

Planning Committee

24 May 2012

Reference:
APP/12/00119

Area Team:
South Team

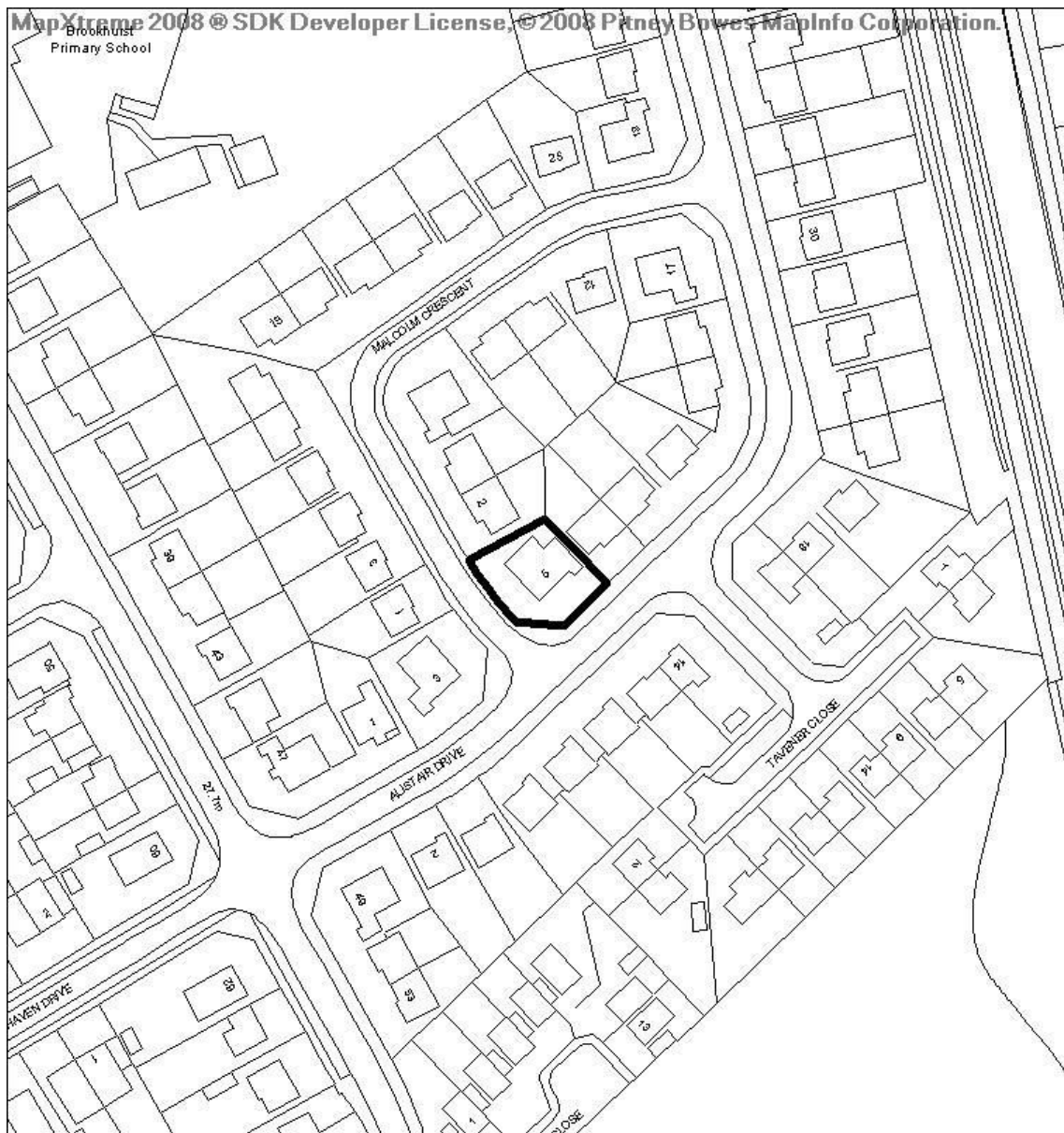
Case Officer:
Mrs J McMahon

Ward:
Clatterbridge

Location: 5 ALISTAIR DRIVE, BROMBOROUGH, CH63 0LG
Proposal: A First floor extension to provide bedrooms with a single storey extension to the left elevation. (Resubmission of original application 11/1425)

Applicant: Mr S Parker
Agent : GBS Design Services

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

APP/80//14645 - Retention of a 3ft close boarded fence - Approved 29/04/1980

APP/11/01425 - First floor and 2 storey extension to provide bedrooms, with single storey extension to the side - Withdrawn 05/01/12

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to adjoining properties and a site notice was displayed near the site. 10 letters have been received from numbers 7, 9 and 14 Alistair Drive, one letter with no number stated at Alistair Drive, 1, 2,4, 5, Malcolm Crescent, no number stated at Sunningdale Drive, 4 Woodyear Road and 2 Dearnford Avenue objecting to the proposal due to:

1. Size and design is disproportionate to the current buildings in the area
2. Will be overdeveloped and detrimental to the character of the estate
3. Loss of daylight to adjoining properties
4. No dialogue or consideration of the implications of its construction for neighbours
5. Bungalows are located on the corners of this part of the estate and they give an open aspect
6. The extension would turn the bungalow into a two-storey dwelling which is at odds with the intended design of the estate
7. Overlooking windows
8. Providing additional family accommodation will increase the pressure on the on street parking capacity
9. Building work will result in vehicles parked on the road
10. Building work will create noise and dust
11. Access to manhole/sewers may be required on their land (7 Alistair Drive)

Councillor Cherry Povall requested that the application is taken out of delegated and considered by Planning Committee on the grounds that the scale of the extension is inappropriate to the size of the plot, that it dominates the existing buildings and is so extensive that it is unneighbourly with particular regard it will have on the light and outlook from neighbours habitable rooms and as planned will result in significant overlooking of neighbouring residential property

CONSULTATIONS

No consultations necessary.

