

Planning Committee

18 August 2016

Reference:
APP/16/00196

Area Team:
South Team

Case Officer:
Mr K Spilsbury

Ward:
Pensby & Thingwall

Location:

Greenleaves, 26 WOODLANDS DRIVE, BARNSTON, CH61 1AL

Proposal:

Amendments to previously approved application - APP/11/00492 - Erection of side and rear extensions - Amended design.

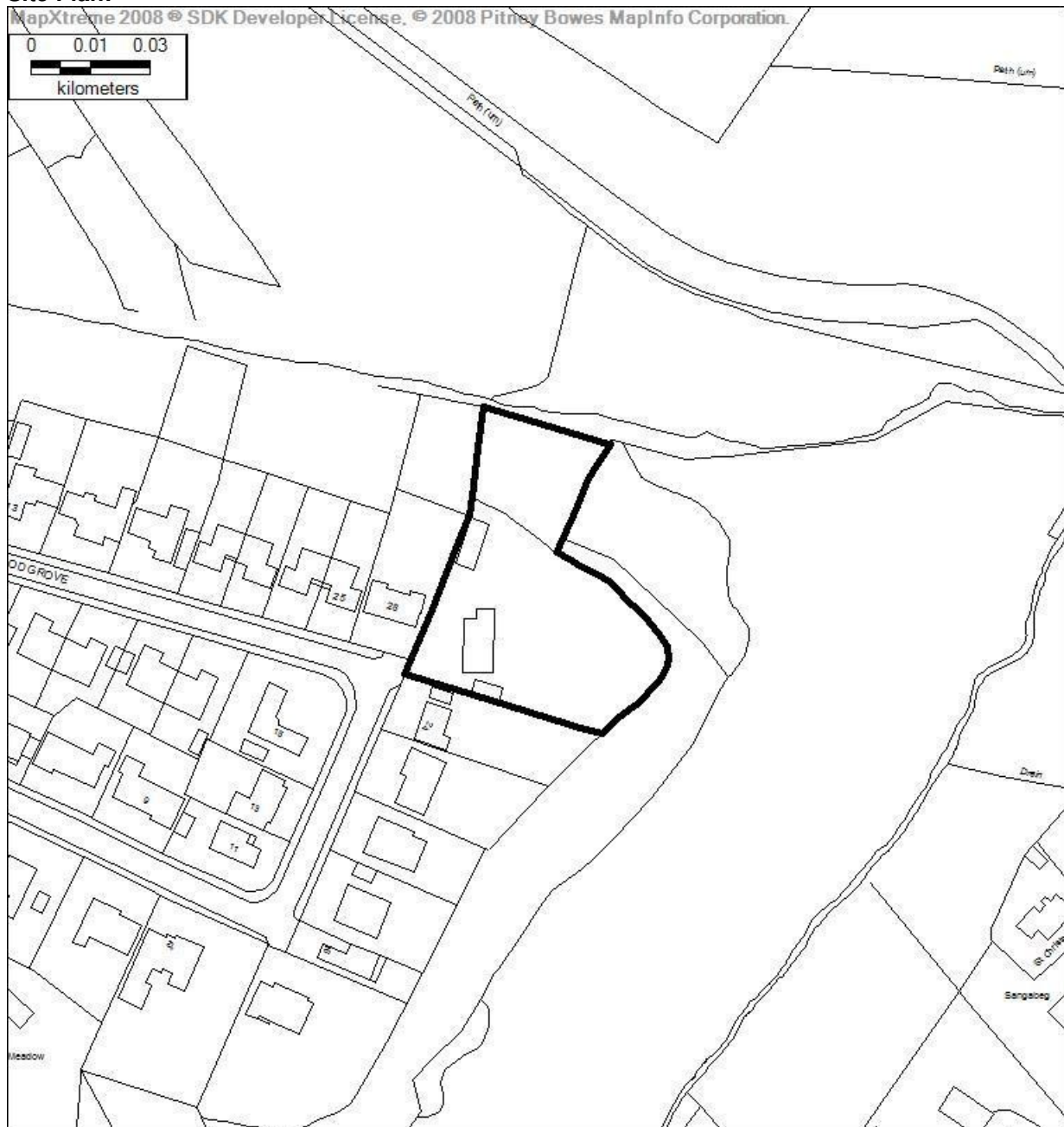
Applicant:

Mr & Mrs McCoy

Agent :

SDA Architecture Limited

Site Plan:



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Development Plan allocation and policies:

Site of Biological Importance
Infill Village in the Green Belt
Green Belt

Planning History:

Location: Greenleaves, 26 WOODLANDS DRIVE, BARNSTON, CH61 1AL
Application Type: Full Planning Permission
Proposal: Loft conversions and extensions
Application No: APP/11/00492
Decision Date: 20/07/2011
Decision Type: Approved

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

Having regard to the Council's Guidance for Publicity on Planning Applications 14 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, two letters of objection have been received from the occupiers of 24 Woodlands Drive and 25 Low Wood Grove. Their objections are summarised as follows:

1. Visible unrendered block work spoils the overall concept of the development;
2. Can be seen from the surrounding properties;
3. The work has been going on for 5 years to the detriment of surrounding properties; and
4. Extension is now quite imposing.

CONSULTATIONS

Wirral Wildlife - no reason to object to the application on wildlife grounds.

