

WIRRAL COUNCIL
PLANNING COMMITTEE
(26TH JULY 2012)

SUBJECT:	30 DARMONDS GREEN, WEST KIRBY – NON- ACCORDANCE WITH APP/2007/6826
WARD/S AFFECTED:	WEST KIRBY AND THURSTASTON
REPORT OF:	DIRECTOR OF REGENERATION, HOUSING & PLANNING
RESPONSIBLE PORTFOLIO HOLDER:	COUNCILLOR PAT HACKETT
KEY DECISION? <i>(Defined in paragraph 13.3 of Article 13 'Decision Making' in the Council's Constitution.)</i>	NO

1.0 EXECUTIVE SUMMARY

- 1.1 The purpose of this report is to advise members of the non-accordance with an approved planning application at No.30 Darmonds Green, West Kirby. It is recommended that there is no expediency to take enforcement action.

2.0 RECOMMENDATION

- 2.1 No expediency for enforcement action.

3.0 REASON/S FOR RECOMMENDATION

- 3.1 The original planning application was for the construction of two storey rear and side extensions and other alterations at No.30 Darmonds Green. The proposal involved a first floor extension above an existing ground floor outrigger and the reconfiguration of the existing single storey outrigger at the rear of the property. The site is within a Primarily Residential Area and therefore Policy HS11 (House Extensions) and SPG11 are directly relevant in this instance.
- 3.2 The alterations made to the extensions are not considered to significantly alter the appearance of the proposal and it remains proportionate to the existing dwelling and large plot. The proposal, as constructed, is not considered to have an increased impact on the amenities, which the occupiers of neighbouring residential properties can reasonably expect to enjoy in respect of a loss of privacy or outlook. The works are not considered to compromise the open appearance of the corner plot and have been finished to a high standard.

4.0 BACKGROUND AND KEY ISSUES

- 4.1 The initial complaint was received on 21st June 2010. Following a number of unsuccessful attempts to gain access to the property, and several letters requesting contact from the owner, a site investigation took place on 22nd May 2012. During the visit it was found that there were some discrepancies in the extensions as constructed when compared to the approved plans. These alterations include an increase in the width of the two storey extension by 1 metre and the insertion of an additional garage door at ground floor level. The roof over the new two storey bay window (bedroom 2) has also been altered and instead of being conjoined to the main roof of the house, a gully has been left between the two sections. In order to regularise the changes made, a new planning application was requested in a letter to the owner on 24th May 2012. Contact was made with the owner but no application was submitted within the initial 21 days and therefore a second letter was sent on 15th June 2012 requesting the same. No application has been received within the given time scale.
- 4.2 In terms of the criteria set out in Policy HS11, it states that the scale of the extension should be appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly. This is supplemented by SPG11, which states that extensions on corner plots should not exceed half the width of the original house or that of the side garden. The house is situated in an elevated position and at an angle to the road. The dwelling is an L-shaped design and the front door is located within the recessed area facing in to the site. The increase in the width of the extension is not considered to over-dominate the existing building and is no more than half the width of the original house when viewed from Darmonds Green. The extension also retains a good separation distance to both boundaries with Belmont Road and Darmonds Green. It is not considered to compromise the open appearance of the corner plot or appear imposing within the street scene. The inclusion of an additional garage floor in this part of the extension is considered acceptable and does not materially change the appearance of the extension.
- 4.3 The alterations to the roof design over the bay window are also not considered to adversely affect the appearance of the extension. The changes made do not impact on the immediate adjoining property at No.28 and replicate a feature of the existing property. If an application had been submitted for the changes made to the originally approved application, this would have been supported.
- 4.4 The works as completed do not differ significantly from the originally approved plans in the context of the house and its large plot. The increase in the width of the extension is not particularly noticeable in the street scene and the aesthetic changes to the roof of the bay window and alterations to the garage doors have no additional impact on neighbouring properties. The proposal as constructed is therefore not considered to result in loss of privacy or create any direct overlooking as a result. The revisions to the proposals are also considered acceptable in design terms.
- 4.5 For the reasons set out above, it is considered that there is no expediency to take enforcement action against the development.

5.0 RELEVANT RISKS

5.1 None relevant.

6.0 OTHER OPTIONS CONSIDERED

6.1 None relevant.

7.0 CONSULTATION

7.1 None required.

8.0 IMPLICATIONS FOR VOLUNTARY, COMMUNITY AND FAITH GROUPS

8.1 There are no direct implications for the above.

9.0 RESOURCE IMPLICATIONS: FINANCIAL; IT; STAFFING; AND ASSETS

9.1 There are no direct implications for the above.

10.0 LEGAL IMPLICATIONS

10.1 There are no direct implications for the above.

11.0 EQUALITIES IMPLICATIONS

11.1 None relevant

11.2 Equality Impact Assessment (EIA)

(a) Is an EIA required? No

12.0 CARBON REDUCTION IMPLICATIONS

12.1 There are no direct implications for the above.

13.0 PLANNING AND COMMUNITY SAFETY IMPLICATIONS

13.1 There are no direct implications for the above.

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APPENDICES

OS Plan

REFERENCE MATERIAL

Initial Council letter dated 10th November 2011

Further Council letter 17th January 2012

Follow up Council letter 13th April 2012

Site Investigation 22nd May 2012
Second follow up Council letter 24th May 2012
Contact from owner 29th May 2012
Follow up Council letter 15th June 2012

SUBJECT HISTORY (last 3 years)

Council Meeting	Date
None Applicable	