

Planning Committee

26 July 2012

Reference:
APP/12/00745

Area Team:
South Team

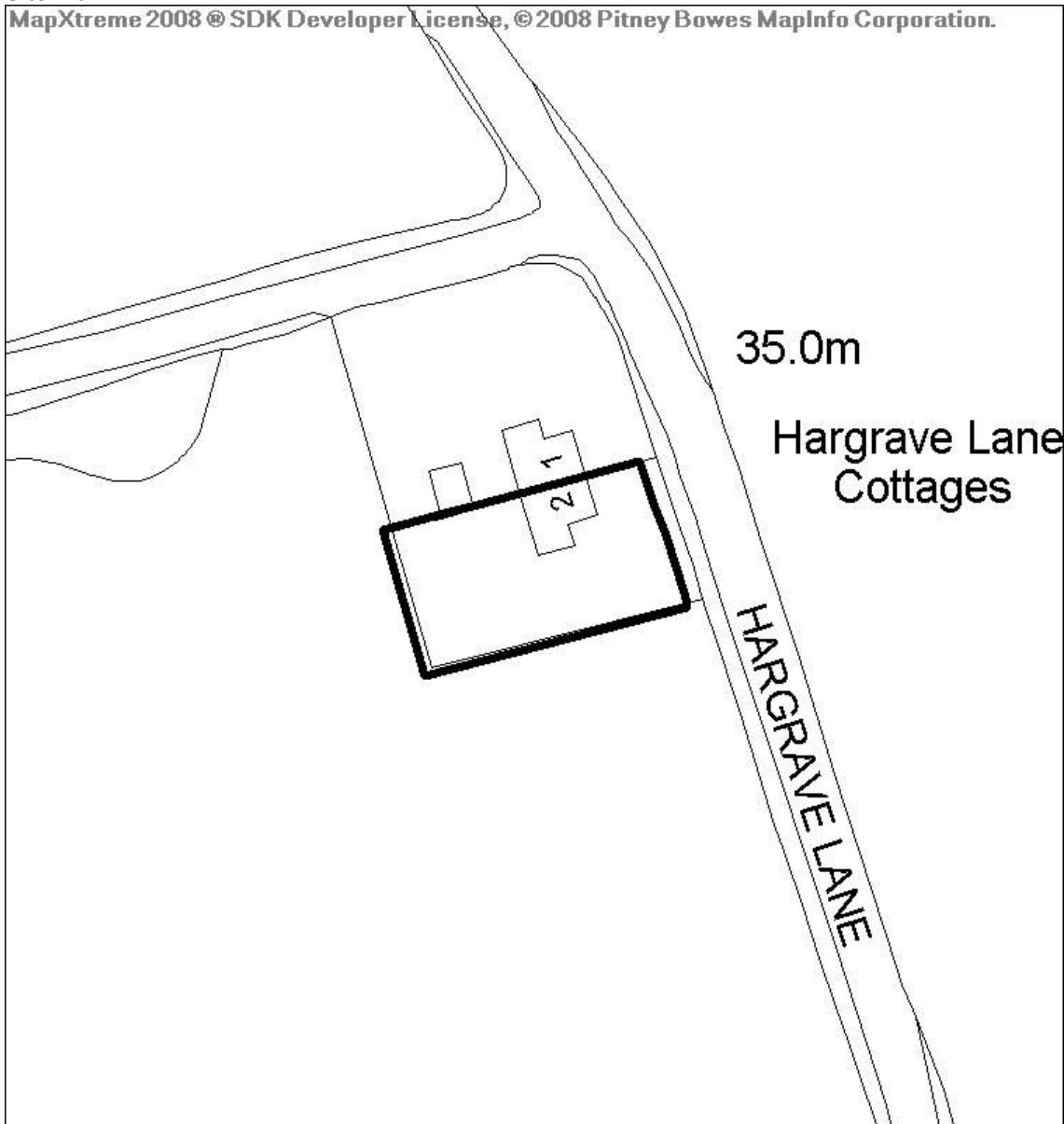
Case Officer:
Mr K Spilsbury

Ward:
Clatterbridge

Location: Brick Kiln Cottage, 2 HARGRAVE LANE, RABY, CH64 1RX
Proposal: Double storey side extension with side balcony (Resubmission of application APP/12/00506).

