

Planning Committee

25 January 2011

Reference:
APP/10/00999

Area Team:
South Team

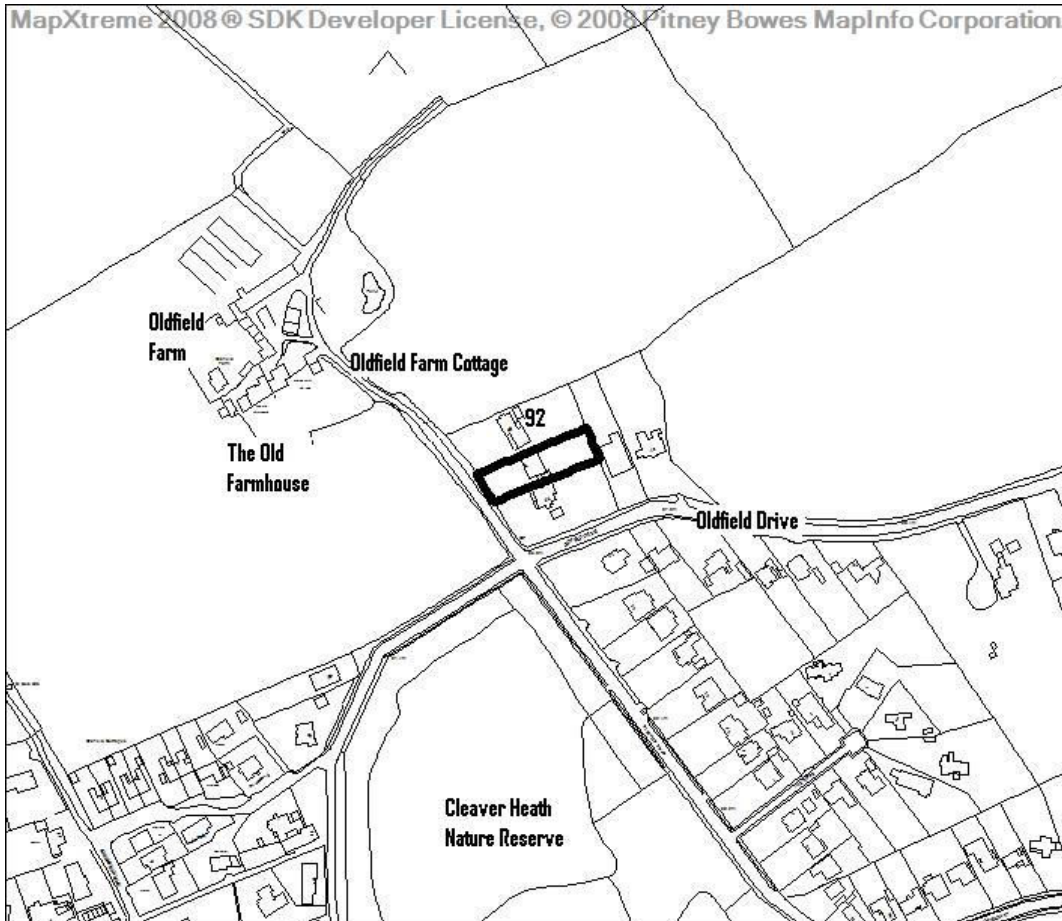
Case Officer:
Miss A McDougall

Ward:
Heswall

Location: Melrose, 90 OLDFIELD ROAD, HESWALL, CH60 6SG
Proposal: Proposed extension and remodelling of the existing house and associated landscape works.

Applicant: Mrs A Al-Kadhim
Agent : Stephenson Bell Architects & Planners

Site Plan:



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Development Plan allocation and policies:

Green Belt
GB5
HS11
SPG11

Planning History:

APP/96/6011 - Erection of a side porch and dormer extension - Approved

Summary Of Representations and Consultations Received:

Representations:

A site notice was displayed. A total of 7 letters of notification have been sent to properties in the area. At the time of writing this report 3 objections have been received and 1 letter of support, listing the following grounds:

1. loss of light by house being brought forward
2. building work is noisy, request that building does not take place on weekends
3. believe this is a demolition and rebuild not extension
4. restriction on the roof so that it cannot be used as a balcony
5. will the 15% restriction be adhered to as the proposal appears to be a rebuild

Comments received in support;

1. house design is stunning

Consultations:

Director of Technical Services (Traffic Management) - No objection

The Heswall Society - The properties are in a prominent location, proposal should be a demolition and rebuild, no design and access statement, impact of the height of the building onto the area, would have a harmful visual impact, rear balconies are unacceptable as are up lighters in the garden.

