

## Planning Committee

19 July 2011

**Reference:**  
**APP/11/00492**

**Area Team:**  
**South Team**

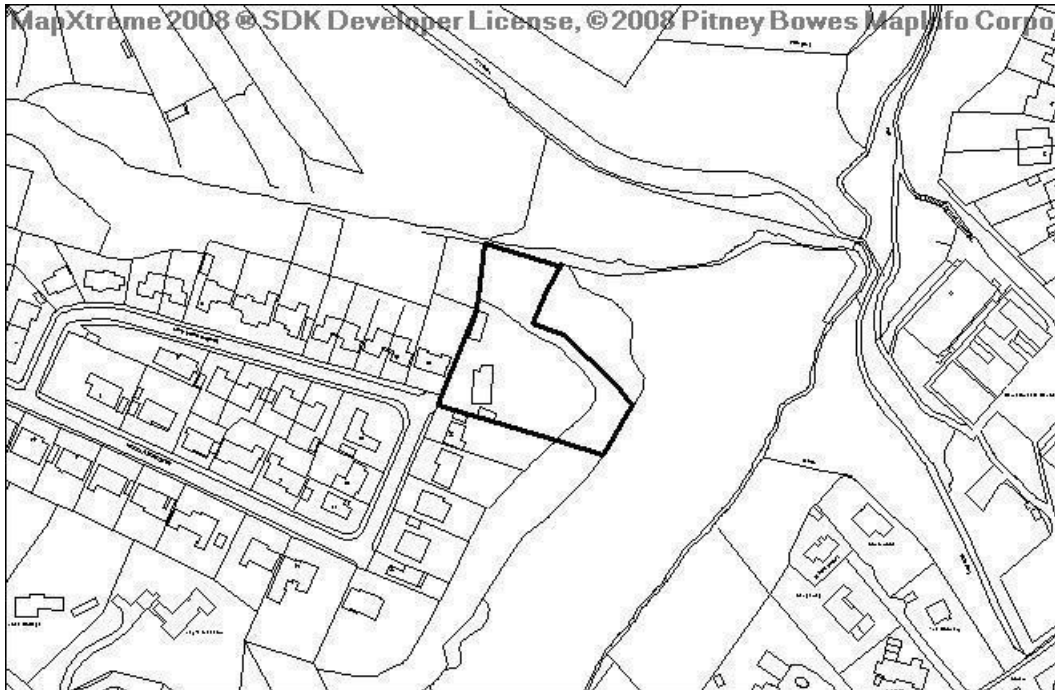
**Case Officer:**  
**Mr K Spilsbury**

**Ward:**  
**Pensby and  
Thingwall**

**Location:** Greenleaves, 26 WOODLANDS DRIVE, BARNSTON, CH61 1AL  
**Proposal:** Loft conversions and extensions

**Applicant:** Mr H McCoy  
**Agent :** Mr D Doughty

### Site Plan:



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### Development Plan allocation and policies:

Green Belt  
Site of Biological Importance  
Infill Village in the Green Belt

### Planning History:

None

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

### **REPRESENTATIONS**

A site notice was posted outside the site and individual letters of notification were sent to neighbouring properties.

At the time of writing this report no letters of objection have been received.

### **CONSULTATIONS**

Wirral Wildlife - No objection

The Environment Agency - No Comment

Director of Technical Services: Traffic Management Division - No Objection.

### **DIRECTORS COMMENTS:**

### **INTRODUCTION**

The proposed development is for the conversion of the existing loft to add additional bedrooms, en suite bathroom and an additional bathroom at first floor. The development also includes the extension of the existing property at the side and rear to provide additional accommodation space and an enlarged kitchen.

### **PRINCIPLE OF DEVELOPMENT**

The development site is located within an infill village within the green belt and is acceptable in principle subject to policy, GB5 Extension of Existing Dwellings in the Green Belt and HS11 House Extensions of Wirral's UDP.

### **SITE AND SURROUNDINGS**

Greenleaves is located on a large corner plot of a small residential close. To the east of the site lies Barnston Dale which is a site of Biological Importance.

Properties in the area vary in style and appearance but most are large, detached two storey dwellings set within their own grounds.

Greenleaves is set back from the street scene and is centrally located within the plot.

The site is surrounded by tall trees and shrubs and two detached garages are located on the boundaries with the neighbouring dwellings providing additional screening from 24 and 28 Woodlands Drive.

### **POLICY CONTEXT**

The proposed development is subject to policy GB5 - Extension of Existing Dwellings in the Green Belt.

Policy GB5 states that the extension of existing dwellings in the Green Belt will be permitted, provided that the floorspace of the resultant dwelling is no more than 50% larger than that of the habitable floorspace of the original dwelling, and subject also to the enlarged dwelling not having a harmful visual impact on its surroundings

The habitable floor space of the existing dwelling measure approximately 178.29m<sup>2</sup>. The proposed habitable floor space is approximately 225.34m<sup>2</sup>. This is an 26% increase in habitable floor space, which is acceptable in terms of the criteria set out in Policy GB5.

### **APPEARANCE AND AMENITY ISSUES**

The proposed development involves the conversion of the exiting loft space, the addition of two new dormer windows and the erection of a two storey rear extension and a two storey extension to the southern elevation.

It is considered that scale of the extension is appropriate to the size of the plot and will not dominate the existing building or be so extensive to be unneighbourly. The proposed two storey rear extension will project 5m into the rear garden but is located well away from the neighbouring properties and is therefore not considered to result in any adverse impact upon the amenities of the adjacent dwellings or to that of the green belt.

The property is set well back from the road and is partially screened from neighbouring dwellings by existing trees and vegetation. The proposed dormer windows have been restricted to the rear elevation of the property and are considered to be in keeping with the style and design of the original property. The corner plot location will also limit the impact of the development onto the street scene.

#### **SEPARATION DISTANCES**

The proposed windows have been positioned on the dwelling so as not to introduce any overlooking of adjacent properties. The first floor habitable room windows in the two storey side extension on the northern elevation of the dwelling have been limited to the rear elevation. The window in the side of the extension serves a bathroom and can be conditioned to be obscurely glazed should members be minded to approve the application.

#### **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 is acceptable in terms of the criteria set out in Policy HS11 - House Extensions and Policy GB5 - Extension of Existing Dwellings in the Green Belt is therefore recommended for approval.

#### **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 is acceptable in terms of the criteria set out in policy HS15 - Non residential uses in primarily residential areas and GB5 - Extension of Existing Dwellings in the Green Belt is therefore recommended for approval

**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 the development hereby permitted is brought into use the window in the first floor elevation of the north elevation facing 28 Woodlands Drive shall be obscurely glazed with frosted glass and non opening up to a height of 1.7m from floor level and shall be retained

as such thereafter.

**Reason:** In the interest of amenity having regard to HS11 of Wirral's Unitary Development Plan

3. The proposed development shall be carried out in strict accordance with the plans recieved by the Local Planning Authority on 21/06/11

**Reason:** For the avoidance of doubt

**Further Notes for Commitee:**

**Last Comments By:** 01/06/2011 11:45:45

**Expiry Date:** 15/06/2011