

Planning Committee

28 June 2012

Reference:
APP/12/00263

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Eastham

Location: 7 CRANFORD CLOSE, EASTHAM, CH62 9DH
Proposal: Double storey rear and side extension, and front porch alterations
Applicant: Mr Peter Burkhill
Agent : SDA

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/85/06313 - Erection of a screen fence - Approved 03/10/1985

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

Having regard to the Council's Guidance on Publicity for Applications, neighbour notification letters were issued to 6 adjoining properties, and a site notice erected at the site. At the time of writing this report no representations have 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 and rear extension and front porch alterations

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to the provisions of Policy HS11 (House Extensions) and SPG11 (House Extensions).

SITE AND SURROUNDINGS

The site comprises a semi-detached brick property in an area of similar design. The dwelling has a single storey integral garage situated at the side of the property.

The property benefits from a rear garden which is enclosed by approximately 1.8 metre fencing on all sides and tall conifers of approximately 10-12m in height along the eastern boundary with New Chester Road.

The site backs onto a carpark to the north which serves Eastham Library and the surrounding town centre.

The dwelling is located within the corner plot of the Close.

POLICY CONTEXT

The proposal is for a two storey side and rear extension and single storey 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 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. Policy HS11 also states that where the rear extension is two storey, the proposed extension should be set back at least 2.5 metres from the party boundary, which is also relevant to the proposal. In relation to the proposed single storey rear extension, SPG11 states that those within 1 metre of the party boundary should not project more than 3 metres from the original rear wall do the property. 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 is set back by 1.5m at first floor and has a lower ridge height than the existing roof, therefore it reads clearly as a addition to the property. The extension projects 3 metres beyond the rear elevation at two storey and extends towards the party boundary with No.5 at single storey. This part of the proposal projects 3 metres in depth and ensures that the outlook from the rear of No.5 is protected and retains a 45 degree outlook. The two storey rear extension is 2.5m away from the party boundary and therefore complies with SPG11.

Whilst the extension has a gable roof which does not marry up with that of the existing hipped roof, the location of the dwelling within a corner plot adjacent to New Chester Road and the screening provided by the existing Conifer Trees which run along the boundary will ensure the character of the area is preserved.

In summary, it is considered that the proposal can be accommodated within the plot without significantly impacting on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy.

The proposal retains acceptable levels of separation to the neighbours on either side and is not considered to impact on their outlook from habitable rooms. The extension is capable of remaining subordinate to the host dwelling and includes a lower roof line and set back in its design in accordance with Policy HS11 and SPG11. The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy 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. There are no residential properties to the rear of the site and the set back of the extension from the front elevation ensures that it does not increase overlooking to properties opposite. There are no side windows in the proposal facing south towards No.5. 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 an adverse impact on the character of the original dwelling or on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

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 original dwelling or on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

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 14 MARCH 2012 and listed as follows:
129_2011_01 (dated 14 DEC 2011) & 129_2011_02 (dated 14 DEC 2011)

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

Last Comments By: 20/04/2012 10:37:12

Expiry Date: 09/05/2012