

Planning Committee

19 December 2013

Reference:
APP/13/01450

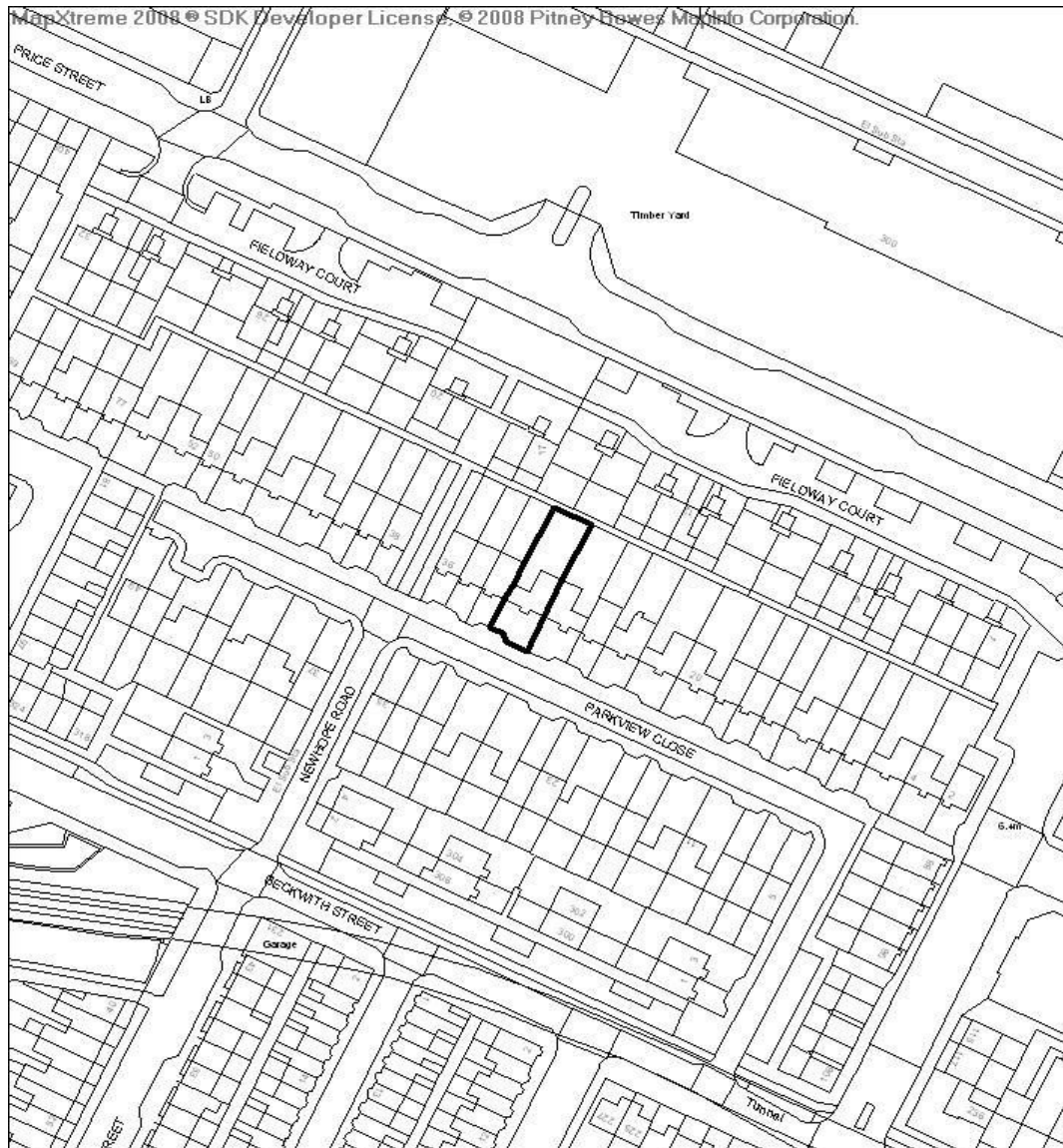
Area Team:
North Team

Case Officer:
Mrs MA Jackson

Ward:
Bidston and St James

Location: 30 PARKVIEW CLOSE, BIRKENHEAD, CH41 4NX
Proposal: Storage shed in rear garden
Applicant: Mr Alan Bull
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications 4 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

None Required

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 application is for the erection of storage shed in the rear garden of No. 30 Parkview Close. The outbuilding is within 2m of the boundary and has a height of 3.6m to the pitch. Due to the height of the building within 2m of the party boundary, the development cannot be built under permitted development and requires a planning application.

PRINCIPLE OF DEVELOPMENT

The planning application is for the erection of an outbuilding within the curtilage of the residential property at the rear, the principle of development is acceptable.

SITE AND SURROUNDINGS

The property is a terrace dwelling in a residential area, within a row of similar houses.

POLICY CONTEXT

The proposal is for residential development within the curtilage of a dwelling, having regard to Wirral's UDP Policy HS11; the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

APPEARANCE AND AMENITY ISSUES

The development is for a detached outbuilding, the external walls are concrete block with timber cladding and render. The foundation and slab are already in situ. The footprint of the building is 6.9m (depth) by 3.6m (width)

The siting of the outbuilding does not cause harm in terms of residential amenity, the roof is low sloping and the pitch slopes away from the boundary., The development is appropriate in terms of its appearance and siting, the structure is located within the garden of a dwelling and is comfortably accommodated within an alcove without causing harm to the residential amenity of the neighbouring dwellings. The proposal is therefore acceptable having regard to Wirral's UDP Policy HS11.

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 highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues relating to these proposals.

CONCLUSION

The siting, scale and appearance of the outbuilding is appropriate in terms of its relationship with the existing dwellings having regard to the scale of the garden and the character of the 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 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 21st November 2013 and listed as follows: 162_2013_01, 11.11.2013.

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

Last Comments By: 19/12/2013 11:50:16

Expiry Date: 16/01/2014