

Planning Committee

26 April 2011

Reference:
APP/10/01532

Area Team:
South Team

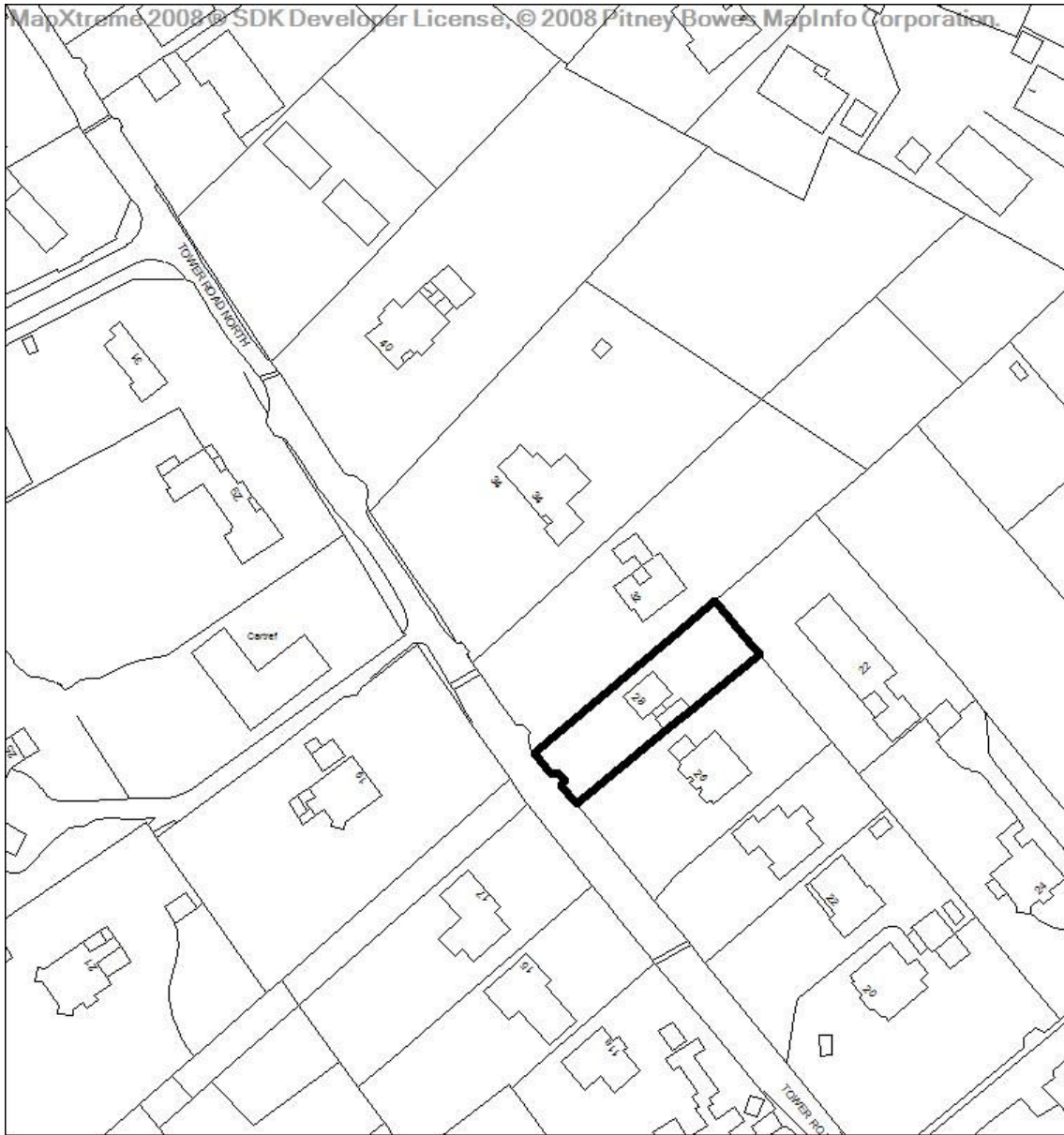
Case Officer:
Miss A McDougall

Ward:
Heswall

Location: Pinewood, 28 TOWER ROAD NORTH, HESWALL, CH60 6RS
Proposal: Double storey, and single storey extensions

Applicant: Mr Clarke
Agent : Mr S Geary

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area
UDP Policy HS11
SPG11 - House Extensions

Planning History:

96/5307 - Erection of a single storey extension at rear - Approved
91/5902 - Erection of single storey extension at side and rear - Approved
90/6267 - Erection of a two-storey side extension and rear conservatory - Approved

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

A site notice was displayed & 5 letters of notification have been sent to properties in the area, in accordance with the Council's guidance on publicity for planning applications. At the time of writing this report 1 objection has been received, listing the following grounds:

1. over development of the plot
2. out of character in terms of scale
3. overlooking
4. loss of light
5. over dominant

Consultations:

None required

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

Councillor Johnson requested the application be taken out of delegated powers on the grounds that neighbours consider the proposal unneighbourly and detrimental to the street scene.

