

Planning Committee

31 October 2013

Reference:
APP/13/01089

Area Team:
North Team

Case Officer:
Mrs S Williams

Ward:
**Pensby and
Thingwall**

Location: 57 THINGWALL DRIVE, IRBY, CH61 3XN
Proposal: Construction of a new porch along with new roofing material and rendering to main dwelling
Applicant: Mr David Thomas
Agent : SDA

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

No relevant planning history

Summary Of Representations and Consultations Received:

Having regard to the adopted Guidance on Publicity for Planning Applications, 9 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice was displayed. As a result no representations were received.

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 seeks planning permission for the erection of a porch, to include new roofing material and rendering to the main dwelling.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies.

SITE AND SURROUNDINGS

57 Thingwall Drive is a detached bungalow which is sited within a primarily residential area. The immediate surrounding area comprises of traditional semi-detached dwellinghouses and detached bungalows which are located around the perimeter of the cul-de-sac. The application site is located within the far eastern corner of the cul-de-sac and in which the bungalow is set back approximately 20 metres from the highway.

57 Thingwall Drive contains a large car parking area to the front and is partly screened by wooden fencing and vegetation. The boundary with 55 Thingwall Drive consists of dense hedge screening, this property contains two first-floor obscurely glazed windows in the south gable. The neighbouring property, 57a Thingwall Drive is pushed further to the rear than the application property and is screened by wooden fencing and vegetation.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. National Policy - NPPF - Requiring Good Design, Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

With regards to HS11, it is considered that extensions should be designed in such a way as to have no significant adverse effect on the appearance of the original property, the amenities of neighbouring properties, in particular through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11.

APPEARANCE AND AMENITY ISSUES

The proposal would include the erection of a front porch and rendering to the main dwellinghouse. The properties within the immediate surrounding area show examples of render or pebble dash. The proposed front extension would measure 2.5 metres in depth and 2.75 metres in width. A pitched roof would be located above the structure, which would reach an overall height of 3.3 metres. The building line within this section of the street scene staggers, this combined with the small scaled proposed front extension and the similar material used to other properties within the area would ensure that the proposal would not appear out of character to the street scene or have an overbearing

impact to occupiers at neighbouring properties.

Overall, it is considered that the proposal would not cause any harm to the character and appearance of the area. The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposed development complies with relevant Council policies and is therefore considered acceptable.

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 significant highway implications.

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 its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

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 its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 20th August 2013 and listed as follows: drawing number 105_20013_02 (dated 10.07.2013).

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

Last Comments By: 02/10/2013 12:27:20

Expiry Date: 15/10/2013