

Planning Committee

19 July 2011

Reference:
APP/11/00449

Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Clatterbridge

Location: 24 DIBBINSDALE ROAD, BROMBOROUGH, CH63 0HH
Proposal: Rear 1st floor extension
Applicant: Mr & Mrs Swan
Agent :

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

95/06209 Single storey front extension Approved 13/10/95

99/05069 Single storey rear extension Approved 3/3/99

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

Neighbouring properties have been notified - as a result objections have been received from properties either side; the development is intrusive and disproportionate, loss of light/sunlight, privacy and impact on property values

Consultations

No consultations necessary

Director's Comments

The application was deferred from Planning Committee on the 21 June 2011 to allow for a Committee Site Visit.

REASON FOR REFERRAL

Councillor Cherry Povall requested that this application is taken out of delegation due to the concerns of neighbours on either side of the application site that the proposals would interfere with the general enjoyment of their properties if it were allowed having regards to the size of the proposed development.

INTRODUCTION

The application is for the erection of a first floor rear extension to be built directly above an existing kitchen/lounge extension. The development projects 3.8 metres beyond the original rear elevation and includes the extension of the main roof.

PRINCIPLE OF DEVELOPMENT

The site lies within an area designated as primarily residential where the erection of extensions to dwellings is acceptable in principle

SITE AND SURROUNDINGS

The site is located on the east side of Dibbinsdale Road where the houses vary slightly in design and are consistently spaced. The application property and the houses either side were built at the same time and are the same house type, although all three have been extended in a variety ways with single storey additions.

POLICY CONTEXT

UDP Policy HS.11 and Supplementary Planning Guidelines: House Extensions have been taken into consideration in the determination of this application.

APPEARANCE AND AMENITY ISSUES

The proposed development would be built above an existing single storey extension that was granted planning permission in March 1999. Properties either side have both been extended at ground floor level, no.22 has an open verandah approximately 2.5 metres deep and no.26 has a kitchen extension, this extension is set approximately 5.5 metres away from the boundary with the application site, the rear elevation nearest to the boundary with 24 is as originally built.

No.22 has an extension that runs the full width of the rear elevation and projects out 2.5 metres from the parent building, therefore the main impact of the development would be on the first floor bedroom windows. Although the extension would be clearly visible from these windows it is considered that it would not appear unduly dominant or visually intrusive bearing in mind the outlook is down their own garden, which is some 29 metres long.

On the other side there is a slight stagger in the building line so that the extension projects approximately 2.8 metres beyond the rear of no.26. The main impact at the rear of no.26 is created by the existing rear extension and it is considered that the loss of amenity would not be significantly worsened by the addition of the first floor.

In conclusion, whilst it is accepted the extension is large and will have an impact on the amenities of adjoining properties, it is considered that the harm caused would not be sufficient to warrant refusal.

SEPARATION DISTANCES

Separation distances do not apply 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 proposed development would have no significant impact on neighbouring properties and satisfies the criteria set out in policy HS.11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines: House Extensions.

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 proposed development would have no significant impact on neighbouring properties and satisfies the criteria set out in policy HS.11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidelines: House Extensions.

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. Prior to the extension hereby approved being brought into use, the new bathroom windows in the south east elevation shall be obscurely glazed and retained as such thereafter.

Reason: in the interests of residential amenity.

Further Notes for Committee:

Last Comments By: 12/05/2011 15:41:11

Expiry Date: 06/06/2011