

## Planning Committee

18 August 2016

**Reference:**  
**APP/16/00965**

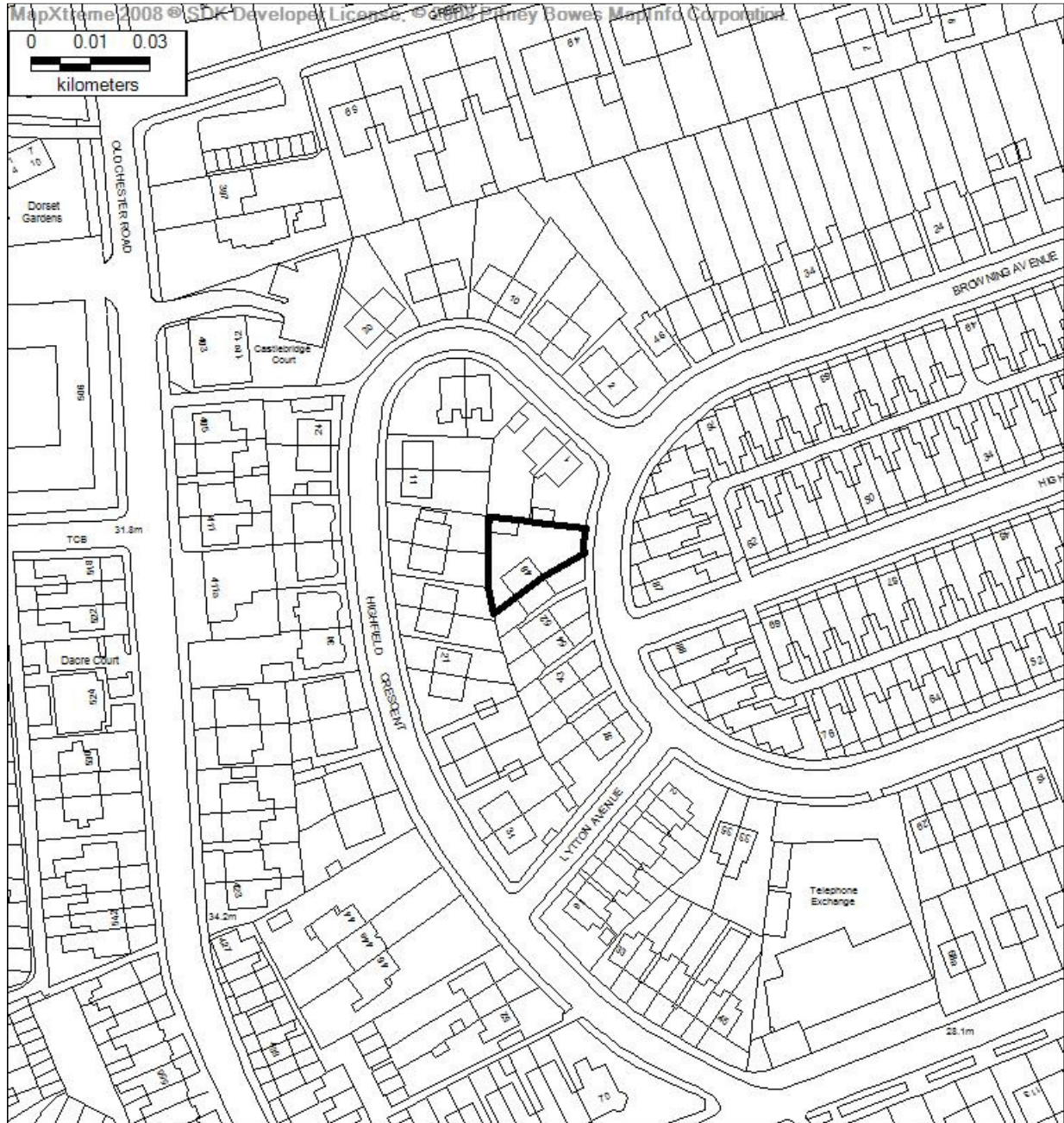
**Area Team:**  
**South Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Rock Ferry**

**Location:** 48 BROWNING AVENUE, ROCK FERRY, CH42 2DF  
**Proposal:** Single storey extension (retrospective works)  
**Applicant:** Mr Ali  
**Agent :** Bryson McHugh Architects

### Site Plan:



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### Development Plan allocation and policies:

Primarily Residential Area

**Planning History:**

Location: 48, Browning Avenue, Rock Ferry. L42 2DF  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey extension at side.  
Application No: APP/89/06099  
Decision Date: 22/06/1989  
Decision Type: Approved

Location: 48 BROWNING AVENUE, ROCK FERRY, CH42 2DF  
Application Type: Full Planning Permission  
Proposal: Two storey side extension  
Application No: APP/15/00939  
Decision Date: 01/09/2015  
Decision Type: Refused

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

Having regard to the Council Guidance on Publicity for Applications, 8 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 3 objections have been received, listing the following grounds:

1. noise
2. appearance
3. loss of light
4. proximity to boundary
5. loss of privacy
6. extension exceeds half the width of the original dwelling

**CONSULTATIONS:**

No statutory consultations required for this householder application.

