

## Planning Committee

18 August 2016

**Reference:**  
**APP/16/00859**

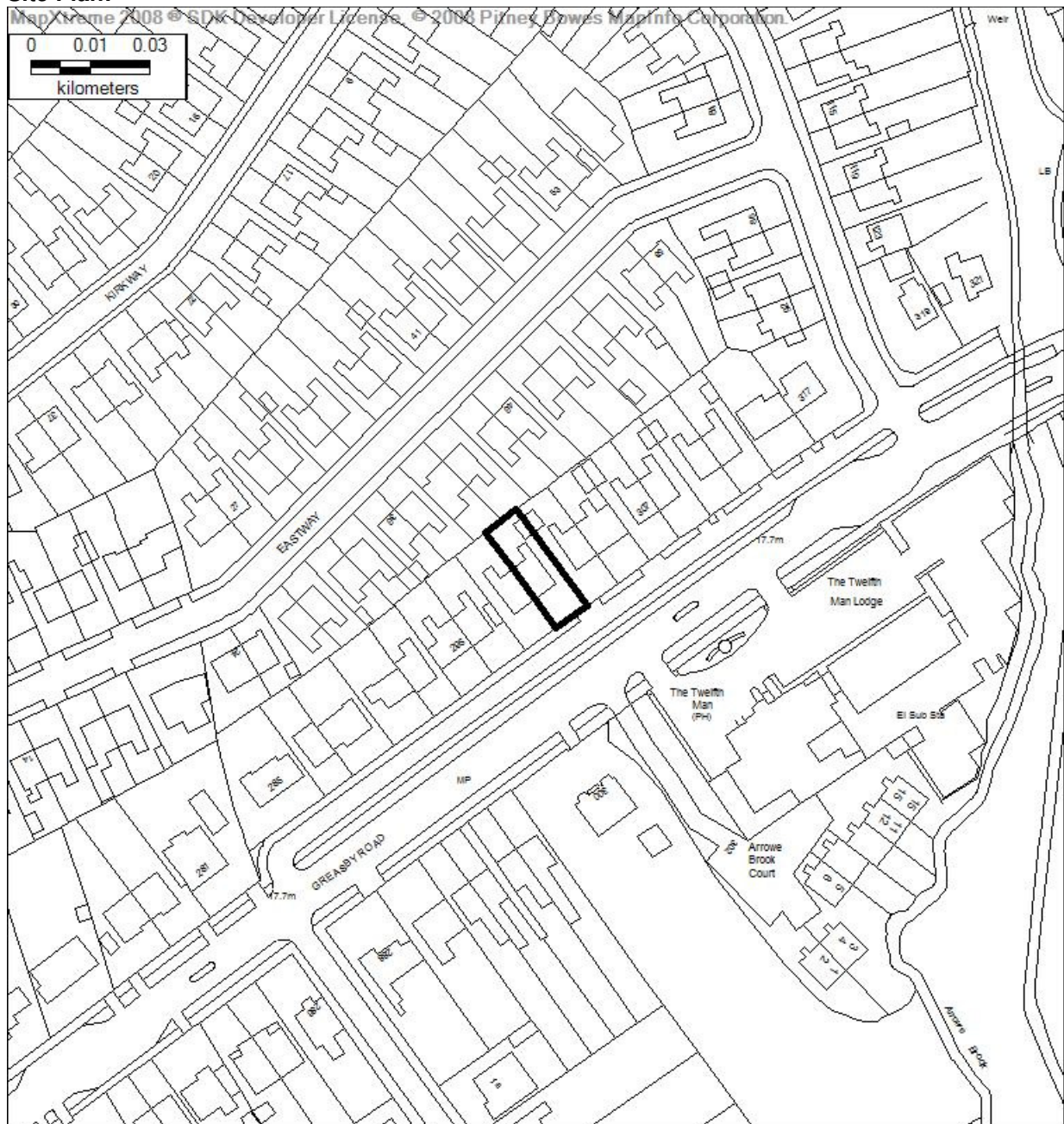
**Area Team:**  
**North Team**

**Case Officer:**  
**Mr P Howson**

**Ward:**  
**Greasby Frankby  
and Irby**

**Location:** 301 GREASBY ROAD, GREASBY, CH49 2PQ  
**Proposal:** Erection of two storey side and rear extension  
**Applicant:** Mrs Scott  
**Agent :** Bryson Architecture

### Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

No relevant history.