Director's Comments:

This application was deferred from Planning Committee on 1 December 2010 for a formal Committee Site Visit.

REASON FOR REFERRAL

Councillor Johnson requested the application be removed from delegated powers due to the development being unneighbourly.

INTRODUCTION

The proposal is for the remodelling of the original dwelling and associated landscaping works.

PRINCIPLE OF DEVELOPMENT

The proposal is for alterations and remodelling of an existing house, the house is located in the Green Belt however this form of development is acceptable in principle.

SITE AND SURROUNDINGS

The existing dwelling is a low level dormer bungalow set within a row of three dwellings, number 90 being the central building. The house is flanked by 2 dwellings, number 52 Oldfield Drive is a two storey dwelling with a habitable third floor, number 92 Oldfield Road has recently been constructed, the house is two connecting units and is a modern design twist on a traditional barn design.

The plot is in a highly attractive location that looks out onto fields to the west which are designated "Special Landscape" and the Dee Estuary.

POLICY CONTEXT

The proposal is for an extension to an original dwelling, the extensions remodel the appearance of the house and re clad the original exterior walls to produce a house of high design quality. The house is however located within the designated Wirral Green Belt, house extensions to dwellings located in the green belt should not exceed 50% of the original floor area or the original in accordance with UDP Policy GB5.

The additional space equates to a 52% increase in floor area, the existing house has a floor area of 216.3m² the extensions equate to 113m² which in total produces a dwelling of 330m², this is a 52% increase. Whilst this is over the policy guidance of 50% the design and siting of the resultant building are of such a nature that will add to the design aesthetics of the street scene, due to the original siting of the building enveloped by three houses the impact of the extensions will not harm the openness of the Green Belt. The development will be a positive addition to the character of the area.

APPEARANCE AND AMENITY ISSUES

The changes completely remodel the upper floors and appearance of the dwelling, the resultant structure is of a high quality design and fits between two larger dwellings. The proposed redevelopment retains the two side walls to north side elevations at ground floor and first floor, the footprint of the building is retained to the rear however rather than brick with windows the material will be replaced with a wall of glazing. The house will consist of slate cladding, glazing and white render, the two neighbouring houses are also a mix of materials but predominantly white render.

There are expanses of glass to the front and rear, the development does not propose balconies due to the nature of the design, even within the constraints of the building line of the house the development meets the separation distances.

Concerns have been raised with regards to the demolition and rebuild of the structure, the applicant has provided a plan showing what upright walls are to be retained with regards to the resultant dwelling, the house retains two external side walls, the alterations include a glazed wall to the rear, this is built on the original rear footprint but the materials change, this would be acceptable under permitted development. It is considered that as the main demolition is the roof and front facade that the original house is retained within the dwelling to a degree that is acceptable.

The scale of the house is sympathetic to the neighbouring properties as well as its location, the design overall is of high quality and will create a positive addition to the three dwelling street scene.

SEPARATION DISTANCES

The proposal for the remodelling of the house sees the height of the building increase however the outlook remains the same to the front and rear. To the front there are no dwellings and therefore no overlooking, the building line of the proposed house is inline with the front of number 52 Oldfield Drive so will not impact the front windows of this property.

There is a detached dwelling to the rear number 50 Oldfield Drive which is 27m from the proposed dwelling side to rear facing, this therefore meets the separation distance of 14m window to blank wall.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The plot is a currently developed site which means that the proposal to redevelop the site and retain the use of the plot is sustainable.

CONCLUSION

The proposal is acceptable in terms of scale and design. The development introduces a high quality of design that is compliant with the guidance of Wirral's UDP Policy GB5.

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

The proposed design is of high quality and will create a distinctive addition to the street scene. The proposal is compliant with the guidance set out in Wirral's UDP Policy GB5.

Recommended Decision: **Approve**

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three

years from the date of this permission.

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

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

Reason: In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy GB5 of the Wirral Unitary Development Plan.

3. Before any construction commences, samples of the external materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy GB5 of the Wirral Unitary Development Plan.

4. The development hereby approved shall be carried out in accordance with the details shown on the plan(s) received by the Local Planning Authority on 12/11/2010.

Reason: For the avoidance of doubt

Further Notes for Committee:

Last Comments By: 15/09/2010 13:24:03
Expiry Date: 07/10/2010