

**Planning Committee**

24 May 2012

**Reference:**  
**APP/12/00438**

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

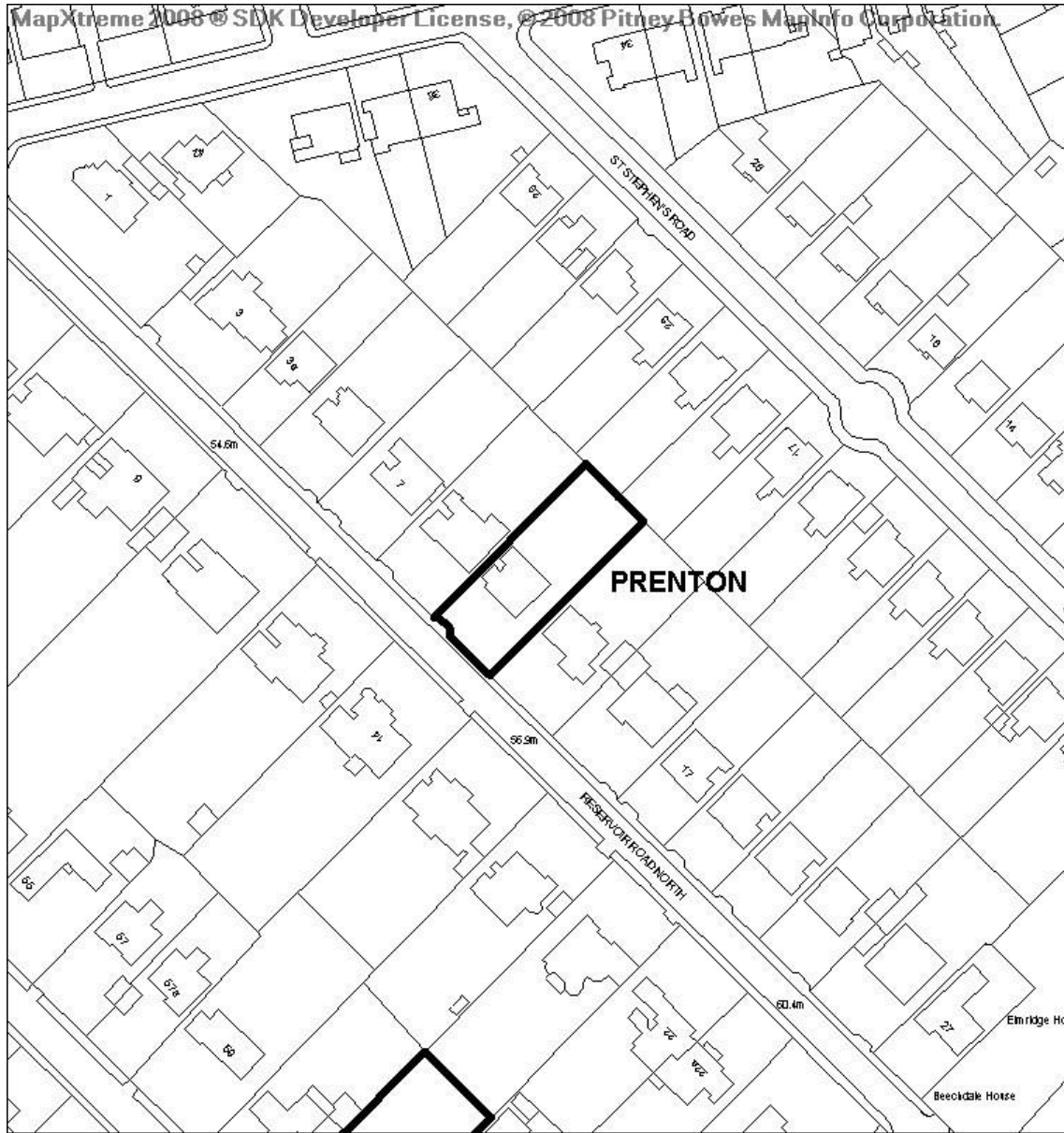
**Case Officer:**  
**Ms C Berry**

**Ward:**  
**Prenton**

**Location:** 11 RESERVOIR ROAD NORTH, PRENTON, CH42 8LT  
**Proposal:** Double storey rear and side extensions and internal alterations with roof dormers provision of second vehicular access and drive and single storey building to the side

**Applicant:** Mrs Muniamah Ganapathy  
**Agent :** SDA

**Site Plan:**



**Development Plan Designation:**

Primarily Residential Area

**Planning History:**

APP/12/00096 - Double storey rear and side extensions and internal alterations with front roof dormers, withdrawn 8/03/2012

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 10 notifications were sent to adjoining properties and a site notice was displayed near the site. Three letters have been received from the occupiers of 9 and 10 Reservoir Road and 21 St Stephens Road objecting to the proposal due to (summarised):

1. The extensions do not respect the urban grain of the road and would harm the streetscene
2. Scale and massing of the extension is inappropriate
3. Overshadowing and loss of light
4. Overlooking of private amenity area
5. Poor design that is not inkeeping with the character of the area
6. Little difference to the previously withdrawn application

**CONSULTATIONS**

United Utilities have no objection to the proposal.

