

Planning Committee

24 April 2012

Reference:
APP/12/00204

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Heswall

Location: 80 DOWNHAM ROAD SOUTH, HESWALL, CH60 5SG
Proposal: Single storey side extension for dependant relative
Applicant: Mr Derek Williams
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
HS11
SPG11

Planning History:

No related planning history

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 8 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS:

None required

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

Director's Comments:

INTRODUCTION

The proposal is for the erection of a single storey side extension, the extension is to provide private but accessible residential accommodation for a relative of the main dwelling.

PRINCIPLE OF DEVELOPMENT

The proposal is for a residential extension which is acceptable in principle.

SITE AND SURROUNDINGS

The existing property is a semi-detached house set on a corner plot, the house has an existing rear and side extension. The house plot is bounded by Downham Road South and Forest Road, the plot is angled and as such is much wider at the front of the dwelling. The house is set over 12m back from the main highway at Downham Road South and the corner plot is at an angle between 7.9m and 5.2m from the side wall of the dwelling.

POLICY CONTEXT

SPG11 - House Extensions

Great care is needed in the design of extensions on corner plots. Such plots often provide an open appearance and greenery and are prominent from both streets. The following criteria for corner plots should be met:

1. The width of the extension should not be more than half the width of the original frontage of the property.
2. The width of the extension should not be more than half the width of the side garden/plot between the property and adjacent highway.

HS11 House Extensions Policy

Proposals for house extensions will be permitted subject to all the following criteria being complied with:

(i) the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

(ii) the materials matching or complementing those of the existing building;

- (iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;
- (iv) dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof;
- (v) flat roofs being restricted to the rear or side of the dwelling and only acceptable on single storey extensions;
- (vi) 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;
- (vii) where the rear extension is two storey and the existing house semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary;
- (viii) 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;
- (ix) single storey extensions on terraced dwellings allowing an adequate area of amenity space to be retained.

APPEARANCE AND AMENITY ISSUES

The proposal is for a single storey side extension to provide additional residential accommodation, there is a private entrance at the side of the extension as well as access from the original house.

The extension projects outward to the side elevation 4.5m and has a bay window to the front that mimics the design to the main house frontage. Having regard to the current householder extension policy the house is on a corner plot and the guidance states that extensions should not extend more than half the width of the side garden or half the width of the frontage of the dwelling. At the widest point the side garden is 7.9m, the proposed extension is 4.5m from the original side elevation. Having regard to the current policy the extension should have a projection of 3.9m out to the side and is therefore 0.6m wider than the guidance note advice.

Having regard to the character of the area and the appearance of the plot, the extension retains a distance of 3.4m to the side boundary and is set back 12m from the front boundary. It is considered that the shortfall of 0.6m when taking into account the guidance that extensions should not project more than half the width of the side garden, will not result in a detrimental impact to the open character of the corner plot. This is mainly due to the design of the extension with a low pitch, retains a good distance to the side boundary and is set back from the front boundary by 12m. There are similar properties within the immediate vicinity that have had side extensions on corner plots that have a greater impact onto the open character of the two street scenes. In this instance assessing the proposal on its merits and site characteristics the resultant extension retains a good visual break and maintains the open character of the street scene.

The scale of the extension is acceptable having regard to the layout of the plot, the extension does not harm the objectives of the corner plot policy and retains a visual break between the different street scenes.

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.

CONCLUSION

Due to the scale of the plot, the siting and mass of the proposed extension are acceptable, the proposal will not harm the open appearance of either street scene. The proposed scheme is therefore acceptable in terms of Wirral's UDP Policy HS11 and does not harm the objectives of SPG11.

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:-

Due to the scale of the plot, the siting and mass of the proposed extension are acceptable, the proposal will not harm the open appearance of either street scene. The proposed scheme is therefore acceptable in terms of Wirral's UDP Policy HS11 and does not harm the objectives of SPG11.

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.

Last Comments By: 29/03/2012 15:10:54
Expiry Date: 26/04/2012