

**Planning Committee**

24 May 2012

**Reference:**  
**APP/12/00251**

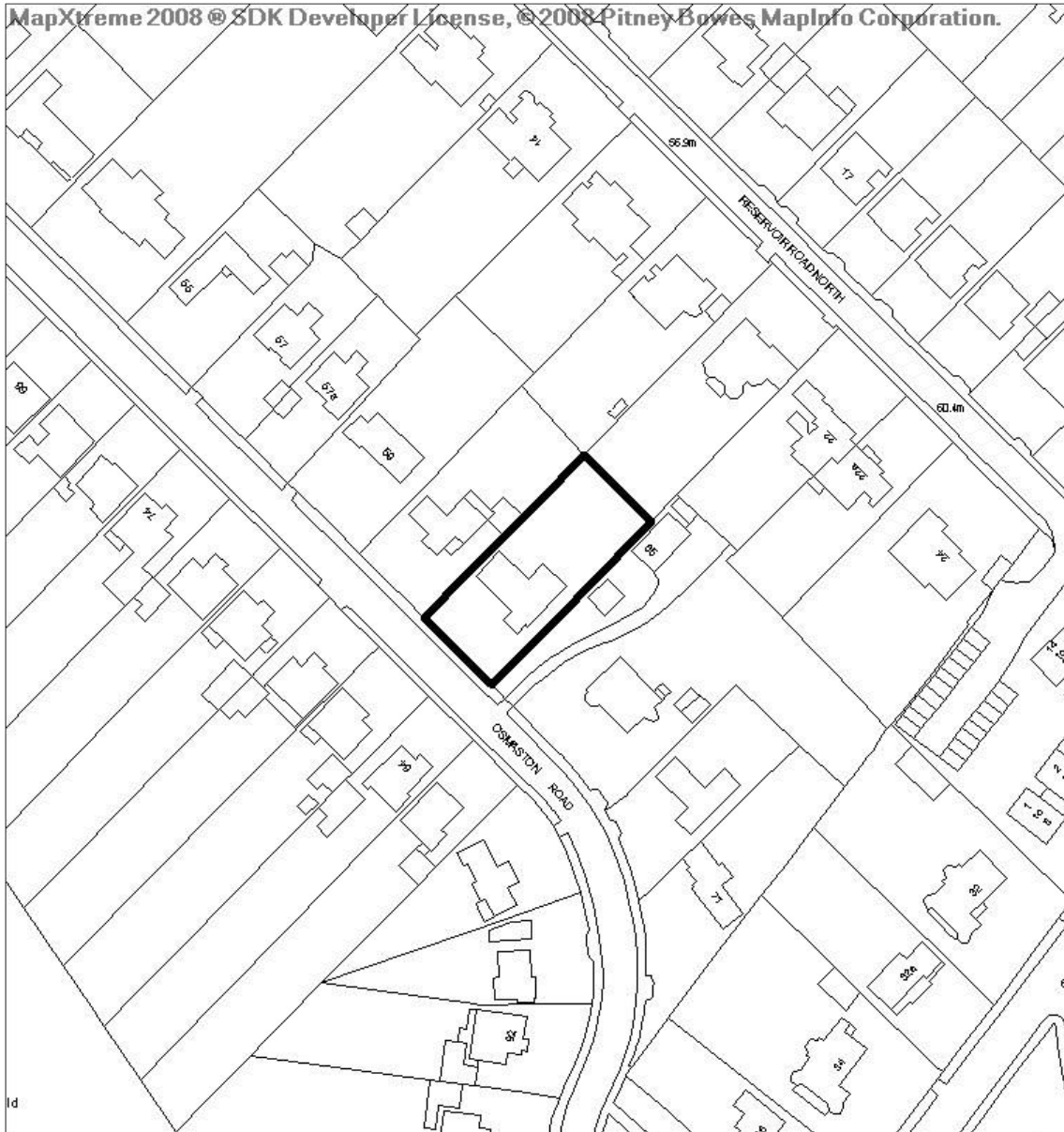
**Area Team:**  
**South Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Prenton**

**Location:** 63 OSMASTON ROAD, PRENTON, CH42 8LR  
**Proposal:** Single storey side and rear extension with dormer loft conversion  
**Applicant:** Mr Graham Barton  
**Agent :** SDA

**Site Plan:**



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**Development Plan Designation and Policies:**

Primarily Residential Area  
HS11  
SPG11

**Planning History:**

No previous planning history.

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regard to the Council Guidance on Publicity for Applications, 9 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

**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 a single storey side and rear extension as well as alterations to the roof which includes front and rear dormers as well as a gable front extension above an existing single storey front extension.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for alterations and extensions to a dwelling which is acceptable in principle.

**SITE AND SURROUNDINGS**

The property is a detached bungalow set on a relatively large plot, set back from the road and with a large rear garden, other than the dwelling at number 65 the neighbouring properties are all detached houses.

**POLICY CONTEXT**

HS11 House Extensions

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 introduces living accommodation within the roof space with dormer window extensions, the roof height is to remain the same at 6m, the front elevation is altered to extend above the single storey front extension and create a front projecting gable.

To the rear and side there is a single storey extension proposed, the rear extension projects outward 5m and in fills an existing dog leg to the rear of the house, the rear extension is to the north rear corner and the side extension is located to the south east facing side elevation.

The remodelling of the dwelling is acceptable in terms of visual impact, the resultant dwelling is attractive and would not dominate the neighbouring properties. The changes to the dwelling create a more usable property without having an overbearing impact onto the plot or the neighbouring properties. The relationship the dwelling has with the neighbouring houses and the plot lends itself to be extended in this way, the proposed dormer extensions also retain outlook and do not introduce a harmful level of overlooking.

#### **SEPARATION DISTANCES**

The proposal includes the introduction of windows to the first floor both front and rear elevations, the interface distance to the rear is 52m and 36m to the front, the properties facing the bungalow at number 63 are two-storey dwellings. The proposed alterations meet the separation distances set out in Supplementary Planning Guidance SPG11 of 21m habitable window to habitable window.

#### **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**

The overall remodelling of the dwelling is appropriate in terms of appearance and scale, the extensions are acceptable having regard to UDP Policy HS11 and 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:-

The scale and appearance of the extensions is acceptable in terms of impact onto the neighbouring properties and the character of the area taking into account Wirral's UDP Policy HS11 and associated 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.

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 February 2012 and listed as follows: 15\_2012\_01 (dated 06.02.2012); 15\_2012\_02 (dated 06.02.2012) & 15\_2012\_03 (dated 06.02.2012)

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

**Last Comments By:** 03/04/2012 09:06:46

**Expiry Date:** 23/04/2012