

Planning Committee

28 June 2012

Reference:
APP/12/00525

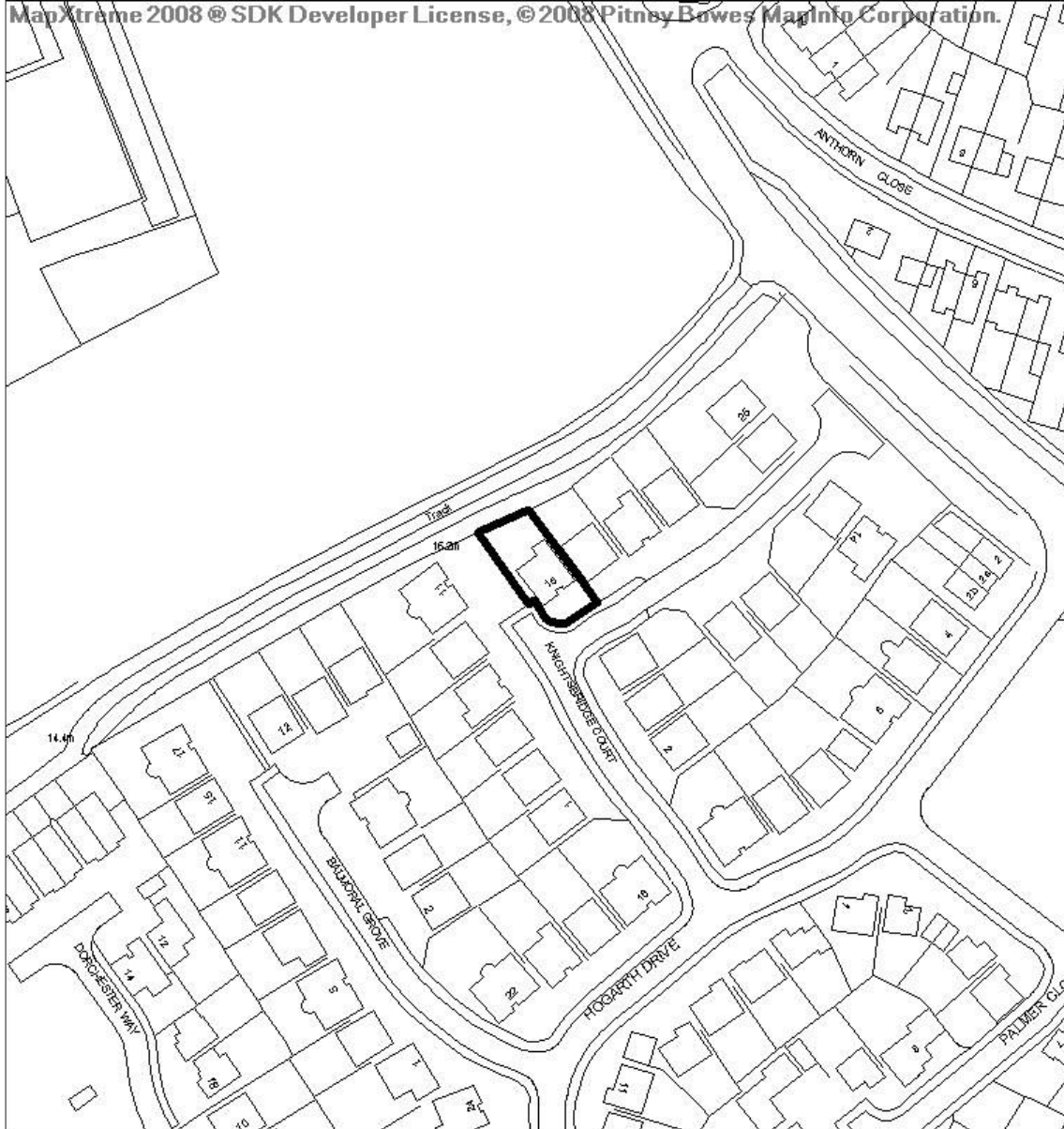
Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
Claughton

Location: 15 KNIGHTSBRIDGE COURT, NOCTORUM, CH43 9HF
Proposal: First floor rear extension
Applicant: Mr Danny McAssey
Agent : SDA

Site Plan:



Development Plan allocation and policies:
Housing Development Site

Planning History:

APP/04/07181 - Erection of a two storey side extension - Refused 25/10/2004

APP/04/05078 - Erection of a single storey side extension - Approved 27/02/2004

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, three 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.

