

Planning Committee

21 July 2016

Reference:
APP/16/00615

Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Heswall

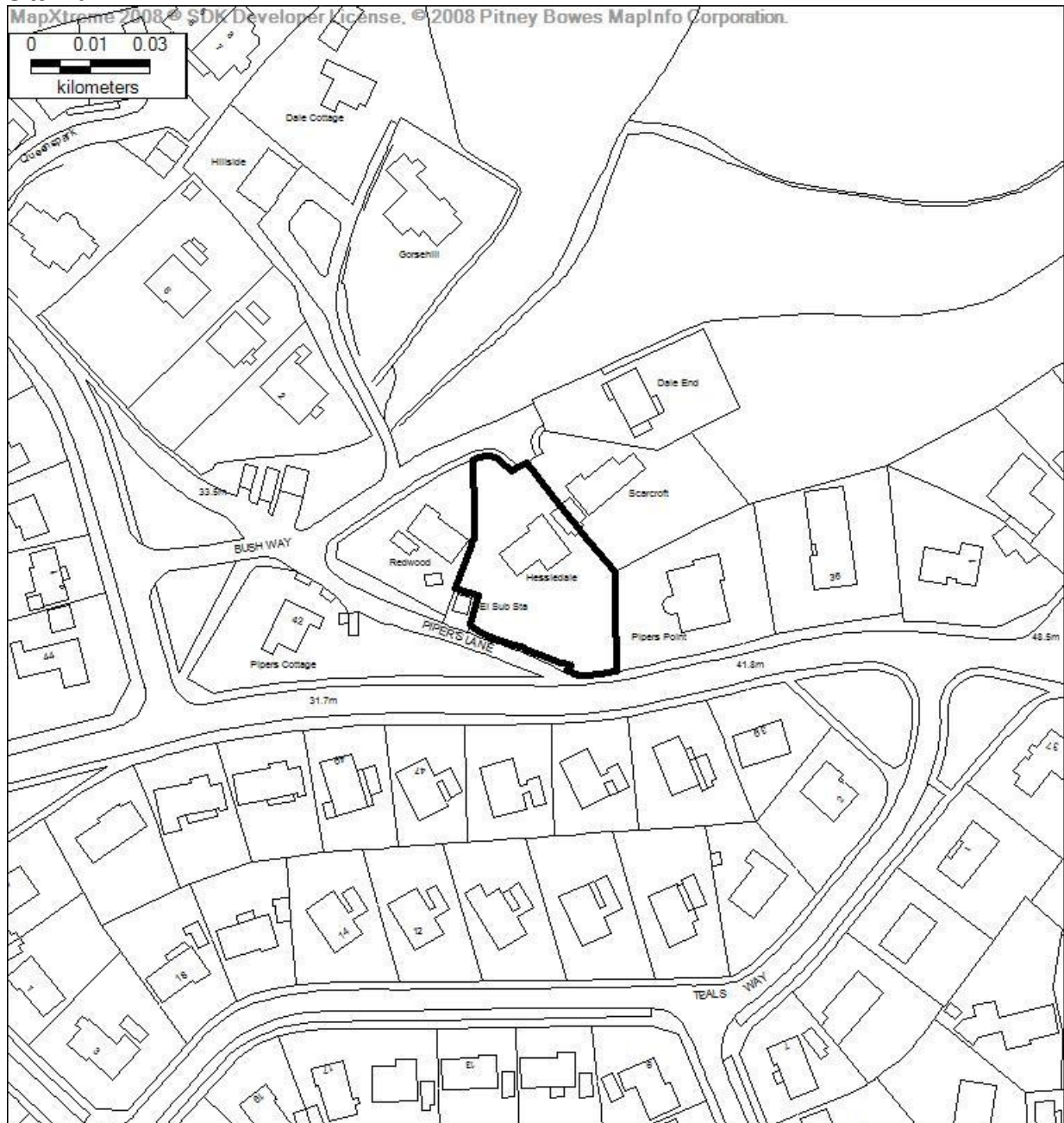
Location: Hessledale, BUSH WAY, HESWALL, CH60 9JB

Proposal: Loft conversion including raising the hipped roofs to either side, dormer extensions to the front and rear and 1st floor extension at the front.

