

**Planning Committee**

28 June 2012

**Reference:**  
**APP/12/00654**

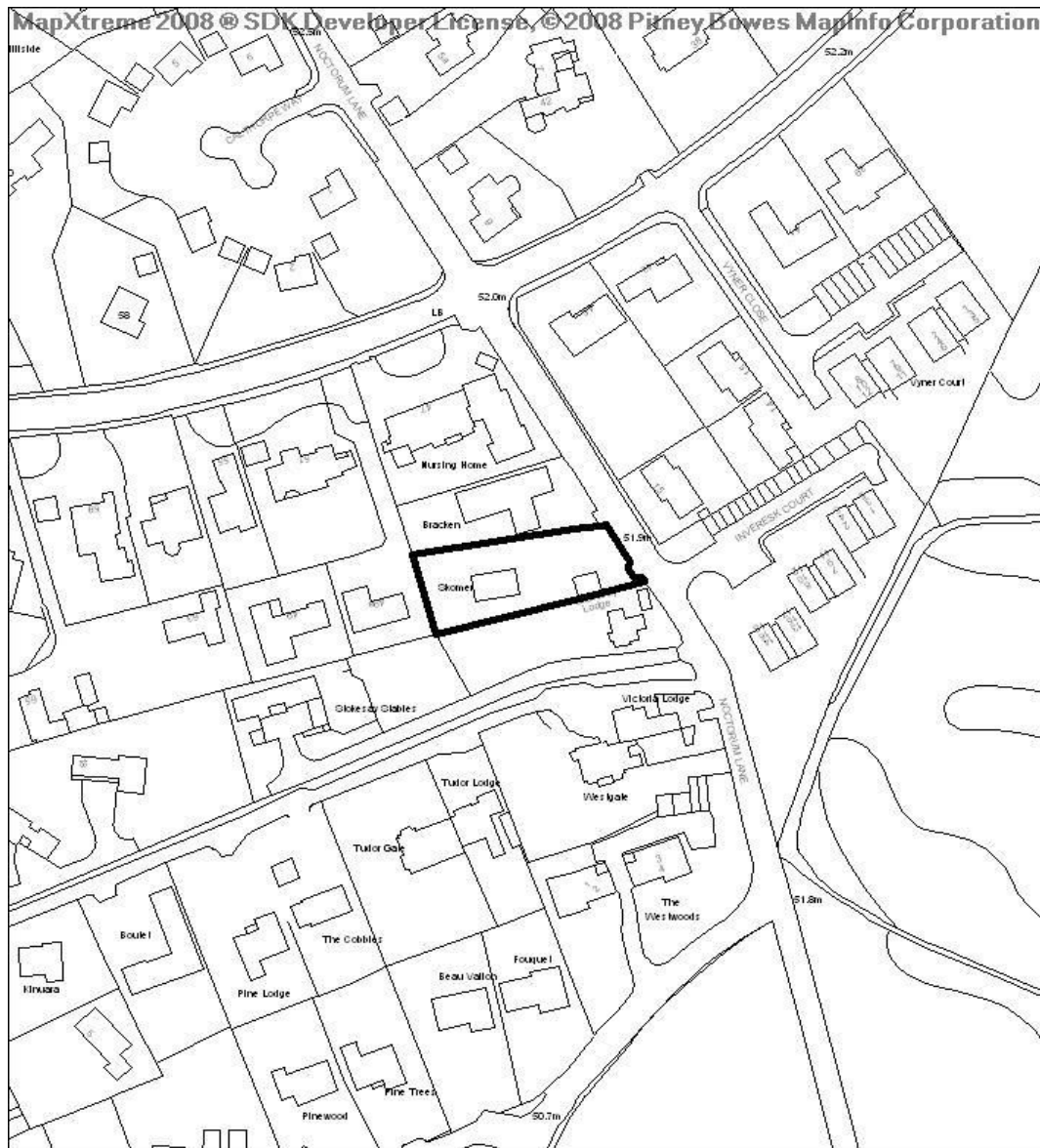
**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Day**