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing three letters of objection to the proposal have been received and can be summarised as follows:

1. Overlooking
2. Over bearing
3. Out of character
4. Structural problems

**Directors Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Wendy Clements has requested this application be removed from delegation and reported to the Planning Committee following representations she has received about this application representing an overdevelopment of the site.

**INTRODUCTION**

This application seeks consent for the erection of a two storey side extension to No. 301 Greasby Road, Greasby.

**PRINCIPLE OF DEVELOPMENT**

The application is for the extension of an existing dwelling within a primarily residential area and is therefore considered acceptable in principle.

**SITE AND SURROUNDINGS**

The application property comprises of a two storey semi-detached dwelling sited centrally within a regular shaped plot. The property in question features a hipped roof, front gable and facing brickwork, hanging tiles run between the ground and first floors and there is a pebbledash render across the side of the property.

This part of Greasby Road is comprised of semi-detached dwelling sited at regular intervals. Properties are of similar built form with architectural features such as asymmetrical gables, low eaves and finishing materials adding interest.

**POLICY CONTEXT**

The National Planning Policy Framework (NPPF) provides for a presumption in favour of sustainable development which encompasses good design.

Policy HS11: House Extensions of the Wirral UDP permits domestic extensions subject to proposals being of an appropriate scale in relation to the size of the plot and not unduly dominant with regard had to the effect on light to and the outlook from neighbours habitable rooms and to not result in significant overlooking. Policy HS11 also seeks proposals to replicate the design features of the existing dwelling and to be finished in matching materials.

The Supplementary Planning Guidance: House Extensions encourages better standards in design.

**APPEARANCE AND AMENITY ISSUES**

The application proposes the erection of a two storey side extension. Policy HS11 of the Wirral UDP seeks domestic extensions to replicate design features of existing dwellings such as eaves and roof form. The Supplementary Planning Guidance on House Extensions sets out specific guidelines for two storey side extensions and states that proposals should feature a 1 metre set back from the front of the

dwelling and adopt a lower ridge height.

The proposal would replicate the roof form of the existing dwelling and adopt a lower ridge height. The proposal would feature a first floor set back and would thus appear subservient. The application proposes materials to match and the proposal is acceptable in this respect.

In respects of neighbouring amenity, the majority of the proposed works would be constructed adjacent to the side elevation of No. 303 Greasby Road and the proposal is considered acceptable in this respect. Whilst the proposed extension would extend beyond the main face of the rear of the property it would fall adjacent to an existing ground floor extension to the rear of No. 303 and is therefore not anticipated to be significantly visually overbearing and is acceptable in this regard.

The applicant submitted amended plans reconfiguring the floor space at the request of the Local Planning Authority with bathrooms located to the rear. An obscure glazing condition has been imposed and the proposal therefore satisfies the interface distances as set out within the Supplementary Planning Guidance and is acceptable in this respect.

#### Other matters

Over the course of this application three letters of representation have been received objecting to the proposal, summary of comments;

- a) Overlooking
- b) Over bearing
- c) Out of character
- d) Structural problems

At the request of the Local Planning Authority the applicant submitted an amended plan which reconfigured the floor space with the habitable living space to the front with the bathrooms to the rear. An obscure glazing condition has therefore been imposed and the proposal is not considered to result in any significant overlooking.

The proposed extension would be constructed adjacent to the side of No. 303 Greasby Road and would extend no significantly further forward than the existing rear extension of No. 303 and is therefore not considered to be significantly visually overbearing. The proposed extension would feature a lower ridge and first floor set back which would appear subservient to the host dwelling and is acceptable in this respect.

Problems arising from the construction are not material planning considerations and thus hold no weight in the determination of this application.

#### **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 proposed extension 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 Policies 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 proposed extension 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 Policies 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 15 June 2016 and listed as follows: 001, 002 (Rev 05) and Site Location Plan

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

3. Prior to first occupation the first floor rear elevation bathroom window(s) shown on drawing No. 002 shall not be glazed otherwise than with obscured glass and non-opening up to 1.7 metres from the internal finished floor level and thereafter be permanently retained as such.

**Reason:** To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS11 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 28/07/2016  
**Expiry Date:** 10/08/2016