Applicant: Mr Ward
Agent : SDA

Site Plan:



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Development Plan allocation and policies:

Green Belt

Planning History:

APP/12/00506 Double storey side extension WITHDRAWN

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, five 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 letters of objection have been received

CONSULTATIONS

The Director of Technical Services (Traffic and Transportation Division) - no objections.

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 with a side balcony.

The scheme is a resubmission of a previously withdrawn application (APP/12/00506) that has been reduced in size following consultation with the local planning department.

PRINCIPLE OF DEVELOPMENT

The proposal is for a house extension within the green belt and as such is acceptable in principle subject to Policy GB5 of Wirral's Unitary Development Plan (UDP) and SPG11.

SITE AND SURROUNDINGS

The site comprises a semi detached property set within the rural context of Raby. The dwelling is a two storey cottage style property with a tile roof and a pebble dash facade. The site is set back from the road and well screened by mature trees and a hedgerow. There is a large garden to the rear of the site that is well screened by mature trees over 10m in height to the east.

POLICY CONTEXT

The proposal relates to a two storey side extension within the green belt.

Policy GB5 states: The extension of existing dwellings in the Green Belt will be permitted, provided that the floorspace of the resultant dwelling is no more than 50% larger than that of the habitable floorspace of the original dwelling, and subject also to the enlarged dwelling not having a harmful visual impact on its surroundings.

The existing floorspace of the dwelling is approximately 65m² and the proposed floorspace of the extension is 33m². Consequently the extension represents a 50.7% increase in habitable floorspace. It is considered that the proposed development is sympathetic in design and will not result in a detrimental impact upon the open character of the area.

SPG11 is also directly relevant in this instance. In its criteria for development of this nature it outlines that the extension should not result in a significant loss of privacy, daylight or sunlight to neighbouring properties nor be visually overbearing or dominant when viewed from adjoining houses. SPG11 states that it is always important to consider the specific character of the building to be extended and to take into account the context of the property. The size and scale of the resulting extension should not over dominate the existing dwelling.

APPEARANCE AND AMENITY ISSUES

The proposed two storey extension will occupy the land to the south of the property adjacent to the boundary with the open green belt land. The extension is sympathetic in design with a hipped roof

dormer.

The two storey extension represents an increase in the original floorspace of the dwelling but is not so extensive as to have an adverse impact upon the surrounding properties or harm to the green belt as it will be sited away from the nearest residential property and is also well screened by the large trees running along the boundary of the site..

The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The location of the balcony ensures that there will be no overlooking of adjacent property and is therefore in accordance with SPG11 and ensures that all surrounding properties have adequate outlook.

In summary, the proposal is not considered to have an adverse impact on neighbouring properties. The proposal is in keeping with the design of the original dwelling and ties in with the character of the building and surrounding area. The proposal is acceptable in terms of scale and design and complies with Policy GB5 and SPG11.

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 proposal does not look out towards any residential properties as the site is surrounded by fields. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway issues relating to this proposal. There is sufficient off street parking within the curtilage of the site.

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 significantly 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 or openness of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy GB5 - Extension of Existing Dwellings in the Green Belt 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 significantly 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 or openness of the area. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy GB5 - Extension of Existing Dwellings in the Green Belt of the adopted Wirral Unitary Development Plan and SPG11-House Extensions.

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. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external alterations or extensions shall be carried out to the building(s) hereby approved.

Reason: To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy GB5 of the Wirral Unitary Development Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no building, enclosure or swimming pool falling within Part 1, Class E, shall be erected on any part of the land.

Reason: To safeguard the amenities of the adjoining occupiers & appearance of the area and to accord with Policy GB5 of the Wirral Unitary Development Plan.

4. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19 June 2012 and listed as follows:
49_2012_02 Rev A (dated 07.06.2012)

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

Further Notes for Committee:

Last Comments By: 18/07/2012 10:40:00
Expiry Date: 14/08/2012