

Planning Committee
26 July 2012

Reference:
APP/12/00803

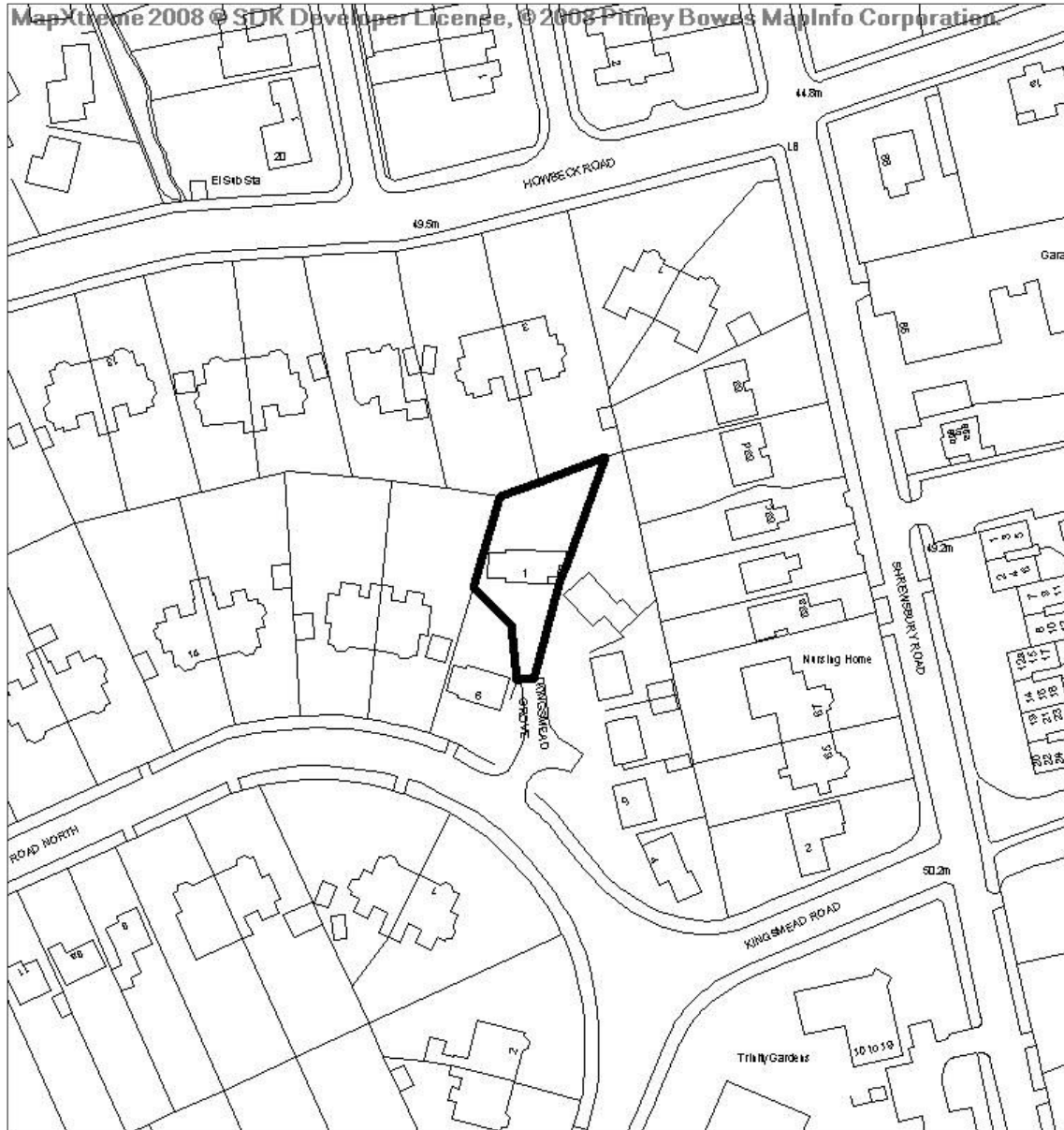
Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
Claughton

Location: 1 KINGSMEAD GROVE, OXTON, CH43 6XP
Proposal: First floor side extension and porch (Amended description)
Applicant: Mr R Burn
Agent : SDA

Site Plan:



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Development Plan allocation and policies:
Primarily Residential Area
Density and Design Guidelines Area

Planning History:

No relevant planning history.

