

## Planning Committee

16 February 2012

**Reference:**  
**APP/11/01525**

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

**Case Officer:**  
**Mrs J McMahon**

**Ward:**  
**Heswall**

**Location:** Beacon Cottage, 4 MOORLAND CLOSE, GAYTON, CH60 0EL  
**Proposal:** Two storey rear extension. First floor side extension over garage.  
**Applicant:** Dr M Lockyer  
**Agent :** C W Jones

### Site Plan:



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### Development Plan allocation and policies:

Primarily Residential Area

**Planning History:**

No planning history

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 4 notifications were sent to adjoining properties and a site notice was displayed near the site. Representations have been received from 8 Anthony's Way around possible intrusion on privacy and an objection has been received from 2 Moorland Close on the following grounds:

1. loss of natural light and sunlight
2. adversely affect outlook from kitchen window
3. pollution from proposed chimney

Tree Preservation Officer - no objection

**CONSULTATIONS**

No consultations necessary

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

This application has been referred to Planning Committee by Councillor Johnson following representations to him from a neighbour expressing concerns that the proposals appear unneighbourly and would impinge on their amenities.

**INTRODUCTION**

The application is for the erection of extensions to the existing garage by adding a first floor and wrapping the extended building around the rear elevation and towards the rear boundary.

**PRINCIPLE OF DEVELOPMENT**

The site lies within an area designated as primarily residential where the erection of extensions to dwellings is acceptable subject to the limitations set out in Policy HS.11 and SPG.11.

**SITE AND SURROUNDINGS**

The site is occupied by a modern detached house located in a corner position at the head of the cul-de-sac. There are two identical houses to either side, 6 Moorland Close is on the south side and sits at right angles to no.4, and no.2 Moorland Close, which adjoins to the east in an elevated position. The property backs on to Urban Greenspace (The Beacons) which is designated as a site of Local Biological Importance.

**POLICY CONTEXT**

UDP Policy HS.11 and Supplementary Planning Guidelines: House Extensions have been taken into consideration in the determination of this application. Policy suggests that in primarily residential areas house extensions will generally be acceptable provided there would be no significant loss of amenity to neighbouring properties and that there would be detrimental impact on the character of the original property or the street scene.

**APPEARANCE AND AMENITY ISSUES**

The proposed additions would raise the height of the garage from a flat roofed structure some 2.3 metres high to a full height building that would be approximately 0.2 metres lower than the existing house and would be set back 5.2 metres from the main front elevation. The development would complement the shape, scale and window proportions of the original dwelling and is acceptable in design terms.

The adjoining property, 2 Moorland Close, has an identical garage sited adjacent to no.4's, however, the house is at a much higher level. This property was built with a kitchen window that faces south-west towards the application site, the window is not the only source of light to this room as there is a secondary opening in the rear elevation. The distance between the extension and the side elevation of no.2 is some 9.6 metres, bearing in mind there is a difference of around 2 metres in ground levels it

is considered that the development would not affect the residential amenity of the adjoining property to an unacceptable degree.

The neighbours' objection raises the issue of possible pollution from a new chimney, however, this matter is not within the remit of the Local planning Authority.

The occupier of 8 Anthony's Way raises concern over possible loss of privacy. The south-west elevation of the extension has a full height window at first floor level, there is at least 13 metres between the window and the boundary with 8 Anthony's Way and does not directly face the elevation of this house. The distance of the proposed window to the boundary is sufficient and given it does not directly face any part of the house, there will be no overlooking. The separation distances are acceptable and are in accordance with the usual guidance.

#### **SEPARATION DISTANCES**

The distance between the extension and the south-west and south-eastern boundaries is 13 metres and 21 metres respectively.

#### **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 development is considered to have no serious detrimental impact on neighbouring properties and is acceptable in terms of its design. The proposal 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 development is considered to have no serious detrimental impact on neighbouring properties and is acceptable in terms of its design. The proposal 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.

#### **Further Notes for Committee:**

**Last Comments By:** 27/01/2012 09:42:02

**Expiry Date:** 17/02/2012