

Planning Committee

24 June 2015

Reference:
APP/15/00420

Area Team:
North Team

Case Officer:
Mr K Spilsbury

Ward:
New Brighton

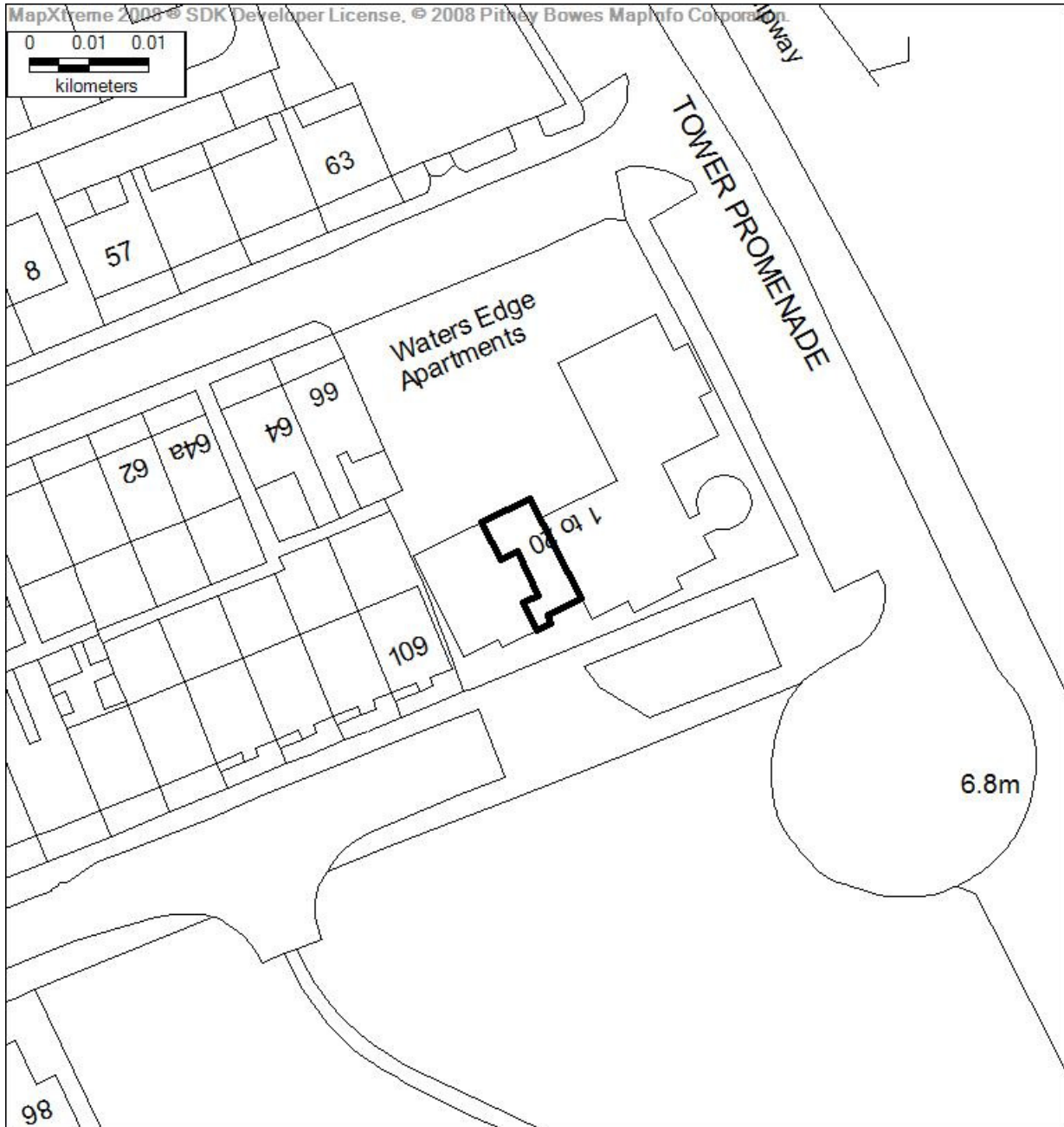
Location: 6 The Pier, Watersedge Apartments, TOWER PROMENADE, NEW BRIGHTON, CH45 2PP

Proposal: Extend Balcony

Applicant: Mr B Kenny

Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

There is no relevant planning history on this site

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

Having regard to the Council Guidance on Publicity for Applications, 8 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report one letter of objection has been received from the occupier of the flat below the development site, 4 The Pier on the ground that it will block daylight and detract from the views.

CONSULTATIONS:

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Head of Environment & Regulation (Pollution Control Division) - No Objections

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. In addition, the applicant is also an elected Member of the Council.

INTRODUCTION

The application is for the extension of an existing balcony at second floor level.

PRINCIPLE OF DEVELOPMENT

The site lies within an area designated as primarily residential where the erection of extensions to the dwellings is acceptable in principle.

SITE AND SURROUNDINGS

The property is a second storey flat located within the primarily residential area of New Brighton. The flat fronts onto Egerton Street with views across the tower grounds and the river Mersey beyond.

The flats are constructed of brick with french doors and juliet style balconies.

POLICY CONTEXT

The National Planning Policy Framework, the Unitary Development Plan Policy HS11 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 published on 27th March 2012; this supports sustainable development which encompasses good design. Developments should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

Policy HS11 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 flats have been designed to take advantage of views across the River Mersey resulting in a three storey building with large areas of fenestration and french doors

The development involves extending depth of an existing balcony at second floor level. The depth will be increased to fill the void in between the two gables to create a balcony that you can step out on 1.18m in depth

At the time of writing this report one letter of objection has been received from the occupier of the flat

below the development site, 4 The Pier on the ground that it will block daylight and detract from the views.

As the flat is south facing and set within a recess between two gables the impact of the proposed balcony will be minimal. The proposed balcony will be approximately 2.3m above the finished floor level of the flat below and as such no views will be obscured.

It is considered that the proposal is considered acceptable in scale and design, will not harm the amenities of neighbouring properties, and complies with policy HS11 of the adopted Wirral Unitary Development Plan, Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

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, will not harm the amenities of neighbouring properties, and complies with policy HS11 of the adopted Wirral Unitary Development Plan, Supplementary Planning Guidelines: House Extensions 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable in scale and design, will not harm the amenities of neighbouring properties, and complies with policy HS11 of the adopted Wirral Unitary Development Plan, Supplementary Planning Guidelines: House Extensions 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 23rd March 2014 and listed as follows: 173_2014_01 (Dated 23.03.2015).

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

Last Comments By: 12/05/2015 11:09:38

Expiry Date: 15/05/2015