Director's Comments:**REASON FOR REFERRAL**

The application is submitted by SDA Architects and Surveyors, a firm of architects with which an elected Member of the Council is very closely connected. Two letters of objection has been received from neighbouring residents. Therefore, having regard to the provisions set out in the Scheme of Delegation for Determining Applications, this application is required to be considered and determined by the Planning Committee.

INTRODUCTION

The proposed development seeks permission for amendments to a previously approved scheme (APP/11/00492) for the extension of the existing property at the side and rear to provide additional accommodation space and an enlarged kitchen. Since the application was first submitted the proposals have been subsequently amended to provide a more aesthetically acceptable side extension, lowering the ridge height and extending the roof plane to match that of the host dwelling.

PRINCIPLE OF DEVELOPMENT

The development site is located within an infill village within the green belt and is acceptable in principle subject to policy, GB5 and HS11 of Wirral's UDP and the NPPF.

SITE AND SURROUNDINGS

Greenleaves is located on a large corner plot of a small residential close. To the east of the site lies Barnston Dale which is a site of Biological Importance. Properties in the area vary in style and appearance but most are large, detached two storey dwellings set within their own grounds. Greenleaves is set back from the street scene and is centrally located within the plot. The site is surrounded by tall trees and shrubs and two detached garages are located on the boundaries with the neighbouring dwellings providing additional screening from 24 and 28 Woodlands Drive.

POLICY CONTEXT

The proposed development is subject to policy GB5 - Extension of Existing Dwellings in the Green Belt.

Policy GB5 states that 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 habitable floor space of the existing dwelling measure approximately 178.29m². The proposed habitable floor space is approximately 225.34m². This is a 26% increase in habitable floor space, which is acceptable in terms of the criteria set out in Policy GB5. The bulk of these extensions already benefit from planning consent granted in 2011 which have largely been constructed.

APPEARANCE AND AMENITY ISSUES

The proposed development is the result of enforcement action following a complaint that the proposed side extension had been built in accordance with the approved plans. The side extension has increased in height from 5m to 5.9m in order to allow sufficient head room for the bathroom and bedroom. All other alterations have been constructed in accordance with the approved plans. The floorspace to the side extension has been extended to the front to allow for the roof plane on this side to be lowered and remove the large rendered elevation which had previously been proposed.

The amended design of the extension is considered to be more acceptable in terms of its aesthetics. The extensions still appear subordinate to the main dwelling and are set back from the front elevation. It is considered that due to the location of the extension on the northern elevation of the property the impact of the development on neighbours will be minimal. Minimum separation distances are achieved and there is a large hedgerow running along the boundary of the two properties 28 and 34 Woodlands Drive that screen the proposal. The scale of the extension is appropriate to the size of the plot and will not dominate the existing building or be so extensive as to be unneighbourly. As with the previous approval the proposed extension will project 5m into the rear garden but is located well away from the neighbouring properties and is therefore not considered to result in any adverse impact upon the amenities of the adjacent dwellings or to that of the Green Belt.

The property is set well back from the road and is partially screened from neighbouring dwellings by existing trees and vegetation. The proposed dormer windows have been restricted to the rear elevation of the property and are considered to be in keeping with the style and design of the original property. The corner plot location will also limit the impact of the development onto the street scene.

At the time of writing, two letters of objection have been received from the occupiers of 24 Woodlands Drive and 25 Low Wood Grove. Their objections are summarised as follows;

1. Visible unrendered block work spoils the overall concept of the development
2. Can be seen from the surrounding properties
3. The work has been going on for 5 years to the detriment of surrounding properties
4. Extension is now quite imposing

In order to ensure the appearance of the extension is acceptable a condition will be imposed to ensure that the current block work is rendered within six months of any decision. This will vastly improve the appearance of the extension and tie it into the character of the existing property. Whilst the extension will still be seen from surrounding properties it is not deemed imposing as the overall height is still less than that of the original building. The length of time the work has taken is not a valid reason for refusal and as such a refusal on this basis could not be sustained.

SEPARATION DISTANCES

The proposed windows have been positioned on the dwelling so as not to introduce any overlooking of adjacent properties. The first floor habitable room windows in the two storey side extension on the northern elevation of the dwelling have been limited to the rear elevation. The window in the side of the extension serves a bathroom and can be conditioned to be obscurely glazed. All minimum separation distances are achieved.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability issues arising from this proposal.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposed development is acceptable in terms of the criteria set out in GB5 - Extension of Existing Dwellings in the Green Belt and the NPPF and is therefore recommended for approval.

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 proposed development is acceptable in terms of the criteria set out in GB5 - Extension of Existing Dwellings in the Green Belt and the NPPF and is therefore recommended for approval.

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. Before the development hereby permitted is brought into use the en-suite bathroom window in the first floor north facing elevation shall be obscurely glazed with frosted glass and non opening up to a height of 1.7m from floor level and shall be retained as such thereafter.

Reason: In the interest of amenity having regard to HS11 of Wirral's Unitary Development Plan.

3. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 06 July 2016 and listed as follows: 31_2011_02 Rev A (dated 09.02.2016)

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

4. Within six months of this permission the proposed rendered external finish of the extensions hereby approved shall be implemented in full and retained as such thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason: In the interest of amenity having regards to policy HS11 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 01/08/2016

Expiry Date: 18/05/2016