
APP/2009/6142

WARD Bromborough

Location: 53 Stanley Road New Ferry Wirral CH62 5AR

Proposal: Erection of a side extension

Applicant: Mr Peter McMahon
53 Stanley Road
New Ferry
Wirral
CH62 5AR

Agent: Mr Alan Brierley
Tir-An-Og
The Runnell
Neston
Cheshire
CH64 3TG

Development Plan allocation and policies: Primarily Residential

HS11
SPG : House Extensions SPG11

Planning History: No Planning History.

Representations and consultations received: 1 letter and a petition consisting of signatures from 25 separate households have been received objecting on the grounds of; loss of light, 2 additional bedrooms will result in an increase in noise, traffic and car parking, the extension would change the character of the area and result in a terraced appearance.

No consultations necessary.

Directors comments: PROPOSAL

The application is for the erection of a 2-storey side extension that would provide ground floor living accommodation with two additional bedrooms at first floor level.

PRINCIPLE OF DEVELOPMENT

The principle of a 2-storey side extension is acceptable provided the proposal complies with Policy HS.11 and the current Supplementary Planning Guidelines: Note 11.

SITE AND SURROUNDINGS

The site comprises of a semi-detached house located on the east side of Stanley Road backing onto open playing fields.

Stanley Road is made up of mostly different styles of semi-detached dwellings although there are a small number of detached and terraced developments.

The adjacent property, 51 Stanley Road, has an existing rear extension and several windows in the side elevation facing the application site.

POLICY CONTEXT

The site lies within a primarily residential area and therefore the relevant policies to take into consideration are HS.11 and SPG.11.

Policy suggests that to avoid a terraced appearance and to ensure the development remains in scale with the original dwelling the first floor element should be set back from the main front elevation.

In addition, the impact of the extension on adjoining dwellings should be taken into account.

ISSUES AND ASSESSMENT

In terms of design the proposed development satisfies the policy criteria in that the first floor is set back 1 metre from the main front elevation. This ensures the extension is subservient to the host dwelling and therefore respects the character and scale of the original dwellinghouse and avoids resulting in a terraced effect.

The adjoining property, 51 Stanley Road, is a different house type and has been built close to the boundary with the application site. This property has windows and a door in the side elevation facing the proposed development at a distance of approximately 1.8 metres away.

These windows serve the landing to the extended kitchen. The kitchen window is sited towards the rear of the side elevation and provides a secondary source of light, the main window to this room faces to the rear. As such, the proposed extension will not result in any undue overshadowing or loss of privacy that would warrant refusal of the application.

HIGHWAY/TRAFFIC IMPLICATIONS

Although the extension would be built over part of the drive at the side of the property, adequate space would remain at the front to enable two cars to park off the highway.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no environmental/sustainability issues relating to the proposal.

CONCLUSION

It is considered that the proposal satisfies policy in that the development would have no detrimental impact on the design of the original dwelling, the character of the street scene or the residential amenities of the adjacent dwellinghouse.

Summary of Decision: The proposal is not considered to have a harmful visual impact on its surroundings or to affect the amenities of the adjoining property to a significant degree. The development therefore complies with Policy HS11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines : House Extensions.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 materials to match existing (C59A)

Reason for conditions

- 1 Standard (CR86)
- 2 In the interests of visual amenity. Policy HS11 of the UDP (CR65)

Last Comments By: **22 October 2009**

56 Day Expires On: **12 November 2009**

Case Officer: **Mr J Ellis**