

Planning Committee

31 October 2013

Reference:
APP/13/01117

Area Team:
South Team

Case Officer:
Ms C Berry

Ward:
Heswall

Location: Pipers Cottage, 42 DELAVOR ROAD, HESWALL, CH60 4RS
Proposal: Detached garage
Applicant: Mr G McCormack
Agent : SDA

Site Plan:



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Development Plan Designation:
Primarily Residential Area

Planning History:

Location: Pipers Cottage, 42 Delavor Road, Heswall, Wirral, CH60 4RS
Application Type: Full Planning Permission
Proposal: Remodelling of dwelling, including alterations to the roof, erection of a two-storey side extension with a single storey side extension and a single storey front extension
Application No: APP/06/05067
Decision Date: 23/03/2006
Decision Type: Approve

Location: Pipers Cottage, 42 Delavor Road, Heswall, Wirral, CH60 4RS
Application Type: Full Planning Permission
Proposal: Removal of sandstone wall & replacement with blockwork wall, removal of existing outbuilding and erection of outbuilding and a gate through wall
Application No: APP/09/05290
Decision Date: 08/05/2009
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 12 notifications were sent to adjoining properties and a site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS

Head of Environment and Regulation (Traffic and Transportation Divisions) - no objection

Directors Comment's:

REASON FOR REFERRAL FOR 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 double garage.

PRINCIPLE OF DEVELOPMENT

The principle of a detached garage is acceptable having regard to Policy HS11 of Wirral's Unitary Development Plan and the provisions of the National Planning Policy Framework.

SITE AND SURROUNDINGS

The site comprises a detached two storey house and is located on the corner of Delavor Road and Pipers Lane. The site is enclosed by a low sandstone wall with fence above and has approximately 1.8 metre high entrance gates fronting onto Delavor Road. There are trees on the front boundary within the corner of the plot fronting the junction of Delavor Road and Pipers Lane, some of which will be removed to allow for the siting of the garage. There is extensive landscaping on the side boundary that faces onto Pipers Lane. The area is predominantly residential in character with a mix of properties in terms of design and scale. There is a row of garages to the north of the site fronting Bush Way and the site plan indicates that one of the garages is owned by the applicant (the site edged red includes this area of land).

POLICY CONTEXT

Policy HS11 is directly relevant in this instance and states that proposals should not result in any harm to the character of the street scene or any loss of amenity to the occupiers of adjacent properties. The National Planning Policy Framework supports sustainable development which encompasses good design and states that developments should improve the character and quality of an area.

APPEARANCE AND AMENITY ISSUES

The property has been previously extended and has an integral garage to the side. The proposed garage would be sited at the front of the site in the corner fronting the junction of Delavor Road and Pipers Lane. It would project forward of the principle elevation of the house and forward of the general building line along both Delavor Road and Pipers Lane. It would form a prominent feature due to its large footprint, measuring 6.3 metres by 5.4 metres with a height of 3.8 metres. In addition, two well established trees would be removed to allow for the siting of the garage, which would expose the building further to the detriment of the character of the street scene.

The proposed garage would detract from the character of the area and have a detrimental impact on the street scene due to its size and siting. This is contrary to Policy HS11 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

The agent was given the opportunity to withdraw the application but has chosen to proceed despite the recommendation of refusal.

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

There are no environmental/sustainability issues relating to these proposals.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development would form a visually obtrusive feature by reason of its siting, scale and design which the Local Planning Authority considers would be detrimental to the general character of the street scene. The proposal is therefore contrary to Policy HS11 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

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 would form a visually obtrusive feature by reason of its siting, scale and design which the Local Planning Authority considers would be detrimental to the general character of the streetscene. The proposal is therefore contrary to Policy HS11 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

Recommended Refuse
Decision:

Recommended Conditions and Reasons:

1. The proposed development would form a visually obtrusive feature by reason of its siting, scale and design which the Local Planning Authority considers would be detrimental to the general character of the streetscene. The proposal is therefore contrary to Policy HS11 of the Wirral Unitary Development Plan and the National Planning Policy Framework.

Last Comments By: 03/10/2013 09:38:08
Expiry Date: 21/10/2013