

Planning Committee

16 February 2012

Reference:
APP/11/01431

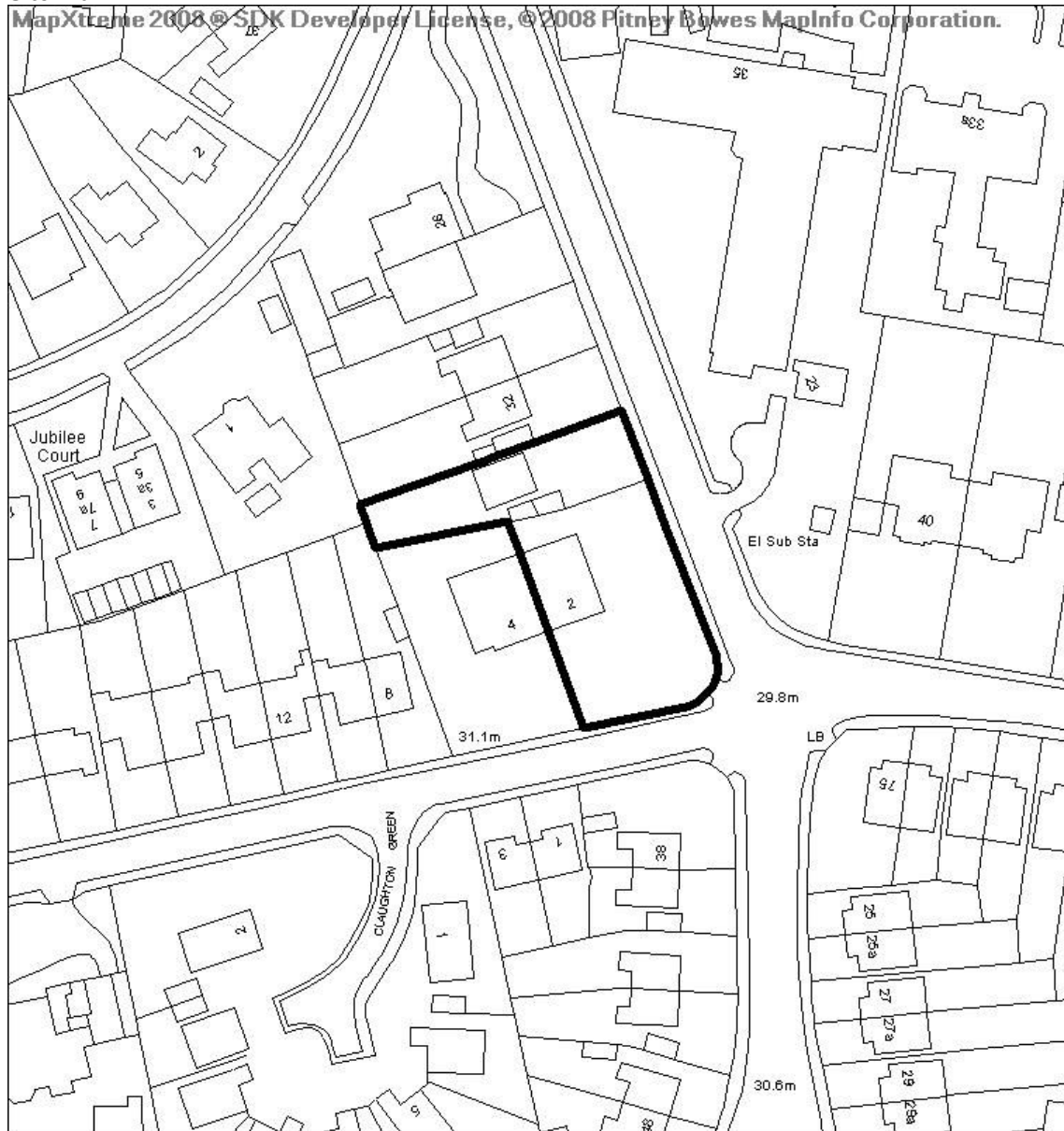
Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
Oxton

Location: 34 PALM GROVE, CLAUGHTON, CH43 1TF
Proposal: Two storey side and rear extension, single storey front extension, porch and detached garage
Applicant: Mr A Georgiou
Agent : SDA Architects & Surveyors

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area
Density and Design Guidelines Area

Planning History:

APP/06/6776 - Erection of a two-storey front, rear and side extensions and double detached garage at front - Approved 02/11/2006

APP/06/7352 - Demolition of existing dwelling and erection of new dwelling and detached double garage - Approved 30/01/2007

APP/08/5550 - Demolition of existing dwelling and erection of a new dwelling and detached garage - Approved 15/05/2008

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

Having regard to the Council's Guidance on Publicity for Applications, 13 letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, no representations had been received.

CONSULTATIONS

None to report

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

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal is for the erection of a two storey side and rear extension, single storey front extension, porch and detached garage.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy HS11 (House Extensions) of Wirral's Unitary Development (UDP) and SPG11.