**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 two-storey rear extension and side extensions with roof dormers, alteration of front driveway, front porch and includes a single storey building located at the side of the house. The proposal is a resubmission of a previously withdrawn planning application. This proposal has been amended to reduce the scale of the two storey rear extension and front dormer windows.

**PRINCIPLE OF DEVELOPMENT**

The principle of extending the property is acceptable having regard to Policy HS11 House Extensions

**SITE AND SURROUNDINGS**

The property is detached set in a row of detached houses that differ in size and design, some have been previously extended. The plot sizes are similar, all afforded with relatively sizable rear gardens. The existing house has a bay at the front with an integral garage, with vehicular access onto the front driveway.

**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 arranged to result in significant overlooking of neighbouring residential property. Where dormer windows are proposed, these should be restricted to the rear, accept where they are a feature in the area.

**APPEARANCE AND AMENITY ISSUES**

The proposed two-storey rear extension has been reduced in scale compared to the previously withdrawn application as the first floor element is now set in from each side of the house and there are no windows located on the side elevations. As such there will be minimal impact on the amenity of the neighbours located at either side in terms of overshadowing or overlooking. The two-storey side extension will be located 1 metre away from the side boundary with 13 Reservoir Road North, there

are no habitable first floor windows proposed that will result in overlooking. The single storey building will be located adjacent to the boundary with 9 Reservoir Road and extends almost the length of the house into the garden area at the rear. As the building is single storey, there will be no detrimental impact to the amenity of the occupiers of 9 Reservoir Road. The proposal results in the house extending across the majority of the width of the plot allowing for a metre at one side. This is similar to the orientation of houses in the immediate area that have also been extended to take up the majority of the plot.

The proposal includes a rear dormer and two front dormer windows, Policy HS11 states that dormer windows should be restricted to the rear. However, proposals for front dormers have been allowed where they are a feature in the area. In this case, front dormers exist along this part of Reservoir Road and in the adjacent streets. As such, it would be unreasonable to refuse the proposal as it includes front dormers where they are a feature in the street scene.

Objections have been received stating that the proposed extensions would harm the street scene and they do not respect the urban grain of the road. As stated above, the houses along this row and opposite the road have been extended and this proposal is not significantly different or out of keeping with the character of the street scene. Likewise, the scale and massing is not such that would result in any harm in terms of overshadowing. Objections include the issue of overlooking, there are no habitable room windows proposed in the side elevations to result in overlooking of the houses either side and a condition is proposed to ensure that these windows will be obscurely glazed. The proposed rear windows, including the rear dormer will not increase the overlooking of private amenity space especially when compared to the existing rear windows. In addition there is a distance of 45 metres to the house located immediately to the rear on St Stephens Road. The objection states that the proposal is a poor design that is not inkeeping with the character of the area. The design of the extension is typical of similar extensions in the area and is not considered to be out of keeping with the character of the area.

#### **SEPARATION DISTANCES**

The proposal will result in first floor rear windows including a roof dormer window. The two-storey rear extension will project 4 metres into the garden/patio area and will be a distance of 45 metres from the houses at the rear in St Stephens Road.

#### **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**

It is considered that the proposal accords with Policy HS11 House Extensions as it will not result in any harm to the amenities of the occupiers of the adjacent houses in terms of overlooking and overshadowing. The design and scale of the proposal is similar to existing extensions in the immediate area and will not be out of keeping with the character of the area. Front dormer windows are a feature within the vicinity and as such the proposed front dormers are considered acceptable. The proposal is therefore recommended for approval.

#### **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:-

It is considered that the proposal accords with Policy HS11 House Extensions as it will not result in any harm to the amenities of the occupiers of the adjacent houses in terms of overlooking and overshadowing. The design and scale of the proposal is similar to existing extensions in the

immediate area and will not be out of keeping with the character of the area. Front dormer windows are a feature within the vicinity and as such the proposed front dormers are considered acceptable.

**Recommended Decision:**            **Approve**

**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 all the first floor windows in both side elevations facing 9 and 13 Reservoir Road shall be fixed shut and obscurely glazed with frosted glass and shall be retained as such thereafter.

**Reason:** To prevent overlooking in the interests of residential amenity 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 27 March 2012 and listed as follows: 164\_2011\_01 (dated 18.01.2012) & 164\_2011\_02 (dated 18.01.2012)

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

**Last Comments By:** 02/05/2012 16:21:16  
**Expiry Date:** 22/05/2012