

# Planning Committee

28 June 2012

**Reference:**  
**APP/12/00554**

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

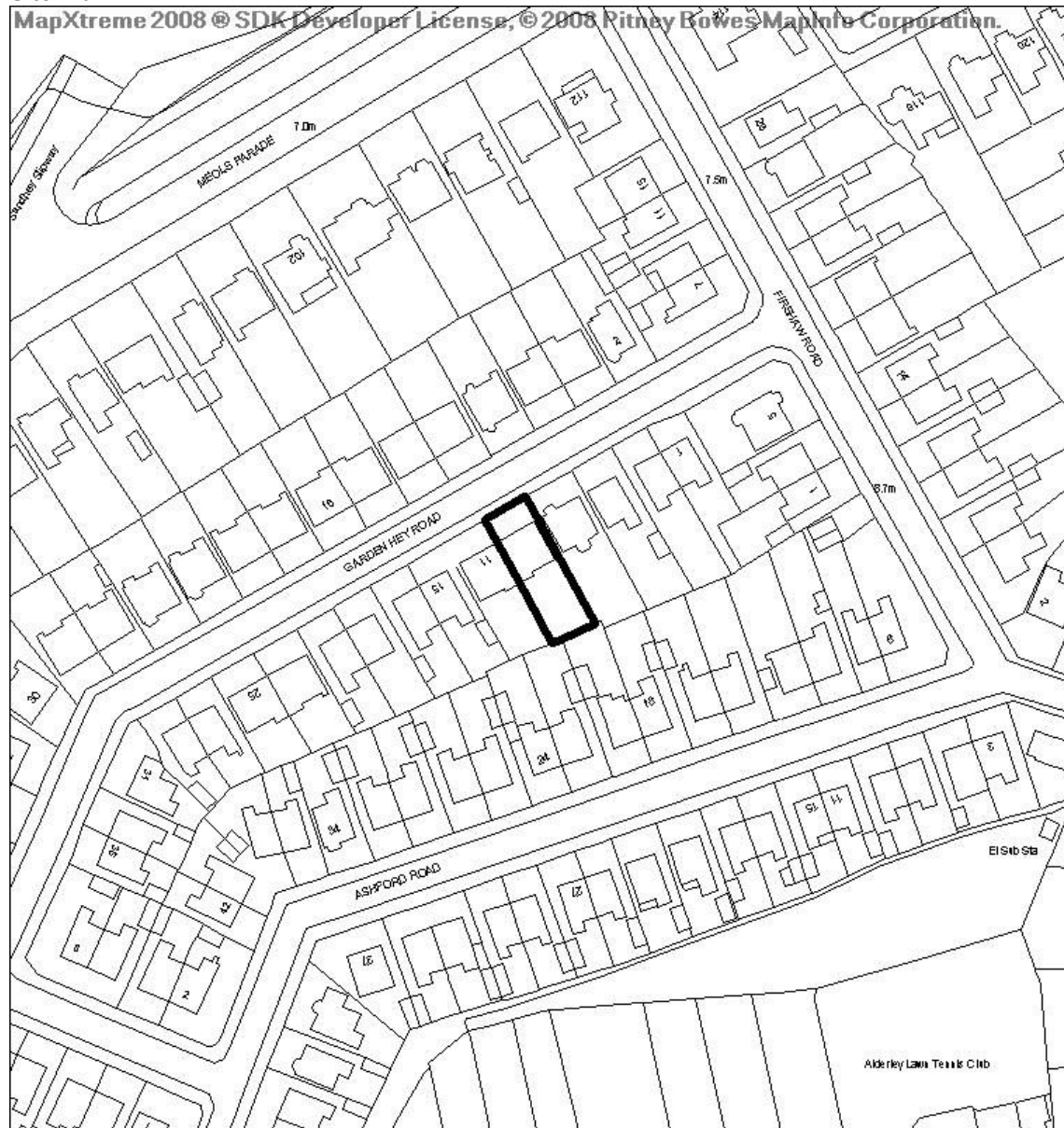
**Case Officer:**  
**Miss K Elliot**

**Ward:**  
**Hoylake and Meols**

**Location:** 9 GARDEN HEY ROAD, MEOLS, CH47 5AS  
**Proposal:** Proposed garage conversion with bay window, single storey rear extension and loft conversion with hip to gable alterations and rear dormer window (Amended description)

