

# Planning Committee

28 June 2012

**Reference:**  
**APP/12/00477**

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

**Case Officer:**  
**Miss K Elliot**

**Ward:**  
**Moreton West and  
Saughall Massie**

**Location:** 11 HARLIAN AVENUE, MORETON, CH46 0RT  
**Proposal:** Erection of two storey side extension  
**Applicant:** Mr Peter Holme  
**Agent :** SDA

## Site Plan:



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## Development Plan allocation and policies:

Primarily Residential Area

**Planning History:**

None.

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

Having regard to the Council's Guidance on Publicity for Applications, four letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, no representations had 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 the erection of a two storey side extension.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable subject to Policy HS11 (House Extensions) of Wirral's Unitary Development Plan (UDP) and SPG11.

**SITE AND SURROUNDINGS**

The site comprises a semi-detached property in a road of similar design houses. Harlian Avenue is a narrow side road which is tucked away from the main street scene of Meadowbrook Road. Other properties in the road have been extended but mostly at single storey and to the side or rear. No.9 has recently gained planning permission for a two storey side extension. The application property benefits from a large plot with plenty of amenity space and off street parking. There are no immediate neighbouring properties to the north west or south west of the site. There are mature trees along the north western boundary.

**POLICY CONTEXT**

The proposal relates to a two storey side extension, therefore Policy HS11 and SPG11 are directly relevant in this instance. In its criteria for development of this nature it outlines that 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 metre from the front elevation and 1 metre from the common boundary; or at least 2 metres from the front elevation. This is supplemented by SPG11 which recommends that they have a lower ridge height and retains 1 metre to the side boundary for maintenance purposes. In more general terms Policy HS11 and SPG11 state that the scale of the extension must be appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly.

**APPEARANCE AND AMENITY ISSUES**

The proposed two storey side extension will occupy part of the gap between the existing gable wall of the property and the common boundary on the north western side of the site, measuring 4 metres in width. The entire extension is set back slightly from the front elevation of the property and comprises living space at ground and first floor. Although the appearance of the extension is not strictly in keeping with the design principles of Policy HS11 and SPG11, it is considered that due to the positioning of the property in the street scene, and no risk of terracing to the north west, it is acceptable in its current form and is capable of appearing subordinate to the original property. The agent has drawn attention to these factors in their supporting statement for the application and it is considered that this has merit. However it does not set a precedent for other extensions in the road as each proposal is assessed on its own merits.

The extension retains 1.5 metres to the common boundary and, due to the angle of the property within Harlian Avenue, it is not considered to appear particularly prominent within the street scene.

The set back of the extension from the front elevation provides a visual break when viewed from the road. The plans incorporate a more traditional pitched roof on the extension which is in keeping with the style of the main roof. It also remains lower than the existing ridge line in accordance with the criteria set out in Policy HS11 and SPG11 and is clearly subordinate to the original property. The proposed extension is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy and meets the required separation distance. In summary, the proposal is in keeping with the design of the original dwelling and remains subservient. The proposal is acceptable in terms of scale and design, complies with Policy HS11, SPG11 and is recommended for approval.

#### **SEPARATION DISTANCES**

SPG11 states that 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. The proposed front facing windows retain approximately 17 metres to properties opposite, however this is at an obscure angle and no closer than those in the front of the existing property. The rear facing windows of the extension do not face directly on to properties at the rear as there are none in this direction. There are no side windows proposed in any part of the extension. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

#### **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 detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposed extension is not considered detrimental to the character of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

#### **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 detrimental impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light or outlook. The proposed extension is not considered detrimental to the character of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11-House Extensions of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

**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. The development hereby permitted shall be carried out in accordance with the approved

plans received by the local planning authority on 5 April 2012 and listed as follows:  
57\_2012\_01 (dated 22.03.2012), 57\_2012\_02 (dated 22.03.2012) and 57\_2012\_03 (dated  
22.03.2012).

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

**Further Notes for Committee:**

**Last Comments By:** 16/05/2012 15:30:25

**Expiry Date:** 31/05/2012