

**Planning Committee**

28 June 2012

**Reference:**  
**APP/12/00402**

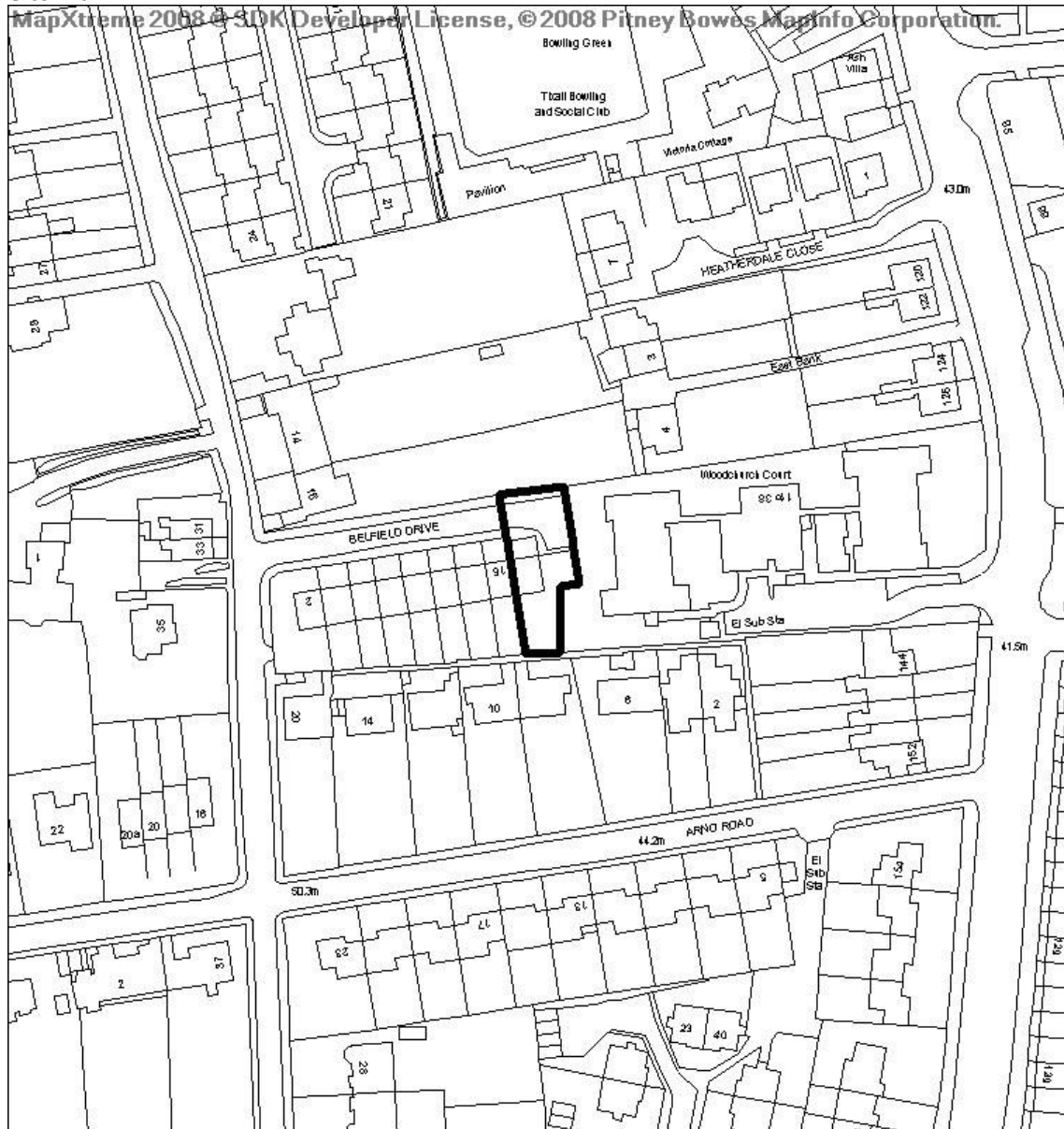
**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Lacey**

**Ward:**  
**Oxton**

**Location:** 18 BELFIELD DRIVE, OXTON, CH43 5SJ  
**Proposal:** Proposed garage conversion, single-storey rear extension, new garage and area of extended decking to rear.  
**Applicant:** Mr Graham Bennet  
**Agent :** SDA

**Site Plan:**



**Development Plan allocation and policies:**

Conservation Area (for illustrative purposes)  
Density and Design Guidelines Area  
Primarily Residential Area

**Planning History:**

APP/93/06699 Erection of a car port Approved 20/12/1993

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS:**

Having regard to the Council's Guidance on Publicity for Applications, 40 notifications were sent to adjoining properties. A Site Notice was also displayed. No objections were received. One letter of support has been received from No.16.

