

Planning Committee
24th May 2012

Reference:
APP/12/00260

Area Team:
North Team

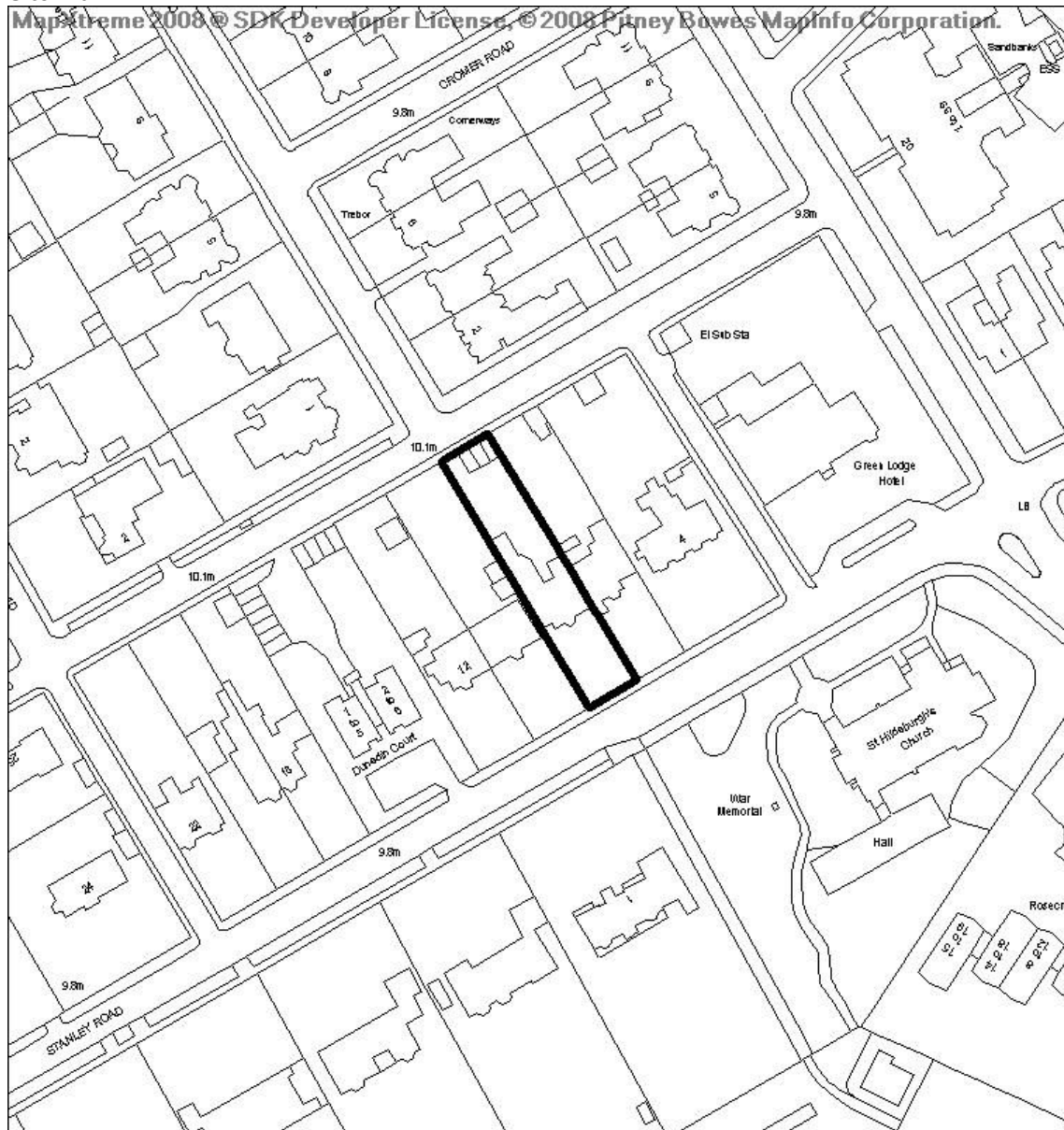
Case Officer:
Miss S McIlroy

Ward:
Hoylake and Meols

Location: 8 STANLEY ROAD, HOYLAKE, CH47 1HW
Proposal: Erection of a single storey rear extension, demolition of existing detached garages and erection of a new double garage/BBQ room, rear wall with gate opening, new front porch (replacement), and installation of a first-floor rear facing balcony.

