

Planning Committee

21 November 2013

Reference:
APP/13/01288

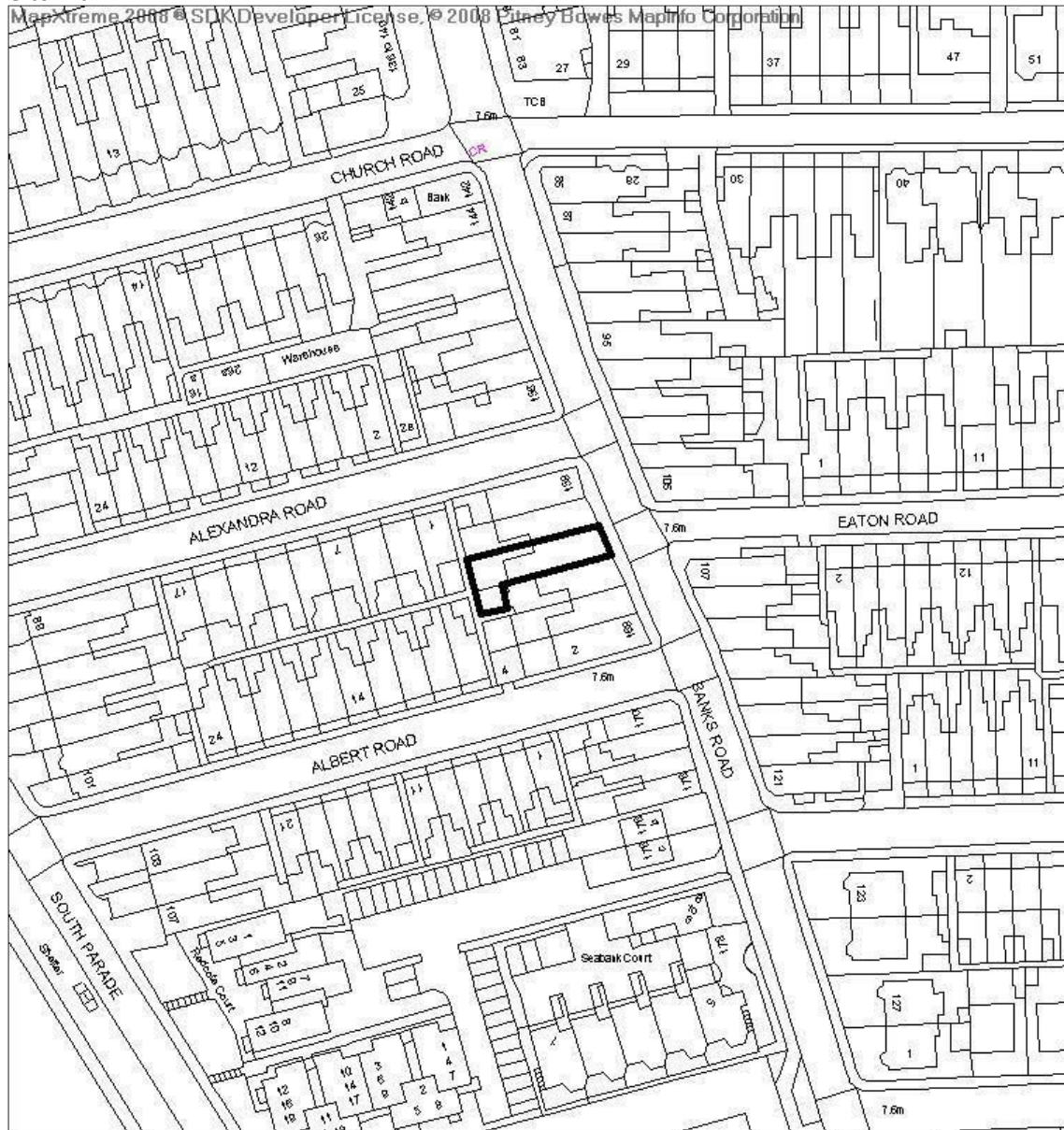
Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
**West Kirby and
Thurstaston**

Location: Serenity Clinic, 162 BANKS ROAD, WEST KIRBY, CH48 0RH
Proposal: Loft alterations and provision of rear dormer.
Applicant: Mrs T Locke
Agent : Mr D Turner

Site Plan:



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Development Plan allocation and policies:

Tourism Development Site
Primarily Residential Area

Key Town Centre

Planning History:

Location: 162 BANKS ROAD, WEST KIRBY, CH48 0RH
Application Type: Full Planning Permission
Proposal: Loft alteration and provision of front and rear dormers.
Application No: APP/13/00670
Decision Date: 26/07/2013
Decision Type: Refuse

Location: Serenity Clinic, 162 Banks Road, West Kirby, Wirral, CH48 0RH
Application Type: Full Planning Permission
Proposal: Change of use of first and second floors from residential to commercial to be used as an extension of the ground floor use as a beauty clinic.
Application No: APP/06/05178
Decision Date: 15/05/2006
Decision Type: Approve

Location: 162 Banks Road, West Kirby, L48 0RH
Application Type: Full Planning Permission
Proposal: New shop front
Application No: APP/84/24717
Decision Date: 08/05/1984
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 7 letters of notification were sent to neighbouring properties and a site notice was displayed on the highway. No objections have been received at the time of writing this report.

CONSULTATIONS:

The Head of Environment and Regulation (Environmental Health) -

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 application proposes a dormer window to the rear of the building.

A previous planning application APP/13/00670 for dormer windows to the front and rear of the building was refused in July 2013. The principle concern with the proposal was the large front dormer, which was considered harmful to the character of the street scene. The applicant has chosen to remove this element from the resubmitted plans.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle, subject to policy SH1 of the adopted Wirral Unitary Development Plan.

SITE AND SURROUNDINGS

The site comprises a parade of commercial units characterised by small front and rear dormers and front gable elevations in the roofspace.

POLICY CONTEXT

The application shall be assessed against policy SH1 Criteria for Development in the Key Town

Centre of the adopted Wirral Unitary Development Plan, and the National Planning Policy Framework. Policy SH1 sets out the siting, scale, design and choice of materials should not be detrimental to the character of the area. The NPPF looks for proposals to contribute to the built environment and build strong economies.

APPEARANCE AND AMENITY ISSUES

The scale and design of the dormer on the rear elevation is not considered to form a prominent feature within the street scene or form a visually obtrusive feature. The height of the dormer is 1.5m below the ridge level, and it is stepped away from the side elevations, which keeps it in proportion within the roof space. The proposed materials are slate to match the existing roof. The proposal will help support the growth of an existing local business. The proposal complies with policy SH1 and the NPPF.

SEPARATION DISTANCES

The proposed rear dormer does not result in direct overlooking, and is not considered to result in an increase in overlooking as there is an existing dormer window. The proposed Juliet balcony is not considered to increase overlooking as it does not form a balcony that can be stepped out onto.

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 considered acceptable in scale and design and is not deemed to be detrimental to the character of the Key Town Centre. The proposal complies with policy SH1 Criteria for Development in the Key Town Centre of the adopted 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 proposal is considered acceptable in scale and design and is not deemed detrimental to the character of the Key Town Centre. The proposal complies with policy SH1 Criteria for Development in the Key Town Centre of the adopted Wirral Unitary Development Plan, and the National Planning Policy Framework.

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 09 October 2013 and listed as follows: drawing numbers 82_2013_01 (dated 08.10.2013) and 82_2013_02 (dated 08.10.2013).

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

Further Notes for Committee:

Last Comments By: 14/11/2013 14:36:20

Expiry Date: 04/12/2013