

Planning Committee

28 June 2012

Reference:
APP/12/00468

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Heswall

Location: 74 OLDFIELD DRIVE, HESWALL, CH60 9HA
Proposal: Remodelling of existing dwelling including a two-storey side extensions, front dormer window extensions, a rear balcony and a single storey rear extension.

Applicant: Mr John Sweeney
Agent : Hughes Project & Management

Site Plan:



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Development Plan allocation 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, 5 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 3 objections have been received, listing the following grounds:

1. Overlooking/loss of privacy to Ginns Croft due to balcony
2. Overbearing
3. Detrimental extent of remodelling on to the character of the area
4. Additional windows results in loss of existing privacy

Wirral Wildlife: Comments due to an SBI located to the south west of the plot - badger protection conditions.

The Heswall Society: No specific objection however feel that the roof could be softened in terms of impact and appearance.

CONSULTATIONS:

None required.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Hodson requests the application be referred to Planning Committee due to the unneighbourly aspect of the development.

INTRODUCTION

The proposal is for the remodelling of the original dwelling. The changes proposed include; two-storey side, front and rear extensions with front dormer windows, a rear balcony and a single storey rear extension.

PRINCIPLE OF DEVELOPMENT

The dwelling is located within the designated Primarily Residential Area, the proposal is to extend an existing dwelling therefore the principle of development is acceptable.

SITE AND SURROUNDINGS

The existing dwelling is a detached two-storey house, the neighbouring properties are detached but all vary in terms of scale and size. The property is located on Oldfield Drive opposite the corner where Oldfield Drive meets Greenfield Lane, the houses on this side of Oldfield Drive and Greenfield Lane rear on to an open field that adjoins land designated as Special Biological Interest (SBI).

POLICY CONTEXT

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 the remodelling of the existing two-storey dwelling, the footprint of the structure does not change dramatically however the design and impact of the house is greatly altered as the first floor is increased in terms of roof scale and upper floor use. The width of the house remains the same on the plot with alterations to the front including additional living accommodation at first floor, the proposal includes a two-storey stairwell to the central elevation and a dormer addition to bedroom 1 to create a shower room, to the rear of bedroom 1 is a part enclosed balcony. To the northern side, above the original flat roof garage is an additional bedroom (bedroom 4).

The house has good distances set between the side elevation of the houses on either side, to the two-storey section of Maenporth the houses are set 9m from each other and 8m to the side elevation of 76 Oldfield Drive. Although the house includes the raising of part of the roof in some areas of the house the side distances between the houses is retained, the additional side window to proposed bedroom 4 is a secondary window however due to its design and location will be conditioned as fixed and obscurely glazed to reduce any additional level of overlooking.

The bulk of the house has a visually greater impact due to its comparison in scale to the original house, the original house is predominantly ground floor, the remodelling creates a larger upper floor and whilst the house is larger in terms of its visual impact the new dwelling is not overbearing and does not have a detrimental impact onto the neighbouring properties having regard to outlook, privacy and dominance. The remodelled building is well contained in relation to the original footprint of the house and does not come closer to either property to the side.

The balcony to the rear has a solid wall to the south elevation and will not create any additional overlooking to number 76 Oldfield Drive, the extensions to the house do not harm the neighbouring properties, the alterations to the front elevation do not bring the house any further forward than the established building line, the plot can withstand the changes proposed to this dwelling and as such the scheme is compliant to Wirral's UDP Policy HS11 and SPG11.

SEPARATION DISTANCES

The plot itself is large and the house set a good distance into the plot from the highway the new windows to the front elevation are set over 45m from the dwellings opposite. The rear of the property looks out over fields, the alterations include a rear balcony that is only open to the rear (west) and north towards Maenporth, the side elevation of the balcony is located 15m from the side boundary with Maenporth. As such the proposed alterations and additional windows to the remodelled dwelling meet the separation/interface distances set out in SPG11 of 21m habitable room window to habitable room window and 14m habitable room window to blank wall.

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 increase in scale and changes to the appearance of the dwelling are acceptable in terms of the relationship with the original house and the neighbouring properties. The extensions are therefore acceptable having regard to Wirral's 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 increase in scale and changes to the appearance of the dwelling are acceptable in terms of the relationship with the original house and the neighbouring properties. The extensions are therefore acceptable having regard to Wirral's UDP Policy HS11 and 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 3 April 2012.

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

3. The side window to bedroom 4 as shown on the plans facing north towards Maenporth, Greenfield Lane, shall be of fixed and obscure glazing on insertion into the hereby approved extension and retained as such thereafter.

Reason: In the interests of residential privacy having regard to Wirral's UDP Policy HS11.

4. Works approved as part of this planning application shall only take place between 8.00 hours and 18.00 hours.

Reason: Protection of badgers.

5. With regards to the work hereby approved, any holes, trenches left open overnight to have a means of escape provided e.g a wide scaffold plank and any materials especially those containing lime to be stored so that badgers cannot access them.

Reason: Badger Protection

Last Comments By: 30/05/2012
Expiry Date: 29/05/2012