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

Councillor McLaughlin has requested the application be taken out of delegated powers due to the impact on neighbouring properties on Highfield Crescent.

**INTRODUCTION**

The proposal is for a single storey side extension, the works have been started although the structure has not been completed.

A previous application APP/15/00939 has been refused on the site for a two-storey side extension, this decision was upheld at appeal.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for an extension to a dwelling which is considered acceptable in principle.

**SITE AND SURROUNDINGS**

The dwelling is a semi-detached house that is part rendered and part brick, the property is located on the western side of Browning Avenue, it is the end house in a row of four pairs of identical semi-detached houses that are built at an angle to the road and on a staggered building line.

**POLICY CONTEXT**

The proposal is for an extension to a dwelling and will be assessed in accordance with Wirral's UDP Policy HS11 and SPG11.

Policy HS11 states; Proposals for house extensions will be permitted subject to all the following criteria being complied with:

(i) the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

(ii) the materials matching or complementing those of the existing building;

(iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;

(iv) dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof;

(v) flat roofs being restricted to the rear or side of the dwelling and only acceptable on single storey extensions;

(vi) where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses;

(vii) where the rear extension is two storey and the existing house semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary;

(viii) to avoid the effect of 'terracing', where two storey side extensions are added to the sides of semi-detached houses of similar style with a consistent building line and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1.0 metre from the front elevation and 1.0 metre from the common boundary; or at least 2.0 metres from the front elevation;

(ix) single storey extensions on terraced dwellings allowing an adequate area of amenity space to be retained.

## **APPEARANCE AND AMENITY ISSUES**

The proposed development is for a single storey side extension that will extend out from the original single storey side extension to the side and front, the extension will not project any further out to the rear than the existing building.

The extension comes out 1.2m from the side of the existing house and set 1.1m in from the rear building line and 1.8m from the rear building line. The extension infill's the front section of the dwelling and runs flush with the original front elevation.

The alterations include a new roof that covers the existing single storey side extension and the proposed extension, the roof design follows that of the main dwelling and is pitched away from the front and rear elevation with a gable side. The eaves height is 2.5m and to the pitch is 3.8m, concerns have been raised with regards to the impact of the extension to the rear of the properties on Highfield Crescent, the relationship between the rear elevation of the application site and the houses on Highfield Crescent is awkward in terms of proximity and orientation.

However it is considered that as the extension is stepped in from the rear boundary further than the existing rear elevation and the roof slopes away from the rear boundary, the extension does not result in a level of harm that would warrant the refusal of the planning application. Due to the width of the plot frontage, the dwelling and the plot, the extension does not appear incongruous within the street scene.

## **SEPARATION DISTANCES**

The extension proposes one new window to the front elevation which is set approximately 17m from the rear elevation of 1 Highfield Crescent. The Council would expect a minimum distance of 14 metres. However, there are a number of mitigating factors that would weigh in favour of allowing this shortfall. Between the two properties is a 1.8 metres high boundary fence and an existing outbuilding at 1 Highfield Crescent which obscures outlook and therefore protects privacy. Given the extension at 48

Browning Avenue is single storey, together with existing boundary features, there is unlikely to be any significant loss of amenity or privacy resulting for neighbouring properties. A distance of approximately 28m from dwellings on the opposite side of Browning Avenue (notably No. 81) is achieved. The proposal is therefore considered to meet the Council's interface distances of 14m window to blank wall and 21m window to window.

#### **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.

#### **CONCLUSION**

The single storey front and side extension is considered acceptable in terms of scale, siting and impact to neighbouring properties having regard to Wirral's UDP Policy HS11 and SPG11.

#### **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 single storey front and side extension is considered acceptable in terms of scale, siting and impact to neighbouring properties having regard to Wirral's UDP Policy HS11 and SPG11.

**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 8 July 2016 and listed as follows: 2015 056 300 002 Rev.04.

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

3. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

**Reason:** To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS11 of the Wirral Unitary Development Plan.

**Last Comments By:** 12/08/2016

**Expiry Date:** 02/09/2016