

Planning Committee

1 June 2017

Reference:
APP/17/00361

Area Team:
North Team

Case Officer:
Mr N Williams

Ward:
Hoylake and Meols

Location: 27 BEACHCROFT ROAD, MEOLS, CH47 6BD
Proposal: Demolition of existing garage and erection of detached garage
Applicant: Mr Steven Lacey
Agent : N/A

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

There is no planning history for this property.

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 9 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been no objections received.

CONSULTATIONS:

No statutory consultations required for this application.

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

The applicant is a member of staff employed in the Development Management Service, and therefore under the current 'Scheme of Delegation to Officers for the Determination of Planning Applications and Planning Related Matters' the application must be determined by Planning Committee.

INTRODUCTION

The application is for the demolition of an existing garage and the erection of a detached garage, to be located close to the rear boundary of the property.

SITE AND SURROUNDINGS

The property is a two-storey, semi-detached dwelling located within a Primarily Residential Area. There is an existing detached garage located slightly to the rear of the dwelling, adjoining a detached garage of the adjacent property, No. 29.

The rear garden of the property, where the proposed garage will be located, adjoins other gardens and the property is generally surrounded by other dwellings.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy HS11, Supplementary Planning Guidance 11: House Extensions and the National Planning Policy Framework.

APPEARANCE AND AMENITY ISSUES

The footprint of the proposed garage is not considered to be excessive and is only slightly larger than the existing garage, which is to be demolished. Given that the existing garage will be demolished, the good-sized rear garden will remain broadly the same size, and the proposal will therefore not appear as an overdevelopment.

The rear garden is enclosed on all three sides by fences approximately 1.6m high, with some vegetation, notably to the northern (side) elevation. The rear boundary also has a large leylandii tree which provides further screening between the two gardens. The proposed garage will be approximately 2.2m to the eaves, with a pitched roof above taking it to a total height of just under 4 metres. Whilst the garage will be visible from the adjacent gardens, it is not considered to be excessive in scale and given that the surrounding properties all have large gardens, it will not have a direct or unacceptable adverse impact upon the amenities of the neighbouring dwellings.

Given the location of the proposed garage to the very rear of the site, it will be barely be visible on the street scene. In any case, the proposed garage, which will have a rendered finish, will appear as a typical domestic outbuilding and will therefore not harm the character or appearance of the property itself, or the wider area.

Overall, the proposal will not harm the appearance of the property, the character of the street scene or the amenities of surrounding properties and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS11, Supplementary Planning Guidance 11: House Extensions and the National Planning Policy Framework.

SEPARATION DISTANCES

All required separation distances are met 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 will not harm the appearance of the property, the character of the street scene or the amenities of surrounding properties and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS11, Supplementary Planning Guidance 11: 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 will not harm the appearance of the property, the character of the street scene or the amenities of surrounding properties and the proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS11, Supplementary Planning Guidance 11: House Extensions and the National Planning Policy Framework.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 30th March 2017

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

Further Notes for Committee:

Last Comments By: 02/05/2017

Expiry Date: 25/05/2017