

## Planning Committee

20 March 2014

**Reference:**  
**RESX/14/00165**

**Area Team:**  
**North Team**

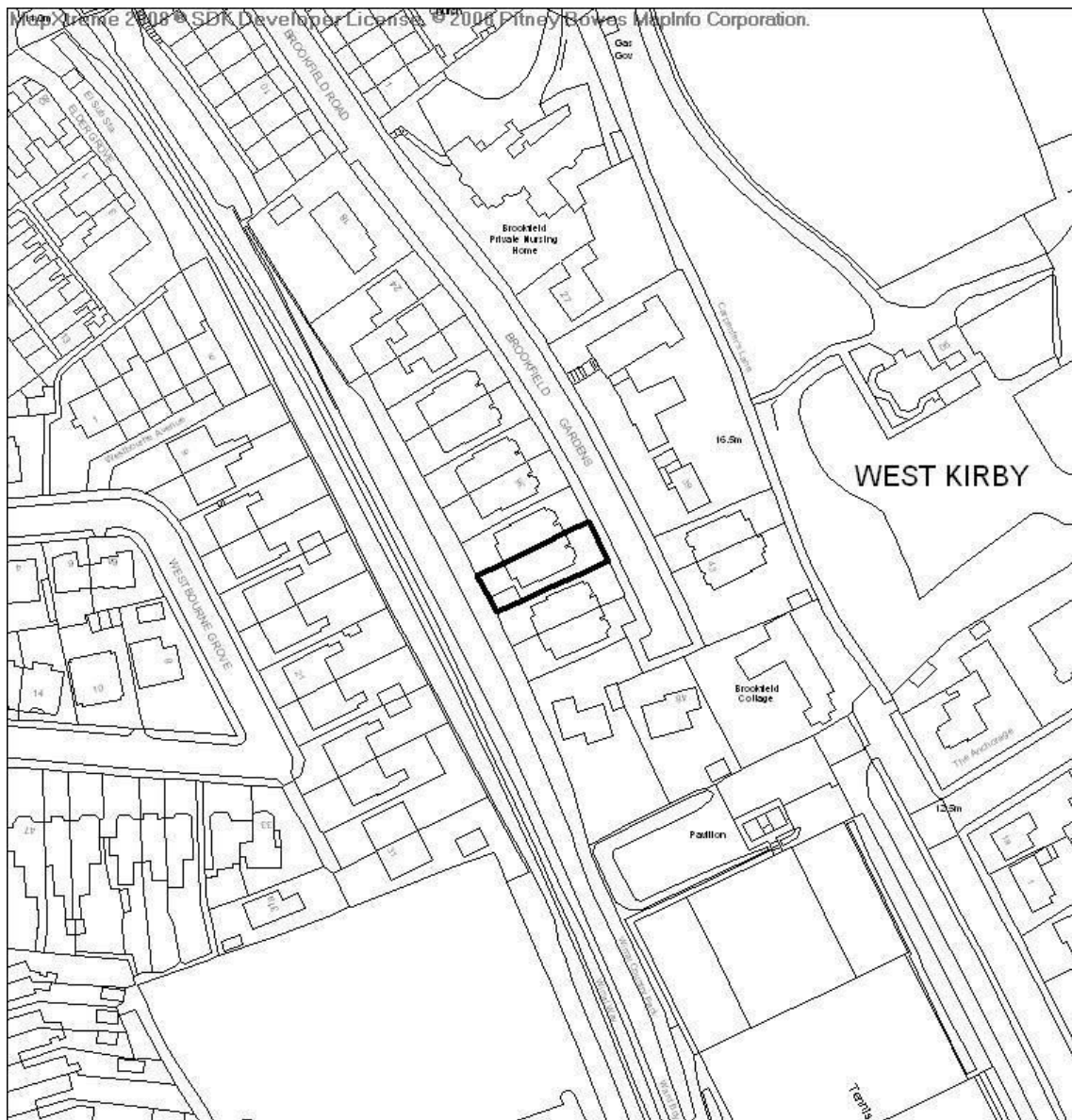
**Case Officer:**  
**Mrs S Lacey**

**Ward:**  
**West Kirby and  
Thurstaston**

**Location:** 40 BROOKFIELD GARDENS, WEST KIRBY, CH48 4EL  
**Proposal:** Erection of a rear extension which would extend beyond the rear wall of the original house by 4m for which the maximum height would be 3.8m and for which the height of the eaves would be 2.5m

**Applicant:** Cllr Simon Mountney  
**Agent :** C W Jones

### Site Plan:



**Development Plan Designation:**

Primarily Residential Area

**Planning History:**

None

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

Having regard to the Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as inserted by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, 4 letters of notification were sent to neighbouring properties. At the time of writing this report no representations have been received.

**CONSULTATIONS**

None required.

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

The applicant is a Councillor, and the application must be determined by the Planning Committee under the Council's adopted Scheme of Delegation.

**INTRODUCTION**

For a period of three years, between 30 May 2013 and 30 May 2016, householders can apply to build larger single-storey rear extensions under permitted development legislation. The size limits allow rear extensions projecting up to 6 metres from the rear elevation of the original property for semi-detached houses.

The homeowner has notified the local planning authority with a written description of the proposal which includes the length that the extension extends beyond the rear wall of the original house (4 metres), the height at the eaves (2.5 metres) and the height at the highest point of the extension (3.8 metres).

**PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle.

**SITE AND SURROUNDINGS**

The site comprises a semi-detached dwelling situated in a residential area. The agent confirmed on 14 February the building is occupied as a single residential dwelling.

**POLICY CONTEXT**

It is considered the level of information submitted is sufficient to make a decision about the impact of the development on the amenity of adjoining properties. Having regard to the Class A, Part 1, Schedule 2 of the Town and Country Planning (General Permitted Development) Order 1995, as inserted by the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2013, four letters of notification were sent to neighbouring properties. At the time of writing this report no representations have been received. If no objections are received in relation to the proposed development prior approval is not required.

**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.

**HEALTH ISSUES**

There are no health implications relating to this application.

**CONCLUSION**

In the absence of objection to the proposed development, prior approval is not required.

**Summary of Decision:**

Having regards to the individual merits of this application the decision to <>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:-  
Prior approval is not required.

**Recommended Decision:**            **Prior approval is not required**

**Recommended Conditions and Reasons:**

None

**Last Comments By:** 10/03/2014 10:13:43

**Expiry Date:** 23/03/2014