**Applicant:** Mr Paul Carney  
**Agent :** SDA

## Site Plan:



**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, seven 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 a garage conversion with bay window, single storey rear extension and loft conversion with hip to gable alterations and rear dormer window. This has been amended from the original proposal which also included front dormer windows.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development

**SITE AND SURROUNDINGS**

The site comprises a semi-detached render property in a road of similar design houses. There is a mix of detached and semi-detached properties, most of which have hipped roofs. There are a number of side dormer extensions in Garden Hey Road. The property has an attached garage at the side and a number of bay window features at the front and rear.

**POLICY CONTEXT**

The proposal relates the creation of a front bay window, single storey rear extension and loft conversion with rear dormer window, therefore Policy HS11 and SPG11 are directly relevant in this instance. In its criteria for development of this nature it outlines that front extension should not impact adversely on the character of the building or the general street scene. With reference to single storey rear extensions, Policy HS11 and SPG11 state that those within 1 metre of the party boundary on semi-detached dwellings should not project more than 3 metres from the original rear wall do the property. 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 terms of dormer extensions, SPG11 states that they should not over-dominate the existing building or appear obtrusive within the street scene. Side dormers or proposals for hip to gable enlargements on one side of pairs of semi-detached properties are also not usually endorsed. Rear dormer should be set in by 0.5 metres from the gable end, eaves and party boundary of 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 proposed alterations to the existing garage, including the creation of a bay window, are considered acceptable and in keeping with the character of the original dwelling. The proportions of the new window match those of the bay on the other side of the house. It is not considered to detract from the general character of the street scene. The footprint and pitched roof design of the existing garage is to be retained and the proposed single storey rear extension will be situated beyond this. The rear extension occupies the full width of the existing house and projects no further than 3 metres in depth at any point, in accordance with the criteria of Policy HS11 and SPG11. Due to the positioning of an original bay feature at the rear of the property, which corresponds with No.11, the proposed extension appears to step further out at this point. However, it is no more than 3 metres in

depth overall which ensures that No.11 retains a 45 degree outlook from their rear window. The design of the rear extension is acceptable and while the parapet wall will be partially visible above the roof of the existing garage, it is well set back from the general street scene and is barely noticeable.

The original plans submitted proposed two front dormers. It was considered that these were out of character with the existing property and the design of others in the road. These have since been replaced with two roof lights in the front facing roof slope which is more acceptable in visual terms. Properties in Garden Hey Road are characterised by hip design roofs although this is interrupted in places by some side dormer extensions. Under the guidance set out in SPG11, hip to gable enlargements on one side of a pair of semi-detached properties are not usually permitted. However, it is considered that this element of the guidance is somewhat out of date with the more recent permitted development legislation which allows these types of roof alterations without the requirement for planning permission. Were the total volume of the loft conversion two cubic metres less it would constitute permitted development. This would not significantly alter the design or overall appearance of the proposal as presented. Therefore it is considered that it would be unreasonable to resist the proposal in its current form on this basis.

The positioning of the rear dormer is appropriate and the windows meet the required separation distances to neighbouring properties at the rear. The side gable window will be obscurely glazed by condition to prevent any overlooking to No.7. Overall, the proposals are not considered to have an adverse impact on the character of the original property or that of the general street scene. The proposed hip to gable enlargement is considered acceptable and justified in the context of the detail outlined above. The proposals are not considered to harm the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The revised proposals are considered acceptable in terms of scale and design and are 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 dormer window retains approximately 31 metres to the properties at the rear of the site in Ashford Road. The gable end window will be obscurely glazed and top opening only by condition. The revised proposal is therefore not considered to result in direct overlooking 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 privacy 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 privacy 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: 67\_2012\_01 (dated 14.04.2012), 67\_2012\_02 (dated 16.04.2012) and 67\_2012\_03 (dated 16.04.2012).

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

3. Prior to the extension being brought in to use, the new second floor side window in the north east 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:** 16/06/2012 12:20:02

**Expiry Date:** 20/06/2012