

**Planning Committee**

23rd July 2014

**Reference:**  
**APP/14/00219**

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

**Case Officer:**  
**Mrs S Williams**

**Ward:**  
**Leasowe and  
Moreton East**

**Location:** 20 TENBY DRIVE, MORETON, CH46 0QA  
**Proposal:** Demolition of existing garage and erection of detached double garage  
**Applicant:** Mr Duncan  
**Agent :** PWE Design

**Site Plan:**



© Crown copyright and database rights 2011 Ordnance Survey 100019803

**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

No planning history

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

7 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice was displayed. As a result 5 objections were received from the occupiers at 17 Napier Drive, 19 Napier Drive, 74 Grampian Way, 78 Grampian Way and 80 Grampian Way. The following concerns were raised:

1. Running a car repair business
2. The use of the garage resulting in pollution, fumes and noise
3. Health issues
4. Sound and smell more like an industrial estate
5. Out of character
6. Overbearing affect

In addition to the above objections, former Ward Councillor, Ian Lewis had requested the application to be taken out of delegation and heard at Planning Committee, listing the following reasons:

1. Out of character
2. Adverse overbearing affect
3. causing annoyance and nuisance to neighbours

**CONSULTATION:**

No statutory consultations required for this application

**Director's Comments:**

Consideration of this application was deferred from Planning Committee on 7 May 2014 to allow Members to carry out a formal Site Visit.

**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Former Ward Councillor, Ian Lewis, had requested the application to be taken out of delegation and to be heard at Planning Committee on the grounds that the garage is out of character for the neighbourhood and the scale and density of the structure and nearby properties will have an adverse overbearing affect on what, should be a quiet, residential area.

**INTRODUCTION**

The proposal seeks planning permission for the demolition of existing garage and erection of a detached garage. Amended plans were requested as it appeared that the existing plan were inaccurate, in that the site currently contains two garages. The agent amended the existing plan and confirmed one of the garages on the site belonged to 19 Napier Drive.

**PRINCIPLE OF DEVELOPMENT**

In principle the proposal is considered acceptable subject to relevant policies.

**SITE AND SURROUNDINGS**

20 Tenby Drive is a semi-detached property which is located within a primarily residential area of similar styled bungalows and two-storey dwellinghouses. The site to the rear is bordered by a 2 metre high wooden fence, the rear elevation of the property contains a conservatory.

There is an existing detached garage at the site which fronts the highway Grampian Way. This garage adjoins the garage at 19 Napier Drive. This neighbouring property contains a rear conservatory.

**POLICY CONTEXT**

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house.

National Policy - NPPF - Requiring Good Design, Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

### **APPEARANCE AND AMENITY ISSUES**

The width of the proposed garage would increase by approximately 2.9 metres and the depth by approximately 1.95 metres. The height of the garage up to the eaves would measure 2.2 metres. A pitched roof would be located above which would contain an overall height of 4 metres. There is currently a 1.8 metre high wooden fence which forms a boundary to the north and east.

The detached garage would be located adjacent to the end of the rear garden of 19 Napier Drive approximately 11 metres away from the rear elevation of the house. It would also be located 18 metres from 74 Grampian Way. As the proposed garage is a double garage the overall scale of the proposal would be larger than the existing garage. This is not uncharacteristic of a residential area and due to the separation distances achieved it is deemed that the development would not have an adverse impact to the amenities of neighbouring properties in terms of loss of light.

Concerns have been raised relating to what the garage may be used for in the future (car repair business). The application has been submitted as a domestic garage to serve the existing dwelling and must be assessed as such. Concerns about the potential for unauthorised use do not on their own warrant a refusal. All other concerns raised relate to the possible use of the building causing noise, annoyance and pollution to local residents. As the Council has other powers which can be applied in the event that any statutory nuisance is caused, these grounds for refusing the application cannot be considered to justify a refusal of planning permission

It is considered that the proposal would not cause any harm to the character and appearance of the area. 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 proposed development complies with relevant Council policies and is therefore considered acceptable.

### **SEPARATION DISTANCES**

Separation distances are discussed in further detail above.

### **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 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.

### **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 26th March 2014 and listed as follows: drawing number DUN576-0214 (dated 7th February 2014).

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

**Last Comments By:** 26/03/2014 16:19:36

**Expiry Date:** 14/04/2014