Applicant: Mr Martin Scott
Agent : Mr P Scott

Site Plan:



Development Plan Designation:

Density and Design Guidelines Area
Primarily Residential Area

Planning History:

APP/01/06901 - Demolish existing garage and erect a new garage and gates - Approved - 20/11/2001

APP/06/07326 - Demolish existing garage and erect a new garage and gates (Renewal of existing permission APP/01/06901) - Approved - 12/01/2007

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

Having regard to the Council's Guidance on Publicity for Applications, 8 letters of notification were sent to occupiers at neighbouring properties and in addition a Site Notice was displayed. As a result two objections have been received, from 10 and 12 Stanley Road. Representations can be summarised as;

- The proposed balcony creating overlooking to rear gardens
- Loss of privacy
- Significantly reduce the residential amenity
- Un-neighbourly
- Balcony would result in the loss of a large bay window that is an important element in shaping the character and appearance of the existing house
- Proposed BBQ area described as a room which is confusing and contradictory

Further objections were received from the occupiers at 10 Stanley Road and 12 Stanley Road, which raised concerns relating to the proposed balcony overlooking neighbouring properties.

Additionally, Councillor John Hale has requested this application be removed from delegation and considered by the Planning Committee following representations he has received from local residents in relation to the proposed balcony which they consider would overlook their properties and is in itself out of character with the building and therefore should be heard by the full Planning Committee.

CONSULTATIONS

The Kings Gap Conservation Area - Stated that the garage should be in keeping with the street scene of Barton Road, the proposed balcony would appear to be unsympathetic and out of character with the existing property which would lead to loss of privacy of 10 Stanley Road. Concern was also raised in relation to the front extension, however it was noted that this extension would not have any significant impact on the Conservation Area.

Conservation (Internal) - Raised no objection subject to conditions

Director of Technical Services (Traffic and Transportation Division) - Raised no objections

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

Councillor John Hale has requested this application be removed from delegation and considered by the Planning Committee following representations he has received from local residents in relation to the proposed balcony which they consider would overlook their properties and is in itself out of character with the building and therefore should be heard by the full Planning Committee.

INTRODUCTION

The proposal seeks planning permission for the erection of a single storey rear extension, demolition of existing detached garages and erection of a new double garage/BBQ room, rear wall with gate opening, new front porch (replacement) and installation of a first-floor rear facing balcony. Amended plans have been received. The roof of the proposed garage has now been reduced in height and

achieves a more shallow pitch, in addition the rear wall and gate opening has been amended and now has a more 'simplified' appearance. With regards to the proposed balcony area, the scale and height of this proposal remains the same as what was originally submitted, however the material of construction has been amended so this part of the development would be constructed from timber and the existing bay window would remain.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable, subject to relevant policies contained within Wirral's Unitary Development Plan.

SITE AND SURROUNDINGS

8 Stanley Road sits within the Kings Gap Conservation Area, the building itself is a large detached Victorian dwellinghouse that is in the process of being refurbished.

The property is sited on a large plot with the front garden measuring approximately 18 metres in length and the rear measuring 20 metres. The property is screened to the front with various shrubbery and the rear boundaries are screened by brick walls and tree screening. The existing rear boundary consists of flat roof garages which almost gives an 'industrial' feel to the area and brick wall screening.

There are several examples of various detached garages and brick wall screening within the area which forms the street scene of Barton Road.

The rear elevation projects approximately 14 metres beyond the rear elevation of 10-12 Stanley Road. Additionally there are detached outbuilds sited in the rear garden of 10 Stanley Road, which project alongside the north eastern boundary.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area and The Kings Gap Conservation Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. CH2 - Development Affecting Conservation Areas, HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

The National Planning Policy Framework deals with preserving and enhancing the historic environment. The aim of this policy in relation to heritage is that the historic environment and its heritage assets should be conserved and enjoyed for the quality of life they bring to this and future generations.

UDP Policy CH2 considers when granting consent that special regard will be given to matters of detailed design, especially within the main frontages and prominent elevations. Quality and type of materials proposed should be used within construction.

UDP Policy HS11 considers house extensions should be designed in such a way as to have no significantly adverse effect on the appearance of the original property, the amenities of neighbouring properties, particularly through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11.

APPEARANCE AND AMENITY ISSUES

The design of the garage as originally proposed was considered to be unacceptable in both scale and design. It was grand in scale and ornate in detail which would have lead to creating an alien appearance to the street scene of Barton Road. Many of the garages along this stretch of road have been set within the boundary wall and incorporate flat roofs. The existing garage generally follows this design precedent and is inoffensive in terms of scale but however, is a visual detraction as it is of an inappropriate design and material finish.