**Ward:**  
**Claughton**

**Location:** Skomer, NOCTORUM LANE, BIDSTON, CH43 9UA  
**Proposal:** Single storey side extension  
**Applicant:** Mr Stephen Allen  
**Agent :** SDA

**Site Plan:**



**Development Plan Designation and Policies:**

Primarily Residential Area  
Density and Design Guidelines Area

**Planning History:**

Stokesay Lodge, Noctorum Lane, Noctorum, L43 9UA  
APP/75/03642: Erection of a garage. Approve 15/10/1975

5 Dundoran Vyner Road South, Noctorum, L43 7PQ  
APP/76/06472: Erection of bungalow. Conditional Approval 22/03/1977

Stokesay Lodge, Noctorum Lane, Bidston, L43 9UA  
APP/79/13883: Erection of a single storey extension at the rear to form study. Approve 12/11/1979

'Dundoran', Vyner Road South, Bidston  
APP/80/15051: Extension of permission for one bungalow on land south of. Conditional Approval 15/05/1980

Land to the south of 'Dundoran', Vyner Road South, Bidston, L43 7PW  
APP/80/16284: Erection of detached house and garage. Refuse 23/10/1980

Land to the south of 'Dundoran', Vyner Road South, Bidston, L43 7PW  
DLS/80/16989: Proposed bungalow and double garage. Conditional Approval 19/02/1981

South Dundoran, Noctorum Lane, Bidston  
DLS/81/19533: Erection of a detached bungalow and garage on land south of. Conditional Approval 13/01/1982

Stokesay Lodge, Noctorum Lane, Bidston, Wirral, CH43 9UA  
APP/02/05155: Erection of a two storey rear extension. Approve 15/03/2002

Stokesay Lodge, Noctorum Lane, Bidston, CH43 9UA  
APP/11/00181: Erection of two storey garage extension with rear dormer. Approve 20/04/2011

**Summary Of Representations and Consultations Received:**

**REPRESENTATIONS**

Having regard to the Council's Guidance for Publicity on Planning Applications, ten letters of notification were sent to the occupiers of neighbouring properties and a site notice was displayed. No objections have been received at the time this report was written.

**CONSULTATIONS**

Director of Technical Services (Traffic Management Division) have no objection to the proposal.

United Utilities Asset Protection have no objection to the proposal. They commented that, due to the Private Sewers Transfer not all sewers are currently shown on the statutory records, therefore the proposed developments may fall within the required access strip of a public sewer. They suggest that the applicant contacts a Building Control Body at an early stage to discuss this matter.

**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 erect a single storey extension at the side of the aforementioned property facing the highway.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable subject to Policy HS11 and Supplementary Planning Guidance Note 11 of the Wirral Unitary Development Plan (UDP). Policy HS5 and SPG2 of the UDP should be considered but are not directly applicable since the proposal does not involve a new housing development. The National Planning Policy Framework (NPPF) must also be considered.

### **SITE AND SURROUNDINGS**

The site sits within a Primarily Residential Area that can be thought of as one of the Borough's older residential areas with properties of a special character derived from their architecture and extensive mature gardens. Spaces in between each property are at least as important as the properties themselves. The majority of properties on the west side of the road are set back from the road and are predominantly obscured by considerable, mature planting. Generally, older properties in this area are constructed from exposed red brick with more modern properties using light tan bricks or pebbledash render.

The application property is a detached dormer bungalow with external walls covered with white painted render. The first floor of the property is located within the steep pitched roof space and is marked by large dormer windows on the north west and south east slopes of the existing pitched roof, and small windows located in both gable ends.

The boundary with the highway consists of a hedge with high, mature planting behind; there is no pedestrian footpath along this section of the road. There is a modern alteration to the boundary consisting of a curved brick wall flanked by taller brick piers with wrought iron gates in the middle. This gateway leads to a very visible double garage with a pitched roof and mock Tudor gable end. These factors serve to substantially obscure the property from the road.

### **POLICY CONTEXT**

The proposal must be considered against the NPPF published on 27th March 2012; this supports sustainable development which encompasses good design. Developments should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

HS11 focuses on house extensions and the criteria they must comply with to be permitted. SPG11 is a set of guidelines which have been prepared to inform about issues relating to house extensions and to encourage a better standard of design.