**CONSULTATIONS:**

None

**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 application proposes a garage conversion, single-storey rear extension, new garage and area of extended decking to rear.

**PRINCIPLE OF DEVELOPMENT**

The proposal is acceptable in principle.

**SITE AND SURROUNDINGS**

The site comprises of a brick/render three-storey townhouse situated at the end of a terrace. The site is designated Oxtan conservation area. The land slopes down to the east. The building to the east (Woodchurch Court) is a large two-storey building split into 38 flats. There are windows to the west elevation. The property to the rear (No.8 Arno Road) is 16m away from the original dwelling. There are no dwellings directly opposite the proposal.

**POLICY CONTEXT**

The application shall be assessed against policy HS11 House Extensions and CH2 Development Affecting Conservation Areas of the adopted Wirral Unitary Development Plan and SPG11 House Extensions.

Policy HS11 sets out house extensions will be permitted subject to the criteria of scale, materials and design. SPG11 sets out single storey rear extensions should not project more than 3m from the rear elevation of the original building.

**APPEARANCE AND AMENITY ISSUES**

The proposed garage conversion is considered acceptable. The proposed window in the front elevation reflects the existing windows and will not result in direct overlooking or loss of privacy. The new garage single-storey side extension is considered acceptable in scale and design and the flat roof reflects the original roof design. The proposal does not result in an overbearing feature to the original property and is not considered detrimental to the amenity of neighbouring properties.

The single-storey rear extension projects 2.5 metres across the width of the property and complies with policy SPG11. It's lean-to roof is considered acceptable in scale and design, and the structure is not considered to form an overdominant feature when viewed from surrounding properties. The rear windows are not considered to harm the character of the conservation area. The property to the rear No.8 Arno Road is 16 metres away. The proposal is considered acceptable as it is single-storey and replaces an existing conservatory. There are no permitted development right restrictions on the property and a larger rear extension could be built without requiring planning permission.

The decking is to be extended to the east, and is raised 0.7 metres above ground level due to the natural gradient of the land. The decking is 14.5 metres away from the rear windows of the flats on Woodchurch Road. The scale and height of the decking is not considered to result in significant overlooking or loss of privacy to the flats at Woodchurch Court.

#### **SEPARATION DISTANCES**

SPG11 sets out habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. If there are differences in land levels or where development adjoins that of different ridge height, such as three-storey development adjacent to two-storey property, a greater separation should be provided. For every metre difference in ridge height (or part thereof) the above distances should be increased by 2 metres.

#### **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 considered acceptable in scale and design and is deemed not to have a harmful visual impact on its surroundings or the character of the Conservation Area. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal complies with policies CH2 Development Affecting Conservation Areas, HS11 House Extension of the adopted Wirral Unitary Development Plan, SPG11 House Extensions, and the National Planning Policy Framework.

#### **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 considered acceptable in scale and design and is deemed not to have a harmful visual impact on its surroundings or the character of the Conservation Area. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal complies with policies CH2 Development Affecting Conservation Areas, HS11 House Extension of the adopted Wirral Unitary Development Plan, SPG11 House Extensions, and the National Planning Policy Framework.

**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 16 April 2012 and listed as follows:  
37\_2012\_01 (dated 27.02.2012); 37\_2012\_02 (dated 27.02.2012) & 37\_2012\_03 (dated 27.02.2012)

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

3. The garage door hereby permitted shall be metal or timber, unless otherwise agreed with the Local Planning Authority, and retained thereafter.

**Reason:** To protect the character of the Oxtun Conservation Area and in accordance with policy CH2 of the adopted Wirral Unitary Development Plan

**Further Notes for Committee:**

**Last Comments By:** 31/05/2012 10:46:04  
**Expiry Date:** 11/06/2012