

Planning Committee

31 October 2013

Reference:
APP/13/00966

Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
**Greasby Frankby
and Irby**

Location: Land adjacent to 13 HALL DRIVE, GREASBY, CH49 1RW
Proposal: Erection of a detached dwelling and garage with vehicular access
Applicant: Mrs Jane Clare
Agent : SDA

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

Location: Garden north of (adjacent) 13 Hall Drive, Greasby, Wirral. L49 1RW
Application Type: Outline Planning Permission
Proposal: Erection of a dwelling (outline).
Application No: OUT/97/06148
Decision Date: 12/09/1997
Decision Type: Refuse

Summary Of Representations and Consultations Received:

CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

REPRESENTATIONS

In accordance with the Council's adopted Guidance on Publicity for Planning Applications, letters were sent to 8 individual properties and a notice displayed on site. Objections have been received from no.s 29, 31, 32 and 42 Harvey Avenue. Grounds of objection relate to:

1. The proposed garage is not set back, will be visually prominent and result in poor visibility and increased accidents;
2. Tree loss;
3. Worsen access for house opposite;
4. Increased noise and disturbance from building work;
5. Garage would be unsightly;
6. Plans are inaccurate;
7. Increased pressure on existing drains which are inadequate.

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

Erection of a detached two storey house with a detached garage in the rear garden

PRINCIPLE OF DEVELOPMENT

The proposals relate to a new dwelling in the side garden of an existing house. The site is located within a Primarily Residential Area and as such proposals for new dwellings will be assessed against advice given in the National Planning Policy Guidance (NPPF) and Policy HS4 of the Wirral Unitary Development Plan.

SITE AND SURROUNDINGS

13 Hall Drive is a semi detached house situated on the corner of Hall Drive and Harvey Avenue. The property has a large side garden, which forms the application site. The side garden is characteristic of houses on the eastern side of Hall Drive. The garden is currently occupied by a detached garage and bounded by a low wall and a hedge up to 1.8m .

POLICY CONTEXT

The National Planning Policy Framework supports the development of well designed, visually attractive homes in sustainable locations. Policy HS4 of the Wirral UDP sets out the general criteria for new dwellings. Policy HS4 requires new dwellings to not have a detrimental impact on the character of the area or the amenities of neighbouring properties.

APPEARANCE AND AMENITY ISSUES

The proposed development relates to the erection of a two storey detached dwelling to the west of the existing property at 13 Hall Drive where the existing detached garage is situated. The existing property (no. 13) retains its vehicular access from Hall Drive, whilst the new dwelling would have a detached garage along the boundary with 31 Harvey Avenue taking access from Harvey Avenue.

An outline application for a detached house (OUT/97/6148) was refused planning permission on the basis of its visual impact on the character of the area. This refusal was subsequently upheld on appeal. The Inspector expressed concern that the proposed dwelling was incongruous and unsympathetic to the well spaced frontage.

The surrounding properties to the eastern side of Hall drive are characterised by large spacious corner plots. Whilst 13 Hall Drive is positioned squarely on the plot with its frontage parallel to Hall Drive, the adjacent corner property is set well back into its plot at an angle, giving a particularly large corner garden. Properties on the opposite side of Hall Drive are generally detached with a variety of architectural styles.

The previous refusal was for a larger property than is currently proposed which occupied a more prominent position in the side garden and was forward of the building line of properties in Harvey Avenue.

The current proposals have been amended since the initial submission and are for a small detached house which reflects the style and scale of other properties in this part of Hall Drive. The development would retain a 7m side garden which is greater than the previous refusal and the same as the adjacent corner plot. In addition the building line of Harvey avenue would be maintained. The location of the garage to the rear garden gives sufficient space for a vehicle to park off the road in front of the garage. This position also enables the retention of the existing boundary wall and hedge which provides a good screen to the plot which mitigates the visual impact of the existing garage and the proposed development. These changes have helped overcome the previous reason for refusal.

The reposition of the proposed garage is likely to involve the removal of a medium sized tree which is positioned in the rear garden adjacent to the boundary with 31 Harvey Avenue. This tree is not protected and its removal will not result in a significant visual loss, having regard to UDP Policy GR7.

SEPARATION DISTANCES

The proposed dwelling occupies a similar orientation to the existing dwelling, 13 Hall Drive in that, the rear elevation faces the side of 31 Harvey Avenue and the front elevation faces properties on the south side of Hall Drive. The distance from the rear elevation of the proposed house to the side of 31 Harvey Avenue is 15m and from the front elevation to the house opposite on Hall Drive it is 30m. Both distances exceed the Councils separation distances minimising the impact of the new dwelling on existing properties.

HIGHWAY/TRAFFIC IMPLICATIONS

The proposed dwelling would have a garage and an additional space for off street parking.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposed dwelling would be located in a sustainable location within a primarily residential area.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed dwelling is smaller than the previous refusal and retains a large side garden. This retains the open character of this corner plot and satisfies the objectives of UDP policy HS4 and the National Planning Policy Framework. The new dwelling will be located in such a position that it will not adversely affect the amenity of existing adjacent properties or the character of the surrounding area.

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 dwelling is smaller than the previous refusal and retains a large side garden. This

retains the open character of this corner plot and satisfies the objectives of UDP policy HS4 and the National Planning Policy Framework. The new dwelling will be located in such a position that it will not adversely affect the amenity of existing adjacent properties or the character of the surrounding area.

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. Details of materials for all external work, including samples, shall be submitted to and approved by the Local Planning Authority before any work is commenced. The materials shall be used in the subsequent development and retained as such thereafter.

Reason: To ensure a satisfactory development which does not prejudice the amenity of the locality.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 23 September 2013 and listed as follows: 106_2013_02 Revision B

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

Last Comments By: 03/10/2013 12:26:39
Expiry Date: 16/09/2013