#### HS11 Housing Extensions

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. and SPG11 as well as Policy HS5 and SPG2 of the UDP are directly relevant to this proposal.

#### HS5 Noctorum Ridge Guidelines

HS5 outlines guidance on controlling the density and layout of new residential development while SPG2 contains further advice on the Noctorum Ridge Guidelines Area; although not directly relevant to the proposal, they are relevant to the area and as such are worth acknowledging.

The aforementioned property falls within Zones 1 of the Noctorum Ridge Area, zone 1 comprises "of large detached houses with extensive gardens. The abundance of mature trees and shrubs together with the low density of development create an area of considerable environmental quality." Any new housing should take account of existing trees and ground cover and provide for the retention of dominant natural features.

#### **APPEARANCE AND AMENITY ISSUES**

The proposed single storey side extension will be erected to the east side of the aforementioned property; this side of the property forms a gable end. The style of the extension is similar in style to the existing property and effort has been made to match the materials used externally. The proposed extension will extend 3 metres beyond the side wall of the property and be 7.5 metres long (covering the entire east face of the property). It will be 2.5 metres high from the ground to the eaves and 3.5 metres high from the ground to the ridge of the single pitched roof.

Trees and other mature planting surrounding the property significantly obscuring it from view; indeed, due to planting and the detached garage, it is almost totally obscured from view from the road and as such will have little or no affect on the streetscene. While it is possible that neighbouring properties may be able to see the proposal, it is highly unlikely that it will have a significant visual impact due to the dense planting across the site and high planting to the site borders. No additional windows are proposed to be added to the south of the property, this is the side of the property facing the nearest neighbour and as such would be the most prone to overlooking. Due to the lack of additional windows and the presence of a high hedge along the side boundary of the site there will be no overlooking or loss of privacy. Two windows will be added to the existing north face of the property to ensure that the internal rooms receive an adequate level of illumination. The main face of the extension will be to the east of the property and, as a result of the proposed development the east elevation may appear more dominant than the existing entrance elevation.

The proposal is acceptable in terms of visual impact and will not damage the environmental quality of the area or dominate the neighbouring properties. not considered to compromise the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design and is recommended for approval.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance as no residential properties will be affected by the proposed development. The development proposed is single storey, and as noted above, due to the lack of additional windows and the presence of a high hedge along the side boundary of the site there will be no overlooking or loss of privacy to the north. Similarly, whilst additional windows would be inserted to the north face of the property, there would be no material increase in overlooking or impact to the privacy of Bracken to the north, given existing openings and the boundary treatment established.

#### **HIGHWAY/TRAFFIC IMPLICATIONS**

There are no highway implications relating to this proposal.

**ENVIRONMENTAL/SUSTAINABILITY ISSUES**

There are no environmental or sustainability issues relating to this proposal.

**HEALTH ISSUES**

There are no health implications relating to this application.

**CONCLUSION**

The proposal is not considered to have an adverse impact on the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy and is acceptable in terms of scale and design. The proposal is not considered to have a detrimental impact on the streetscene or the environmental quality of the surrounding area. The proposal complies with the National Planning Policy Framework as well as Policy HS11 and Supplementary Planning Guidance Note 11 of the Wirral Unitary Development Plan (UDP). It is in the spirit of Policy HS5 and Supplementary Planning Guidance Note 2 of the UDP.

**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 an adverse impact on the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy and is acceptable in terms of scale and design. The proposal is not considered to have a detrimental impact on the streetscene or the environmental quality of the surrounding area. The proposal complies with the National Planning Policy Framework as well as Policy HS11 and Supplementary Planning Guidance Note 11 of the Wirral Unitary Development Plan (UDP).

**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 16th May 2012 and listed as follows: 08\_2012\_01 (dated 02/03/2010); 08\_2012\_02 (dated 02/03/2010).

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

**Last Comments By:** 21/06/2012 12:08:09

**Expiry Date:** 11/07/2012