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

Councillor Cherry Povall requested that the application is taken out of delegated and considered by Planning Committee following representations she has received from local residents that the application is inappropriate to the size of the plot, that it dominates the existing buildings and is so extensive that it is unneighbourly with particular regard it will have on the light and outlook from neighbours habitable rooms and as planned will result in significant overlooking of neighbouring residential property.

INTRODUCTION

The proposal is for a first floor extension to provide bedrooms with a single storey extension to the left elevation and is a resubmission of a previously withdrawn scheme, which shows an amended design.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle, subject to meeting the criteria set out in Policy HS11 and SPG11 relating to House Extensions.

SITE AND SURROUNDINGS

The site is a corner plot occupied by a detached bungalow, which has a conservatory to the side facing Malcolm Crescent and a garage on the other side adjacent to 7 Alistair Drive. There is a bungalow on the opposite corner, 3 Alistair Drive, with two-storey semi-detached houses immediately to the north and east, which bound the application site. The area predominantly comprises two-storey houses ranging from semi-detached and detached that differ in scale and design, some of which have been extended. There is no set style or standard house type in the immediate area, some with hipped roofs and some with pitched roofs with side gables.

POLICY CONTEXT

The proposal is assessed against Policy HS11 House Extensions where it states that the scale of the extension should be appropriate to the size of the plot, not dominate the existing building and not be so extensive 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.

Supplementary Planning Guidance Note 11 (SPG11) relating to House Extensions states that great care is needed in the design of extensions on corner plots. Such plots often provide an open appearance and can be prominent from both streets and 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.

APPEARANCE AND AMENITY ISSUES

The proposal will result in a two-storey dwelling by adding a first floor to the existing bungalow. The principle of a two-storey dwelling at this location is acceptable especially as the area is predominantly two-storey. A first floor will be added which will extend above the existing side garage and this element will be set back from the main front elevation with a slightly lower ridge height. The main habitable windows at first floor level will be located at the front and side facing the road. Two first floor windows serving a bathroom and en-suite (non-habitable rooms) will be located in the side elevation adjacent to 7 Alistair Drive and a condition is proposed to ensure these are fitted with obscure glazing. Objections have been received stating concern over potential overlooking however there will be no first floor windows overlooking the adjacent houses, namely 7 Alistair Drive and 2 Malcolm Crescent.

The proposal includes a single storey extension into the side garden area facing Malcolm Crescent, which replaces the existing conservatory. The side garden measures 7 metres and the extension will project 3.5 metres, this is half the width of the garden area at the side. The main frontage of the house is 8 metres and as such the width of the side extension is less than half the width of the house and is in accordance with the guidance relating to corner plots.

Objections have been received relating to the size and scale of the proposal and that it will be over development detrimental to the character of the area. The first floor extension will not raise the height of the property any higher than the adjacent houses and as such will not have any greater impact on the character of the area than the existing two-storey development in the area. Other objections relate to the fact that there are bungalows on corner plots and turning the bungalow into a two-storey house is not in keeping with the original design of the estate. Householders can extend their properties provided that certain criteria is met relating to their impact on amenity and the character of the area. The properties in this estate vary in scale and design and many have been extended, as such there is no uniform design that needs to be maintained. In this case the design, scale and use of materials is considered typical and in keeping with the area and does not represent an overdevelopment of the plot.

An objection has been made relating to the pressure on the on-street parking as a result of the increase in family accommodation. There is adequate parking provided within the curtilage of the site,

including a garage and there is no reason why the extension will result in parking on the road.

Objections relating to lack of dialogue or consideration of the implications of the construction and potential nuisance and increase in traffic due to building works is not a planning matter relevant to the determination of this proposal. Likewise gaining access to the adjacent property is not a planning issue but a civil matter between the parties.

SEPARATION DISTANCES

SPG11 sets out that where habitable room windows directly face each other a distance of 21m should be achieved. Main habitable room windows should be at least 14 metres from any blank gable. In this instance the proposed rear elevation will face towards 2 Malcolm Crescent, there are no proposed first floor windows in this elevation and as such there is no issue of overlooking. The habitable room first floor windows at the front will be a distance of 28 metres from the houses opposite. The first floor windows on the side elevation will be a distance of 23 metres from the bungalow on the opposite corner. As such the required separation distances are achieved.

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 to provide first floor accommodation and a single storey side extension will not result in a development that is out of keeping or detrimental to the character of the area. The development will not result in an over dominant feature or result in any overlooking that would be detrimental to the amenities of the occupiers of adjacent properties. The proposal accords with Policy HS11 and SPG11 House Extensions and is recommended accordingly.

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 to provide first floor accommodation and a single storey side extension will not result in a development that is out of keeping or detrimental to the character of the area. The development will not result in an over dominant feature or result in any overlooking that would be detrimental to the amenities of the occupiers of adjacent properties. The proposal accords with Policy HS11 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. Before any construction commences, samples of the facing materials to be used in the external construction of this development shall be submitted to and approved in writing by

the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS11 of the Wirral Unitary Development Plan.

3. Before the development hereby permitted is brought into use the two first floor side windows on the east elevation facing 7 Alistair Drive shall be fixed shut and obscurely glazed with frosted glass and shall be retained as such thereafter.

Reason: In the interests of residential amenity and to prevent overlooking having regard to policy HS11 of the Wirral Unitary Development Plan

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 1 February, 2012.

Reason: For the avoidance of doubt and to define the permission.

Further Notes for Committee:

Last Comments By: 07/03/2012 14:28:19
Expiry Date: 28/03/2012