

Planning Committee

20 August 2015

Reference:
APP/15/00712

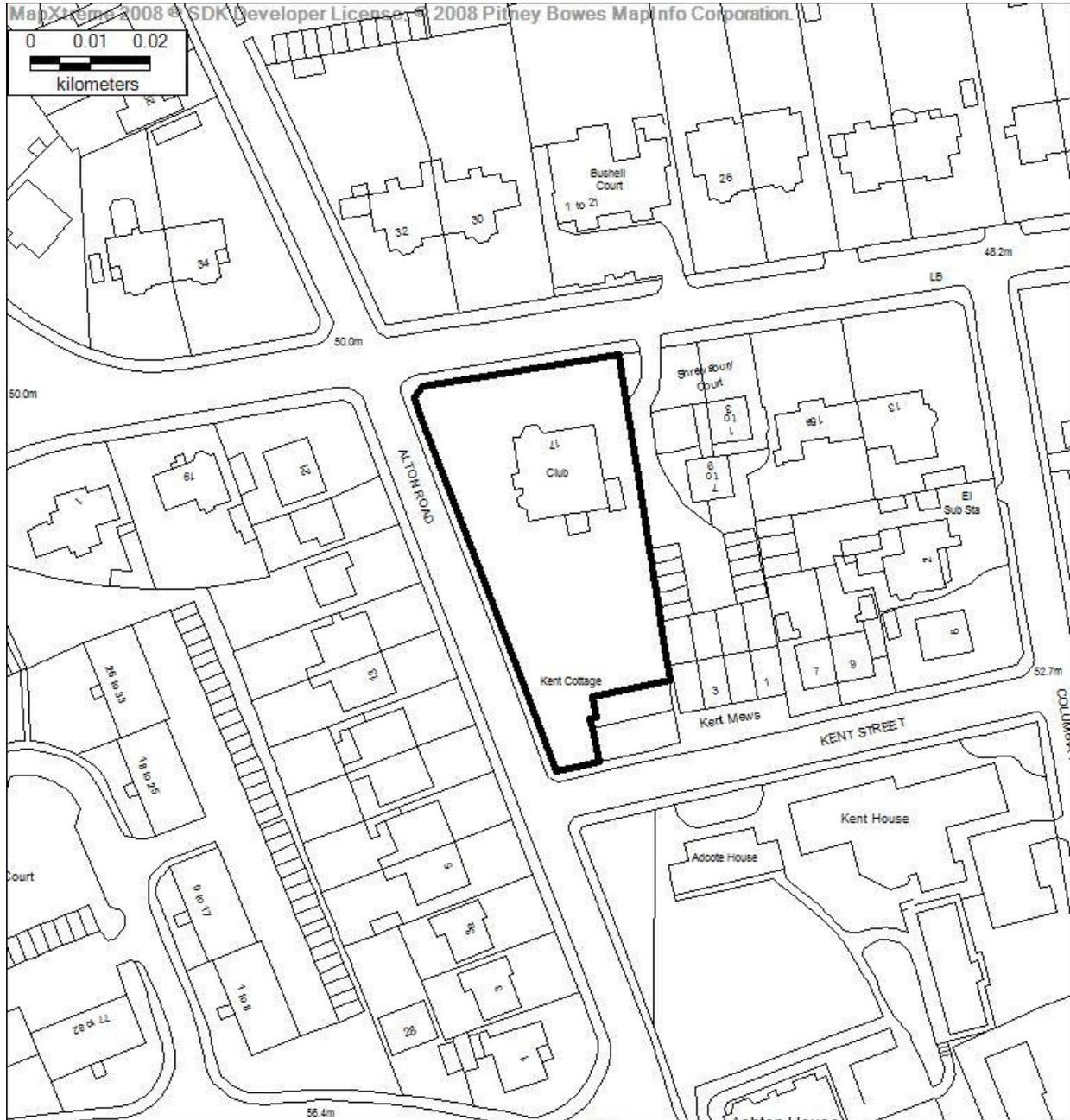
Area Team:
North Team

Case Officer:
Mr P Howson

Ward:
Oxton

Location: R A F A Club, Alton House, 17 SHREWSBURY ROAD, OXTON, CH43 1UU
Proposal: Front fire escape/exit entrance and balcony
Applicant: Mr Peter Casey
Agent : SDA Architecture & Surveying

Site Plan:



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Development Plan allocation and policies:
Density and Design Guidelines Area

Primarily Residential Area
Conservation Area (for illustrative purposes)

Planning History:

Location: RAFA Club, Alton House, 17 Shrewsbury Road, Oxton, Wirral L43 1UU
Application Type: Conservation Area Consent
Proposal: Demolition of timber garage and construction of a brick garage with slate roof.
Application No: CON/98/06037
Decision Date: 25/08/1998
Decision Type: Approve

Location: RAFA Club, Alton House, 17 Shrewsbury Road, Oxton, Wirral L43 1UU
Application Type: Full Planning Permission
Proposal: Demolition of timber garage and construction of a brick garage with slate roof.
Application No: APP/98/06035
Decision Date: 25/08/1998
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 9 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing, 2 representations have been received neither objecting nor supporting the proposal and are summarised as follows:

1. Potential for increased noise and disturbance
2. Materials should be in keeping with the main property

CONSULTATIONS

Oxton Society: No objections

Merseyside Fire & Rescue Service: No objections

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The agents submitting this application are SDA, a partner and architect in which is an elected Member of the Council. As 2 representations have been received that raise concerns, although not specifically objections, this application is being reported to Planning Committee having regards to the Council's Scheme of Delegation for Determining Applications.

