

# Planning Committee

23 January 2014

**Reference:**  
**APP/13/01389**

**Area Team:**  
**South Team**

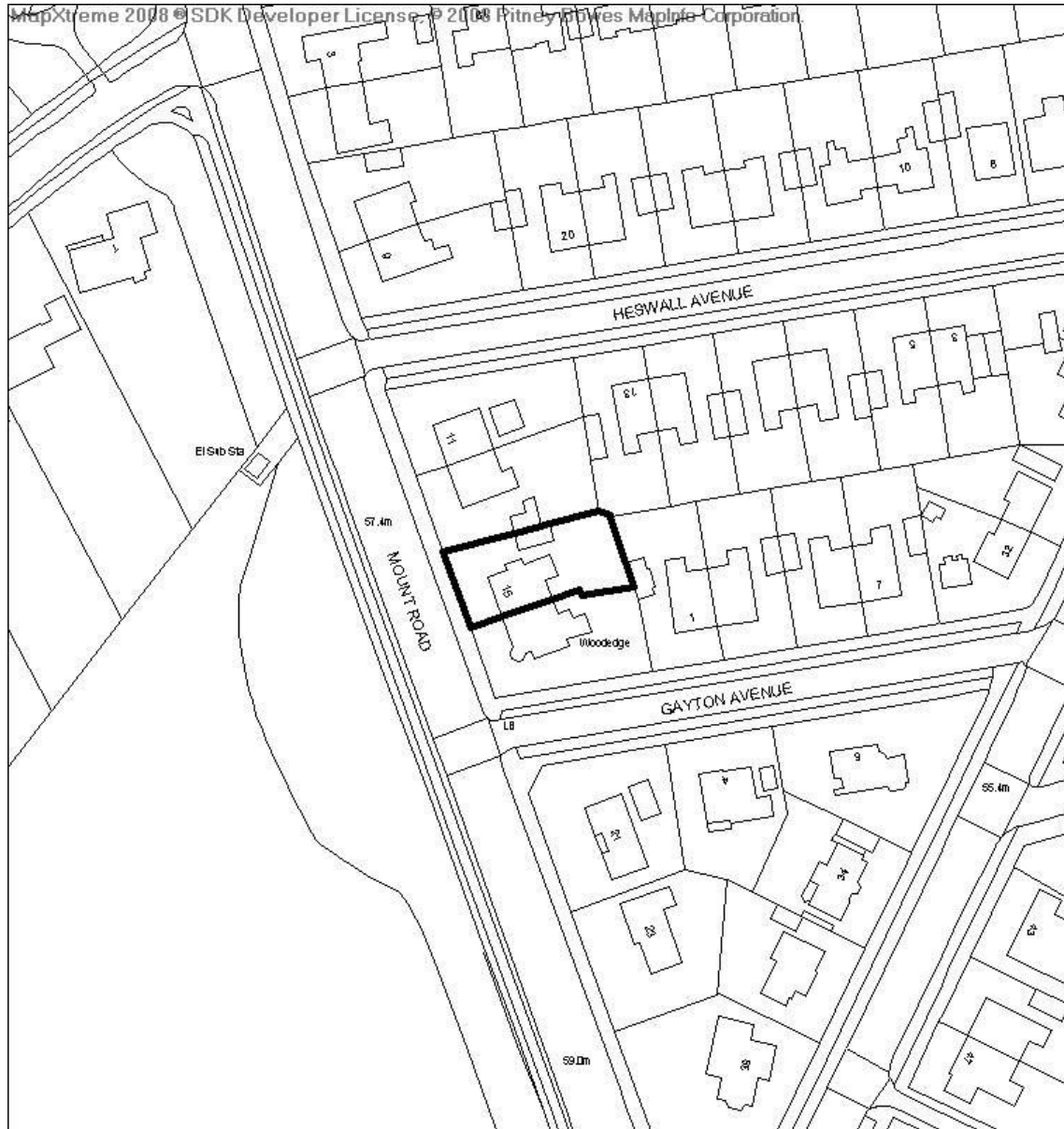
**Case Officer:**  
**Mrs J McMahon**

**Ward:**  
**Bebington**

**Location:** 15 MOUNT ROAD, HIGHER BEBINGTON, CH63 5QA  
**Proposal:** Demolition and erection of new front garden wall and sliding electric gate

**Applicant:** Mr M King  
**Agent :** SDA Architects & Surveyors

## Site Plan:



**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

Location: 15 Mount Road, Bebington, Wirral, L63 5QA  
Application Type: Full Planning Permission  
Proposal: Erection of a porch at side of dwelling.  
Application No: APP/84/25370  
Decision Date: 23/08/1984  
Decision Type: Approved

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 4 notifications have been sent to adjoining properties and a site notice has been displayed near the site - no representations have been received

**CONSULTATIONS**

No statutory consultations necessary

**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 a new front boundary wall/fence and gate, the new enclosure would be 0.3 metres higher than the wall and fencing that is being replaced, the maximum height of the brick pillars is 1.7 metres from ground level to the top of the coping stones.

The existing boundary treatment comprises of brick pillars with decorative open fencing between, the new fencing would be a solid, close boarded style.

**PRINCIPLE OF DEVELOPMENT**

The site is located in an area that is designated as primarily residential where the principle of residential development is acceptable.

**SITE AND SURROUNDINGS**

The property is located on the eastern side of Mount Road and comprises of a semi-detached house with a detached garage set back behind the front elevation, the two houses that make up the pair are slightly different in design.

The property is set back 6.5 metres from the front boundary, which at present consists of a low wall interspersed with brick pillars, a decorative open fence fills the gaps between the pillars.

**POLICY CONTEXT**

National Planning Policy Framework, UDP Policy HS.11 and the Supplementary Planning Policy Guidelines: House Extensions have been considered in the determination of this application.

The proposal must be considered against the NPPF which supports sustainable development and encompasses good design. Developments should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

HS.11 focuses on domestic extensions and the criteria they must comply with. SPG11 is a set of guidelines, which have been prepared to inform householders about issues relating to house extensions and to encourage a better standard of design.

**APPEARANCE AND AMENITY ISSUES**

The new boundary treatment is 0.3 metres higher than the wall and fence that is being replaced. There is mix of front garden enclosures along this stretch of Mount Road including some dense planting and a similar enclosure to the one proposed at the adjacent property, 17 Mount Road.

The proposal is considered to have no detrimental impact on the character of the street scene or on neighbouring properties amenity.

The Head of Environment & Regulation (Traffic & Transportation Division) has no highway safety concerns.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no Highway Implications Safety 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 development will have no detrimental impact in the street scene and is acceptable in terms of highway safety. The proposal satisfies the criteria set out in Policy HS.11 of Wirral's 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 development will have no detrimental impact in the street scene and is acceptable in terms of highway safety. The proposal satisfies the criteria set out in Policy HS.11 of Wirral's 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 31 October 2013 and listed as follows:  
155\_2013\_01 dated 28 October 2013.

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

#### **Further Notes for Committee:**

**Last Comments By:** 03/12/2013 12:55:21  
**Expiry Date:** 26/12/2013