INTRODUCTION

Amended Plans were submitted with the addition of two windows to the side elevation, one at ground floor and one at first floor and velux windows to the single storey rear extension.

This application was deferred from Planning Committee on March 8th 2011 to await the submission of an arboricultural report.

The proposal is for extensions and alterations to the existing dwelling. The proposal overhauls the appearance and scale of the original dwelling through the introduction of a two-storey side extension and single storey extensions.

PRINCIPLE OF DEVELOPMENT

The proposal is for extensions to an existing dwelling, having regard to HS11 and SPG11 extensions are acceptable in principle.

SITE AND SURROUNDINGS

The property is a detached house set on a relatively small plot in relation to the neighbours, the house is bounded by a two storey double fronted house at number 26 and a large bungalow at number 32. The properties all range in styles and plot shapes/sizes, they share similar features such as long driveways and good separation distances.

The site itself does not contain any protected trees, the development will affect trees within the curtilage of the plot and as such an Arboricultural Implication Study has been submitted as part of the application. The report identifies 5 trees to be removed and a method statement of works in order to

protect tree roots of those that are to be retained.

POLICY CONTEXT

Proposals for house extensions will be permitted subject to all the following criteria being complied with:

(i) the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

(ii) the materials matching or complementing those of the existing building;

(iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;

(iv) dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof;

(v) flat roofs being restricted to the rear or side of the dwelling and only acceptable on single storey extensions;

(vi) where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses;

(vii) where the rear extension is two storey and the existing house semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary;

(viii) to avoid the effect of 'terracing', where two storey side extensions are added to the sides of semi-detached houses of similar style with a consistent building line and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1.0 metre from the front elevation and 1.0 metre from the common boundary; or at least 2.0 metres from the front elevation.

APPEARANCE AND AMENITY ISSUES

The proposal is a complete overhaul of the original dwelling, the extensions change a relatively small house into a house that reflects the scale of the neighbouring houses. The extensions extend the house out to the side boundary. The development does not just extend the house but alters the overall image of the dwelling through the introduction of mock-Tudor timber cladding to the upper floor. The main extension is the two-storey side extension which bounds and partially overhangs the boundary with number 26, the extension also projects further forward and further back than the original building line. To the front (including the bay) the extension projects 2.6m further out to the front and 5.1m to the rear, the length of the extension is 16m at first floor the extension is slightly smaller with a length of 13.8m (being smaller to the rear and no bay window to the front).

Although the scale of the house and how it appears on the site will change, the alterations are a complete overhaul of the original house which creates a substantial dwelling visually creating a new dwelling, the changes are acceptable in appearance and scale terms. The proposed dwelling will extend boundary to boundary but in terms of the current planning policy for detached houses there is no restriction on extending houses in this way, the windows proposed meet the separation distances and the two-storey side extension creates a front gable feature on a plot that can withstand a front extension.

Therefore, whilst the proposed dwelling is large in scale and dominates the original dwelling, its appearance and siting on the existing plot are acceptable and reflect the scale of neighbouring houses. The proposed alterations are therefore acceptable in terms of HS11 and SPG11.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable

room windows should be at least 14 metres from any blank gable. The proposed extensions create additional windows to the front and rear elevations, the existing house is set 20m from the front and rear boundary, to the side of the bungalow at 22 Quarry Road East the proposed rear elevation is set approximately 27m away, to the front the extensions are located over 45m from the front of the houses opposite. The proposed changes also include side windows which are shown as fixed and obscure, the extensions bring the house up against the party boundaries therefore any side windows would have to be fixed and obscure so as to reduce the feeling of overlooking to the adjoining properties. The Council considers that there are no issues of loss of light.

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.

CONCLUSION

The proposed dwelling is large in scale and dominates the original dwelling, however its appearance and siting on the existing plot are acceptable and reflect the scale of neighbouring houses. The proposed alterations are therefore acceptable in terms of HS11 and SPG11.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The overall development creates a visually acceptable proposal. Therefore the extensions and alterations are acceptable, having regard to Wirral's UDP Policy HS11 and SPG11.

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. Before any construction commences, samples of the materials to be used in the external construction of this development 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 HS4 of the Wirral Unitary Development Plan.

3. The windows to the first floor side elevations of the hereby approved extensions facing south east and north west shall be fixed and obscurely glazed and retained as such thereafter.

Reason: In the interests of residential amenity having regard to HS4 of the adopted Wirral UDP.

4. Before the development is commenced, the measures contained in the approved method statement shall be implemented in full throughout the construction phase.

Reason: To prevent damage to trees in the interests of the visual amenity of the area and to comply with Policy GR7 of the Wirral Unitary Development Plan.

5. The development hereby approved shall be carried out in accordance with the details shown on the plan(s) received by the Local Planning Authority on 31/03/2011.

Reason: For the avoidance of doubt

Further Notes for Committee:

Last Comments By: 08/02/2011 11:43:24

Expiry Date: 07/03/2011