

Wigan Council

Report to Planning Committee

23rd June 2009

Application No: A/09/72867 (Video)

Speaking arrangements:

Minor/Householder development. One speaker against for two minutes One speaker in favour for two minutes

Applicant: Mr Robert Owen

Development Proposed: To extend existing dwellinghouse - single storey to side new pitched roof over existing extension and erection of new garage and store after demolition of existing garage

Location: 22 Marmion Close Lowton

Ward: Golborne And Lowton West

Representations

No representations received.

Site Description:

The application site consists of a semi detached bungalow in a residential area. There is a 0.9 metre high wall to the front garden area, with 1.5 metre high fencing to the side boundary with 23 Marmion Close. The rear garden area is bounded by 1.8 metre high fencing to the rear and side boundaries, with 1.5 metre high fencing separating the applicant's driveway from the rear garden. There is an existing flat roof detached garage to the side/ rear of the property, along the boundary with 23 Marmion Close.

Proposals:

The applicant seeks to extend their premises by means of a single storey side extension, together with erection of a pitched roof over the existing flat roof extension and the erection of a new detached garage following demolition of the existing detached garage.

The proposed extension would be 4.3 metres wide and 6.28 metres long. The proposed extension would be to the side of the property to the front of the existing extension. The proposal would include the construction of a pitched roof over the existing flat roof extension,

with the roof height to 3.4 metres to the ridge. The proposed extension would provide an extended kitchen area and a shower room.

The proposed garage would be 3.3 metres wide and 12 metres long and would have a pitched roof to a height of 3.3 metres to the ridge and would be situated along the boundary with 23 Marmion Close.

Policy Context

UDP Allocation:

Unallocated within the urban area.

Relevant Policies/Guidance

R1D - Design of New Residential Development and House Extensions

Previous Relevant Decisions:

None.

Consultations:

Highways - no objections

Representations

No representations have been received.

Assessment

Material Considerations:

Design

Impact on Amenity

Design

The proposed garage and extension are set back from the street scene and will have limited visual impact. Both structures are of an appropriate scale compared to the host building and the introduction of a pitched roof will create an improved appearance to the side extension.

Impact on Amenity

The proposed side extension would have little impact upon the neighbouring properties due to its size and location, and the orientation of the neighbouring property at 23 Marmion Close. The proposed roof construction would be lower than the roof of the existing dwelling and the proposal would therefore have little impact upon neighbouring properties in terms of overshadowing.

The proposed garage along the boundary with 23 Marmion Close would be situated both on the footprint of the existing garage and extend an additional 5.5 metres along the boundary to the rear of the garage. The neighbouring property also has a detached garage to the side of the property and presents a side elevation towards this boundary. It is therefore unlikely that

the construction of an enlarged garage would have a negative impact upon the amenity of neighbouring property.

Observations on Representations Received

None received.

Conclusion:

The proposal complies with Policy R1D of the Replacement Wigan Unitary Development Plan. I recommend approval.

This application has been brought before committee since the applicant is an officer of the Council.

Recommendation

Approved with Conditions

1. With the exception of the detailed matters referred to by the conditions of this consent, the development hereby approved shall be carried out in accordance with the details shown on plan reference Marm22/001/a and Marm22/002/a received on 18.05.2009 or any other plan agreed in writing as a working amendment by the Local Planning Authority.
2. The materials used on the external surfaces of the elevations and roofs shall match in colour, size, form and texture those on the existing building.

Reasons:

1. For the avoidance of doubt, and having regard to Policy EV3A of the replacement Wigan UDP.
2. To ensure that the external appearance of the buildings is satisfactory, having regard to Policy EV3A of the replacement Wigan UDP.

Plans Attached to Report

Location Plan

P/EB/A/09/72867

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Site Area 



This plan is representative only, to indicate the site in relation to its surroundings.

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