The garage roof has now been reduced, in this respect two options have been proposed in amended plans, a 30 and 22 degree pitch. Visually, there is a little difference between the two options, however option A, the 30 degree pitch is the preferred design. The height of the proposed garage would still measure some 4.6 metres at the highest point, however the street scene is mixed and inconsistent with a range of varied garages. It is considered that the alteration to the roof has significantly reduced

the overall scale of the garage, which has now addressed the original concerns. The overall design has also been reviewed and simplified. The detailing including the wrought iron decorative railings (on garage and wall) and the ornate chimney have all been removed to ensure that the garage appears more subordinate and does not appear unduly prominent within this particular stretch of Barton Road. The proposed materials are also considered acceptable with the elevation facing Barton Road faced in sandstone and timber garage doors. Although annotated as such on the drawing it is considered reasonable to impose planning conditions to control the quality of the materials. Overall, original issues concerning this part of the development are considered to have been addressed and now complies with relevant Council policies.

The rear balcony has also been amended. It was considered that the bay window played a key feature of the rear elevation of the existing property, therefore due to this it is now to be retained as part of the proposal. The design of the balcony has now been amended and the contemporary glass balustrade that was out of keeping with the scale and character of the existing property has now been removed and replaced with a more appropriately detailed timber balustrade. Objections have been received in relation to the proposed balcony overlooking the rear gardens of neighbouring properties. However, it is considered that as the rear elevation of 8 Stanley Road already projects approximately 14 metres beyond the neighbouring properties rear elevations the main area the proposed balcony would overlook is half way down the rear gardens. If a condition were to be attached to introduce a 1.8 metre high frosted glass screening on either sides of the balcony area the level of overlooking would be minimal. Therefore, in relation to the submitted amendments and the screening condition it is considered that concerns raised do not warrant a refusal on the application. A condition would be imposed to require a more detailed drawing of this area - at a scale of 1:20, clearly detailing the profile/dimensions and finish of the balcony and balustrade.

The proposed single storey rear extension would not be prominent to the street scene of Barton Road as the proposed garage a brick wall would fully screen this part of the development. In terms of this extensions scale, it is considered acceptable and should have minimal impact to the amenities of the neighbouring property, 6 Stanley Road due to the rear elevation of this property sufficiently screening the majority of the proposal. Additionally, the existing two-storey rear element of the application property would fully screen the proposed rear extension from the occupiers at 10 Stanley Road. Overall, the rear extension is considered acceptable. It is not visible in relation to the streetscene or conservation area and therefore has no visual impact. It is however considered to be of an acceptable design that relates well to the existing property.

The front porch is considered acceptable. The relationship with the main dwelling is a little awkward and could have been improved but this element of the works has been completed and it is not considered to result in any impact significant enough to justify enforcement action.

The proposals do not result in any detrimental impact on the visual amenity of the conservation area or the architectural integrity of the existing property and therefore have no objection to the proposals subject to conditions.

Overall, the proposed development is acceptable in design terms and should not affect the occupiers of neighbouring properties, the design of the house or the character of the area.

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 proposal is not considered to have a harmful visual impact on its surroundings, to the Kings Gap Conservation Area or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The overall development complies with CH2 and HS11 of Wirral's Unitary Development Plan and SPG11 for House Extensions and is therefore considered acceptable.

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 harmful visual impact on its surroundings, to the Kings Gap Conservation Area or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The overall development complies with CH2 and HS11 of Wirral's Unitary Development Plan and SPG11 for House Extensions and is therefore considered acceptable.

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 permitted shall be built in accordance with details shown on plans submitted to and received by the Local Planning Authority dated 19th April 2012.

Reason: For the avoidance of doubt

3. The detached garage shall be built in accordance with details shown as 'Option 2' on amended plan received by the Local Planning Authority dated 19th April 2012.

Reason: For the avoidance of doubt

4. The rear balcony shall be built in accordance with details shown on amended plan received by the Local Planning Authority dated 19th April 2012.

Reason: For the avoidance of doubt

5. The material used within the external finish of the balcony shall be timber and shall be stained with a suitable colour to be agreed in writing with the Local Planning Authority in accordance with details shown on amended plan received by the Local Planning Authority on 19th April 2012.

Reason: For the avoidance of doubt and to ensure a satisfactory form of development

6. Prior to the balconies first use, a 1.8 metre high frosted glass screening or close timber board screening shall be erected along the north east and west side of the platform area facing towards 6 Stanley Road and 10 Stanley Road.

Reason: To protect the amenities of neighbouring residential properties

7. Before the development commences a detailed drawing at a scale of 1:20 showing the dimensions and finish of the balcony and balustrade shall be submitted to and approved in writing by the Local Planning Authority. The balcony and balustrade shall be implemented in accordance with the approved detail, and retained as such thereafter.

Reason: In the interests of Kings Gap Conservation Area and to ensure a satisfactory form of development

8. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19 April, 2012 (as amended).

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

Last Comments By: 13/04/2012 08:22:44

Expiry Date: 25/04/2012