DIRECTORS COMMENTS:

REASON FOR REFERRAL

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 first floor rear 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 detached brick property on a modern housing estate. Properties in Knightsbridge Court are of similar design and are characterised by projecting front gables. The property has an existing ground floor outrigger at the rear. The rear garden is enclosed by 1.8 metre fencing and is open plan to the front. No.9 and No.11 are situated at a right angle to the application property. The site adjoins Ridgeway High School to the rear.

POLICY CONTEXT

The proposal relates to a first floor rear extension, therefore Policy HS11 and SPG11 are directly relevant in this instance. In its criteria for development of this nature it outlines that to prevent proposals appearing over-dominant, or significantly affecting existing levels of sunlight, privacy and daylight, to adjoining properties, they should retain 2.5 metres to the party boundary on semi-detached properties and 1 metre to other boundaries. This is supplemented by SPG11 which recommends that extensions should comply with the 45 degree test to prevent a loss of outlook to neighbouring properties. 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 proposal involves the creation of a first floor bedroom extension above the existing ground floor outrigger at the rear of the property. The proposed extension occupies the same footprint as the existing structure, measuring 3.3 metres in width and 2 metres in depth. The roof of the extension has been designed to integrate with the existing dwelling and remains lower than the main ridge. The property has previously been granted planning permission for a single storey side extension, although this has not been constructed. Due to discrepancies in the original plans submitted, and in the interests of clarity, this was removed from the proposals as it is now permitted development.

Planning permission was refused for a two storey side and rear extension which proposed to occupy the gap between the application property and No.9 and No.11, which face the site at a right angle. The reason for refusal was that the part of the extension closest to these neighbours would not have retained an adequate separation distance to their front facing windows and would thereby have lead to a loss of outlook. The current proposal retains the other part of the extension to which no objection was raised. This element retains an acceptable separation distance towards No.11 as outlined below and is further back than the existing gable end. The proposal will not be visible from the general street

scene and will not have an adverse impact on the character of the existing dwelling.

The other main issue to consider is the impact of the extension on No.17. The proposal is staggered slightly further back from the neighbouring property but retains at least 2.5 metres to the nearest rear facing windows. The proposal also retains 1 metre to the common boundary with No.17 which is a further 1 metre set away itself. The proposed extension would ensure that the rear facing windows of No.17 retain a 45 degree outlook at ground and first floors. There are no proposed side windows facing No.17 and the unit facing No.11 will be obscurely glazed by condition. The proposal is not considered over-dominant when viewed from No.17 and is not considered to lead to a significant loss of light or daylight to the property. The roof of the extension is low and unobtrusive. In summary, the proposed extension is acceptable in terms of scale and design, complies with the objectives of 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 rear facing window faces on to the site of Ridgeway High School at the rear. The side facing wall of the extension retains 18.5 metres to the front of No.11 which is acceptable. However, the window in the extension would be within 21 metres of the front facing windows of No.11, therefore this will be obscurely glazed and top opening only by condition. The proposal is therefore not considered to result in overlooking to or a loss of privacy 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 30 May 2012 and listed as follows: 60_2012_01 (dated 10.04.2012).

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

3. Prior to the extension being brought in to use, the first floor side window in the south west facing elevation of the development hereby permitted shall be obscurely glazed and non-opening up to a height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS11 of Wirral's Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 25/05/2012 11:06:40

Expiry Date: 13/06/2012