of works of sound insulation for the first floor party wall to 204 Pensby Road shall be submitted to and agreed in writing by the Local Planning Authority. The agreed scheme shall be implemented prior to the first occupation of the flat.

Reason: In the interest of protecting residential amenity having regard to Policy SH4 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 21/05/2013 11:27:20
Expiry Date: 17/06/2013