

Planning Committee

31 October 2013

Reference:
APP/13/01095

Area Team:
South Team

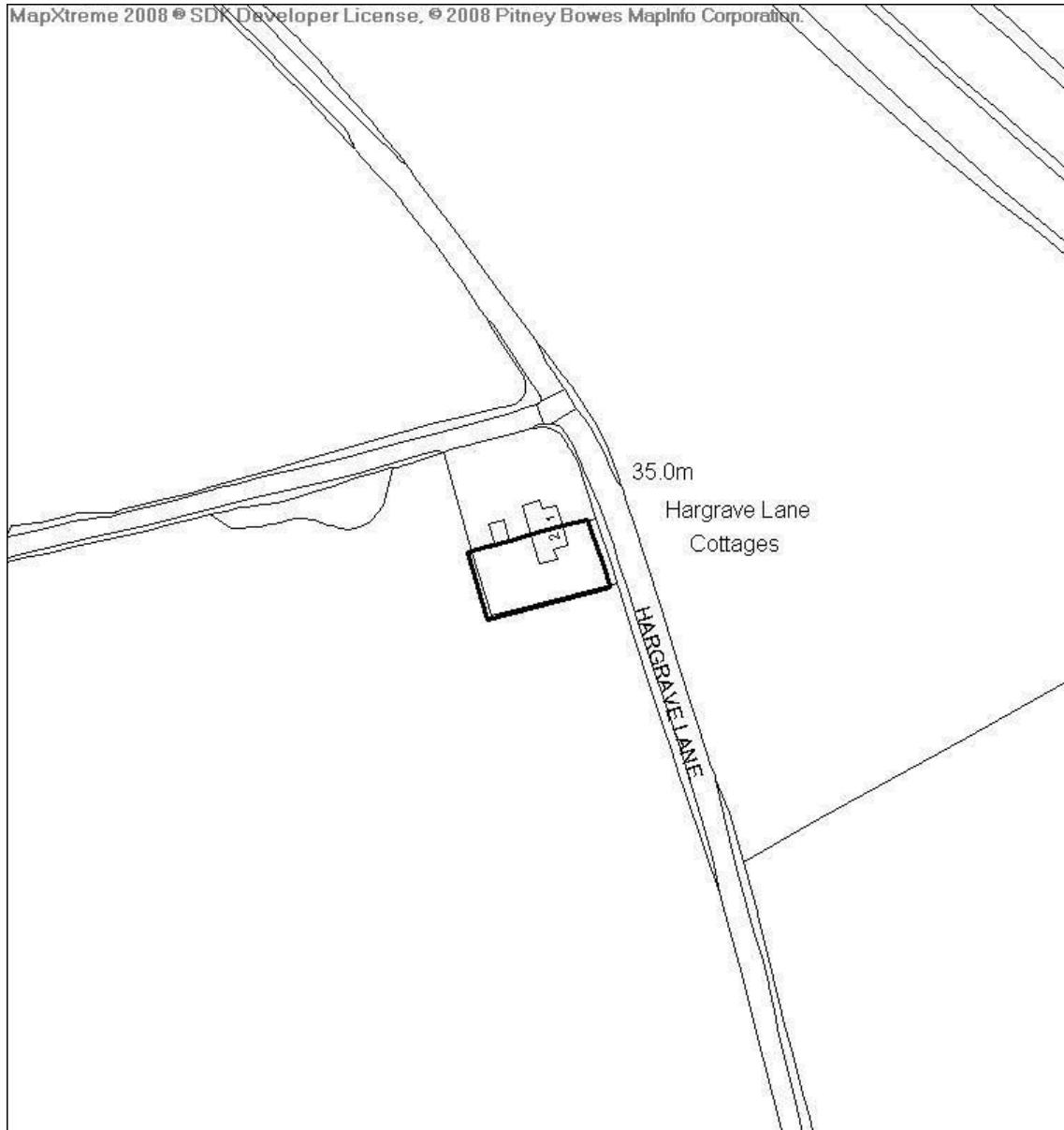
Case Officer:
Mr K Spilsbury

Ward:
Clatterbridge

Location: Brick Kiln Cottage, 2 HARGRAVE LANE, RABY, CH64 1RX
Proposal: Erection of a detached garage following demolition of old stable building

Applicant: Mr John Ward
Agent : SDA

Site Plan:



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Development Plan Designation:
Green Belt

Planning History:

Location: Brick Kiln Cottage, 2 HARGRAVE LANE, RABY, CH64 1RX
Application Type: Full Planning Permission
Proposal: Double storey side extension with side balcony (Resubmission of application APP/12/00506).