INTRODUCTION

This application is for the erection of a front entrance and balcony to the RAFA Club, 17 Shrewsbury Road, Oxton.

The proposed balcony would be approximately 1.7 metres in height and 8.7 metres in width. The balcony would project approximately 3 metres from the front elevation and would feature a series of steps down into the front garden. The proposed entrance would be sited within one of the existing windows and would open out onto the aforementioned platform.

PRINCIPLE OF DEVELOPMENT

The application is for the extension of an existing dwelling within a primarily residential area and is therefore considered acceptable in principle.

SITE AND SURROUNDINGS

The application property is sited within the Oxton Village Conservation Area and comprises a large Victorian dwelling square in plan sited within a sizeable plot which tapers to the south. The property features large ground floor windows and stone quoin detailing. Dense mature vegetation obscures the application from view along Shrewsbury Road whilst an area of hard standing exists to the rear used for vehicle parking.

Shrewsbury Road is comprised of large properties sited within large regular plots set back from the highway with mature dense vegetation obscuring properties from view adding an intimate sense of enclosure to the street scene.

POLICY CONTEXT

The National Planning Policy Framework (NPPF) provides for a presumption in favour of sustainable development which encompasses good design.

Policy CH2: Development Affecting Conservation Areas seeks development proposals that will preserve or enhance the distinctive characteristics of the area including important views into an out of the area, the general design and layout of the area including the relationship between its buildings, structures, trees and characteristic open spaces and the character and setting of period buildings and other elements which make a positive contribution to the appearance and special character of the area.

Policy CH7: Oxton Village Conservation Area sets out a number of planning objections for the area including; the retention of the early Victorian commuter settlement, the preservation of the sense of contrast between houses within spacious grounds, the retention of unifying features such as narrow roads and paths and mature trees and stone walls and the retention of the visual coherence within the retail area in terms of elevational treatment and the design of shop fronts.

Policy HS11: House Extensions of the Wirral UDP seeks proposals for domestic extensions to be of a scale appropriate to the size of the plot, not overly dominant to the existing building with regard being had to the effect on light to and the outlook from neighbouring properties habitable rooms. Policy HS11 also seeks proposals to replicate the design features of the existing buildings and to be finished in matching or complementary materials.

Supplementary Planning Guidance Oxton Conservation Area Character Appraisal

Supplementary Planning Guidance Oxton Conservation Area Management Plan

APPEARANCE AND AMENITY ISSUES

In respects of the development proposed, it is considered that the proposed balcony would visually relate to the application property by virtue of its overall simple geometric design and form. The proposed front entrance would be sited within an existing large front window and would feature simple details typical of properties of this era and in this respect the proposed balcony and entrance is considered acceptable.

In consideration of neighbouring amenity, the proposed entrance would be situated approximately 6 metres from the boundary, which comprises of dense mature vegetation, and 10 metres from the nearest residential property, Shrewsbury Court. It is considered that, by virtue of its siting and the existing boundary treatment the proposal would not give rise to any significant materially adverse impacts to the occupiers through overlooking or loss of light and as such is considered acceptable.

Other Matters

Two letters of neighbouring representation were received over the course of this application neither objecting nor supporting the proposal, summary of comments;

- a) Potential for increased noise and disturbance
- b) Materials should be in keeping with the main property

With respects to the above a condition has been imposed restricting the use of the proposed balcony between the hours of 08:00 and 21:00 a condition has also been imposed requiring representative samples of the materials to be used in the construction of the proposal to be submitted to the Local Planning Authority.

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

The proposed entrance and balcony is considered acceptable in principle and will not have a significant adverse impact upon the street scene or character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policies CH2, CH7 and HS11 of Wirral's Unitary Development Plan.

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 proposed entrance and balcony is considered acceptable in principle and will not have a significant adverse impact upon the street scene or character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policies CH2, CH7 and HS11 of Wirral's Unitary Development Plan.

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 20 May 2015 and listed as follows: 38_2015_01 Existing Plans and Elevations, 38_2015_02 proposed Plans and Elevations and Site Location Plan 1:1250

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

3. Before any construction commences, samples of the materials to be used in the external construction of this development and working drawings (scale 1:10) shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH2 of the Wirral Unitary Development Plan.

4. The raised platform area hereby approved shall not be used between the hours 21.00 hours and 08.00 hours Monday to Sunday.

Reason: In the interest of residential amenity

5. No live or recorded music or amplified voices shall be played in the outside area at any time.

Reason: In the interest of residential amenity

Further Notes for Committee:

Last Comments By: 03/07/2015 10:24:47

Expiry Date: 15/07/2015