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

Having regard to the Council's Guidance on Publicity for Applications, six 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 the erection of a first floor side extension.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to the provisions of Policy HS11 (House Extensions) of Wirral's Unitary Development Plan and SPG11 (House Extensions).

SITE AND SURROUNDINGS

The site comprises a detached two storey dwelling in a small close of properties of similar design. The plot is tucked away at the head of Kingsmead Grove and is bounded by residential properties on all sides. The neighbouring properties to the side and rear of the site are larger three storey properties. Those adjoining the site in Kingsmead Grove are two storey like the application property. The property has an existing attached garage at the side. There is mature vegetation in front, and to the side, of the garage.

POLICY CONTEXT

The proposal relates to a first floor side extension, therefore Policy HS11 and SPG11 are directly relevant in this instance. In its criteria for development of this nature it outlines that where a two storey extension would occupy the gap between the side of the property and the common boundary, and the property is on a consistent building line and ground level, the first floor of the 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. 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. Front porches should be restricted in size and scale and be no more than one fifth of the front garden or 1.5 metres in depth.

APPEARANCE AND AMENITY ISSUES

The proposed first floor side extension will occupy the same footprint as the existing attached garage. This feature is already set back 1 metre from the principal elevation of the property and therefore the proposed extension will be also. The roof of the extension has been designed with a gable end to match the existing house and incorporates a lower ridge height in accordance with Policy HS11 and SPG11. The proposal is no closer to the common boundary than the existing garage and retains adequate spacing to the side. The proposed extension is considered to remain subordinate to the original property and does not over-dominate the host dwelling. The proposal will not be particularly visible within the general street scene due to the set back of the plot behind No.6.

In terms of the impact on the proposal on neighbouring properties, the main issues to consider are whether it will impact on outlook or privacy. The front and rear facing windows in the extension are relatively close to the boundaries with No.6 Kingsmead Grove and No.8 Kingsmead Road North

respectively. In order to protect the privacy of the occupiers of these neighbouring properties, a condition restricting the type of opening and glazing in the units is recommended. The positioning of the extension is not considered to compromise the outlook from the rear windows of No.8 Kingsmead Road North which retain a 45 degree outlook. The location of the first floor windows are acceptable and are not considered to result in a loss of privacy to the occupiers of neighbouring properties.

The proposed porch, which was not originally advertised in the description of the proposal, is no more than the recommended 1.5 metres in depth and is in proportion with the existing dwelling. It is not particularly obvious within the street scene and is in keeping with the design of the original house. In summary, the proposals are acceptable in terms of scale and design, meeting the requirements of Policy HS11 and SPG11. The proposed extension is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal is in keeping with the design of the host dwelling and is therefore recommended for approval subject to conditions.

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 proposed rear facing windows retain approximately 34 metres to properties at the rear of the site in Howbeck Road. The proposed front facing windows would be within 10 metres of the boundary with No.6 and therefore will be obscurely glazed to prevent direct overlooking in this direction. Due to the proximity of the front and rear windows serving the two en-suite rooms to the boundaries with neighbouring properties to the front and side, a condition has been recommended that these units are obscurely glazed and top opening only. There are no proposed side facing windows in the extension at first floor. 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 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 19 June 2012 and listed as follows: Drawing No.87_2012_01 (dated 23.05.2012) and Drawing No.87_2012_02 (dated 23.05.2012).

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

3. Prior to the extension being brought in to use, the windows in the north and south facing elevation of the first floor side extension hereby permitted shall be obscurely glazed and non-opening to a minimum 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: 24/07/2012 15:46:29

Expiry Date: 14/08/2012