Application No: APP/12/00745
Decision Date: 27/07/2012
Decision Type: Approve

Location: Brick Kiln Cottage, 2 HARGRAVE LANE, RABY, CH64 1RX
Application Type: Full Planning Permission
Proposal: Double storey side extension
Application No: APP/12/00506
Decision Date: 08/06/2012
Decision Type: Withdrawn

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 5 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

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

Head of Environment & Regulation (Pollution Control Division) - No Objections

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 the demolition of the existing stable block building and the erection of a detached garage and workshop.

PRINCIPLE OF DEVELOPMENT

The proposal is for a garage within the Green Belt and as such is acceptable in principle subject to Policy GB5 of Wirral's Unitary Development Plan (UDP) and SPG11.

SITE AND SURROUNDINGS

The site comprises a semi detached property set within the rural context of Raby.

The dwelling is a two storey cottage style property with a tile roof and a pebble dash facade.

The site is set back from the road and well screened by mature trees and a hedgerow.

There is a large garden to the rear of the site that is well screened by mature trees over 10m in height to the east.

POLICY CONTEXT

The proposal relates to a demolition of a stable and erection of a garage/workshop within the Green Belt.

Policy GB5 states: The extension of existing dwellings in the Green Belt will be permitted, provided that the floorspace of the resultant dwelling is no more than 50% larger than that of the habitable

floorspace of the original dwelling, and subject also to the enlarged dwelling not having a harmful visual impact on its surroundings.

The existing stable block measures 4.340m by 13.375m. It is single storey and is currently in a poor state of repair.

The proposed floorspace of the garage workshop is identical to that of the stable block. It will have a timber frame that is in keeping with the existing dwelling and the walls will be rendered to match the property. There will be a small wood store on the north western corner of the building.

Whilst the building will be taller than the existing stable block, the proposed pitched roof design will be more in keeping with the character of the area and there will be no increase in habitable floorspace created.

It is considered that the proposed development is sympathetic in design and will not result in a detrimental impact upon the open character of the area.

SPG11 is also directly relevant in this instance. In its criteria for development of this nature it outlines that the extension should not result in a significant loss of privacy, daylight or sunlight to neighbouring properties nor be visually overbearing or dominant when viewed from adjoining houses. SPG11 states that it is always important to consider the specific character of the building to be extended and to take into account the context of the property.

The size and scale of the proposed building does not over dominate the existing dwelling and will not result in harm to the open appearance of the Green Belt. The proposal is deemed acceptable in terms of the criteria set out in the UDP and the NPPF.

APPEARANCE AND AMENITY ISSUES

The proposed two storey extension will occupy the land to the south of the property adjacent to the boundary with the open Green Belt land. The extension is sympathetic in design with a hipped roof dormer.

The proposed development is not so extensive as to have an adverse impact upon the surrounding properties or harm to the Green Belt as it will be sited away from the nearest residential property and is also well screened by the large trees running along the boundary of the site..

The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The building is single storey which ensures that there will be no overlooking of adjacent property and is therefore in accordance with SPG11.

In summary, the proposal is not considered to have an adverse impact on neighbouring properties. The proposal is in keeping with the design of the original dwelling and does not harm the open character of the Green Belt. The proposal is acceptable in terms of scale and design and complies with Policy GB5 and SPG11.

SEPARATION DISTANCES

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. The proposal is single storey and is located away from the party boundary. It is therefore not considered to result in direct overlooking to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway issues relating to this proposal. The Head of Environment & Regulation (Traffic & Transportation Division) has raised no objections to the scheme

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 significantly detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy, it is not detrimental to the character or openness of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy GB5 - Extension of Existing Dwellings in the Green Belt of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

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 significantly detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy, it is not detrimental to the character or openness of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy GB5 - Extension of Existing Dwellings in the Green Belt of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

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 3rd September 2013 and listed as follows: 63_2013_01 (dated 05.04.2013)

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

3. Before any construction commences, samples of the facing/roofing/window materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy GB5 of the Wirral Unitary Development Plan.

Last Comments By: 02/10/2013 14:57:50
Expiry Date: 29/10/2013