SITE AND SURROUNDINGS

The site comprises a detached brick property in an area of mixed design. The application property is one of a row of more modern infill housing, similar to the flat development opposite, and adjoins a pair of grander, three storey properties to the south which are currently used as flats. The front of the site is screened by an existing brick wall of approximately 2 metres, with fencing behind up to a height of around 3 metres, making the existing dwelling partially concealed from the general street scene. The property has an existing flat roof garage at the side and there is a variety of mature trees both within the application site and on the adjoining plot at No.2 Devonshire Place which is also slightly higher.

POLICY CONTEXT

Policy HS11 of Wirral's UDP and SPG11 are directly relevant in this instance and state that extensions will be acceptable provided there would be no loss of amenity to neighbouring properties and no detrimental impact on the character of the original property or the street scene.

Policy HS11 states 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. 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.

APPEARANCE AND AMENITY ISSUES

The proposed two storey side and rear extension will occupy the gap between the existing property and the side boundary of No.2 Devonshire Place and projects beyond the existing rear wall of the house by 2.7 metres. Due to the existing house being set back approximately 3 metres behind the front wall of the adjoining pair at No.30 and No.32, the proposed projection of the single storey front extension is considered acceptable and will be in line with the remainder of the row. In addition to this, the dimensions of the proposed porch and remodelling of the front elevation is considered acceptable in design terms and will add some visual interest to the property.

Although the two storey side extension has only a lower ridge height and no first floor set back as required by Policy HS11, it is considered that due to the mix of property designs in the area, and no immediate risk of terracing to the south, it is acceptable in its current form and appears subordinate to the original property. The proposal is similar in scale and design to the previously approved applications on the site as detailed in the planning history. Both the approvals for a replacement dwelling, and the two storey extensions approved under APP/2006/6776, proposed a two storey element which projected to the boundary with No.2 Devonshire Place. The neighbouring property is in flats and has windows along its north facing elevation which are the sole outlook to the bedrooms they serve. However, No.2 Devonshire Place is a three storey building and the flats which have windows along the side facing the proposal have other front facing habitable rooms with a far better outlook.

The previous approvals on the site are a material consideration to the determination of the current proposal. As there has been no change in circumstance or policy since them gaining consent, it would be unreasonable to refuse the application on this basis. The north facing windows facing the proposed extension already have a constrained outlook and are not considered to be within a principle elevation as defined in SPG11, therefore the proposal is not considered to result in a significant loss of outlook to No.2 Devonshire Place. The projection of the two storey rear extension is 2 metres less than the previously approved application (APP/2006/6776) and is capable of retaining a 45 degree outlook to No.32.

The principle of the detached garage has already been approved under the previous approvals and has a fully hipped roof to prevent it creating a visually obtrusive feature in the street scene. In order to accord with the previously approved applications, the plans have been amended to show the detached garage set 0.6 metres away from the front boundary in order to allow for additional planting. The height and footprint of the garage is the same as previous and the majority of it will be screened by the existing front boundary treatment. The Council's Tree Preservation Officer has no objection to the proposal and a scheme of planting will be a conditional part of the approval. The terrace within the rear garden will be less than 300 mm in height and therefore does not require planning permission. The house is to be rendered as part of the proposals and this is keeping with the more modernised design. Overall, the proposals are considered acceptable in terms of scale and design, comply with Policy HS11, SPG11 and are recommended for approval.

SEPARATION DISTANCES

SPG11 states that 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. In this instance, the side gable of the proposed two storey side extension will reduce the distance between windows at No.2 Devonshire Place from 9 metres to 5 metres. The ground and first floors of the neighbouring building already have a constrained outlook and the second floor windows will look over the roof scape of the proposal. As the windows are in a side, rather than a principal elevation as defined in SPG11, and other living areas of the flats they serve enjoy a forward facing outlook, it is not considered to have a significantly adverse impact on the amenities which the occupiers of the neighbouring flats can reasonably expect to enjoy. The proposed side facing windows will be secured as obscurely glazed and top opening by condition to prevent overlooking. Overall the proposals are not considered to result in a significant loss of outlook or create direct overlooking to neighbouring properties.

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 proposal is not considered to have a significantly detrimental impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-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 proposal is not considered to have a significantly detrimental impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-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. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 25th January 2012.

Reason: For the avoidance of doubt.

3. Before the development hereby permitted is begun, full details of a planting scheme, to be placed between the front boundary and the detached garage hereby permitted, shall be submitted to and agreed in writing by the Local Planning Authority. The approved scheme shall be implemented in full before the development is brought in to use and shall be retained as such thereafter.

Reason: In the interests of amenity.

4. Prior to the extension being brought in to use, the windows in the south facing elevation of the two storey side extension hereby permitted shall be obscurely glazed and non-opening to a minimum height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS11 of Wirral's Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 16/01/2012 08:00:36

Expiry Date: 06/02/2012