

## Planning Committee

16 February 2012

**Reference:**  
**APP/11/01500**

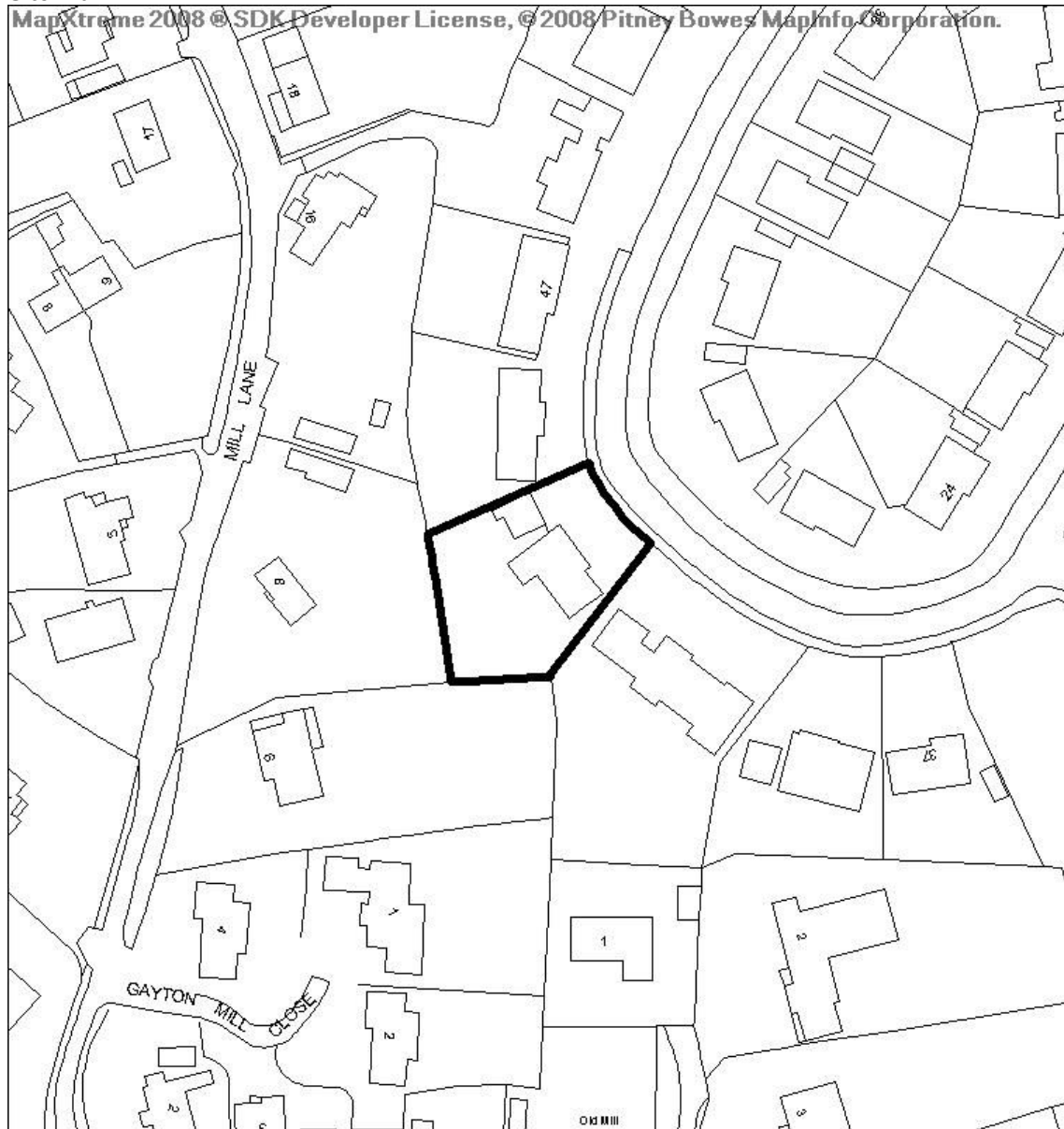
**Area Team:**  
**South Team**

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

**Ward:**  
**Heswall**

**Location:** 43 RHODESWAY, GAYTON, CH60 2UA  
**Proposal:** Single storey rear and side extensions, extension to front porch and alterations/additions to the roof at front and rear.  
**Applicant:** Mr Peter Smears  
**Agent :** SDA

### Site Plan:



**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 Guidance on Publicity for Planning Applications, 4 notifications were sent to adjoining properties and a site notice was displayed near the site - no representations have been received

**CONSULTATIONS**

No consultations necessary

**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 application is for the erection of extensions and alterations to the property. The changes include a front porch and bay window at the front, single storey rear extension to the property and to the garage, a flat roofed link between the garage and the dwelling, dormer extension at the rear and alterations to the roof at the front to create a front facing gable.

**PRINCIPLE OF DEVELOPMENT**

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

**SITE AND SURROUNDINGS**

The site lies on the south western side of Rhodesway, which is a circular road comprising of a mix of 2-storey houses and dormer bungalows.

**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 house extensions in primarily residential areas 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.

**APPEARANCE AND AMENITY ISSUES**

The alterations would change the external appearance of the dwelling with the creation of the gable feature on the front elevation, however, a dwelling on the opposite side of the road has already been extended in a similar manner and therefore the changes would not appear out of place here.

The dwellings are well spaced and therefore the rear extension would have no significant impact at either of the adjoining properties.

Overall the development is considered to be in keeping with the original design and respects the character of the street scene.

**SEPARATION DISTANCES**

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

**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 alterations and extensions complement the design of the original dwelling and would have no detrimental impact on neighbouring properties. The development 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 alterations and extensions complement the design of the original dwelling and would have no detrimental impact on neighbouring properties. The development 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:** 06/02/2012 17:25:39

**Expiry Date:** 02/03/2012