Applicant: Mr & Mrs Brown

Agent : SDA Architecture Limited

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: Hessledale, Bush Way, Heswall, Wirral, CH60 9JB
Application Type: Full Planning Permission
Proposal: Erection of roof extensions and front porch.
Application No: APP/09/05997
Decision Date: 09/11/2009
Decision Type: Approved

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 3 notifications were sent to adjoining properties and a site notice was displayed near the site. One response has been received from Scarcroft, Bush Way, objecting as follows:

1. the roof appears to be raised making the extended property over dominant,
2. the front elevation would be out of keeping with the other 3 properties in the cul-de-sac

CONSULTATIONS:

No statutory consultations required for this householder development.

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 and a single objection has been received from the occupiers of an adjacent property.

INTRODUCTION

The application seeks planning permission for alterations and extensions to the existing dwelling including; a single storey extension enclosing the space between the original dwelling and the detached garage, raising the hipped roofs to either side, enlarging an existing dormer at the front and raising the height of an existing single storey hipped feature, which projects slightly forward of the principal elevation.

PRINCIPLE OF DEVELOPMENT

The site lies within an area designated as primarily residential where the erection of extensions to dwellings is acceptable in principle.

SITE AND SURROUNDINGS

The site is occupied by a dormer dwelling that is one of 4 similar properties built on one side of a short cul-de-sac.

The application property and its neighbour on the north-eastern side are almost identical dormer bungalows. The property at the head of the cul-de-sac, Dale End, is part 2-storey and part single storey in appearance due to the land dropping from east to west.

Dense trees and scrub on the opposite side of the carriageway marks the entrance to Heswall Dales.

POLICY CONTEXT

The application property is located within a Primarily Residential Area. The proposal is assessed against the National Planning Policy Framework, which states that proposals should reflect good design as this is important in achieving sustainable development and should contribute positively to making places better for people.

Wirral Unitary Development Plan Policy HS11 relates to house extensions and states that proposals

should be designed in such a way as to have no significant adverse effect on the appearance of the original property the character of the area in general or impact on the amenities of the occupiers of neighbouring properties in particular through overlooking, or an adverse effect on the area in general.

APPEARANCE AND AMENITY ISSUES

The development involves raising the hipped roofs to either side, enlarging the existing front dormer and creating a 2-storey gabled projection that extends 1 metre beyond the principle elevation.

The elevational changes are significant, changing the original dormer bungalow into a contemporary two storey dwelling. However, the additional living accommodation at first floor level is achieved without raising the height of the ridge (which was a concern for the occupier of the adjacent property). The overall height of the dwelling is therefore unchanged. The design of the extensions will update and add interest to the existing dwelling. As there is no recognised uniformity between the 4 dwellings it is not considered that the development would be out of character or that the scale of the additions would be unduly intrusive in the street picture.

The spacing between the dwellings is maintained and it is considered that neither of the adjoining properties would be negatively impacted by the proposals. A new south-west facing window at first floor level would be sited a minimum distance of 10 metres from the boundary with Redwood. This property is a bungalow that sits in front of and at right angles to the application property, on a lower ground level.

The proposed ground floor extension encloses a passageway created between the existing dwelling and its detached garage, this element of the proposal will have no impact outside the application property.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

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 considered acceptable in principle and will not have a significant adverse impact upon the character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS11 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable in principle and will not have a significant adverse impact upon the character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS11 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

**Recommended
Decision:**

Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 27 April 2016 and dated 20 April 2016.

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

Further Notes for Committee:

Last Comments By: 13/06/2016
Expiry Date: 22/06/2016