

Planning Committee

19 July 2018

Reference:
APP/17/01539

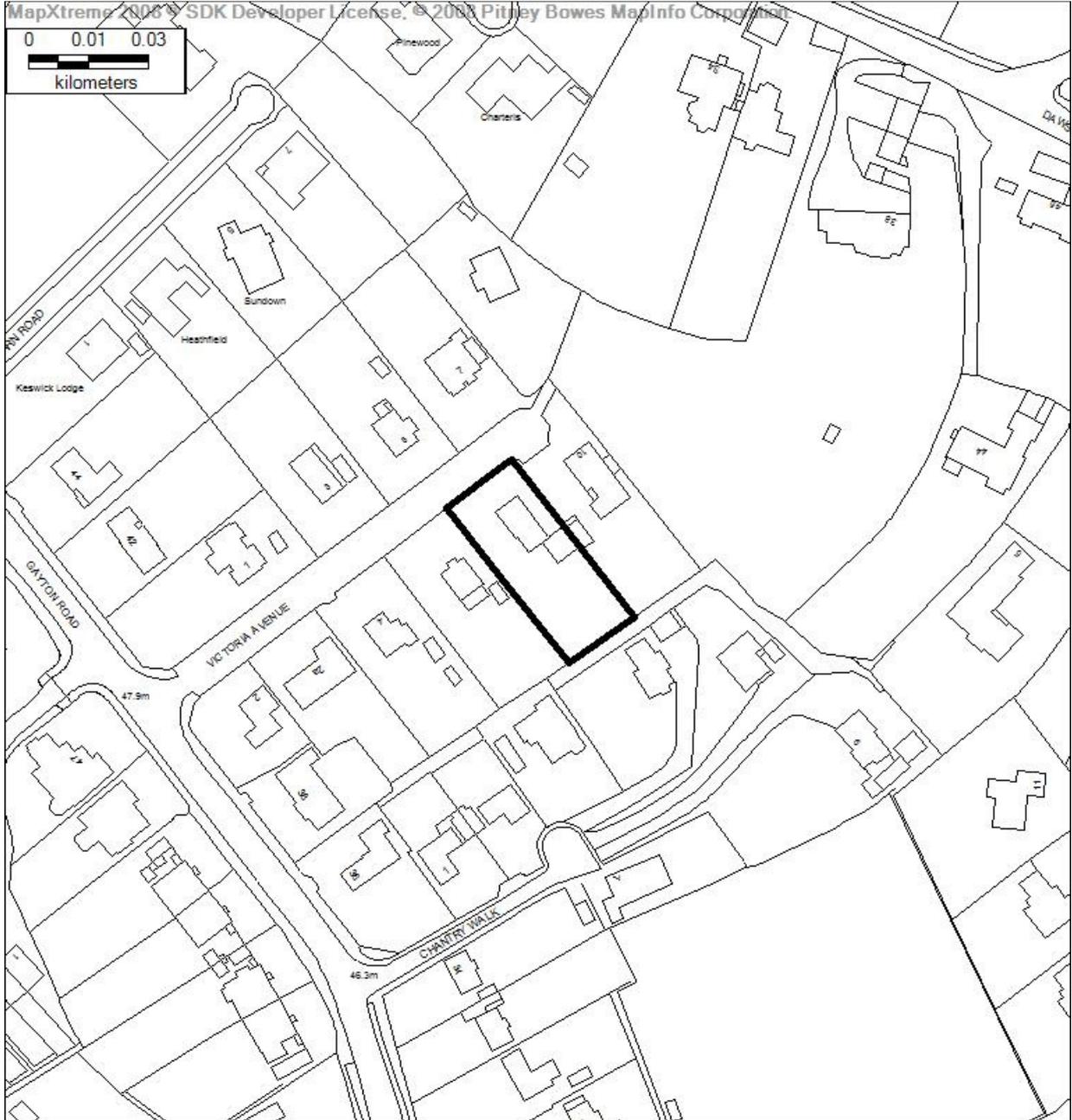
Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
Heswall

Location: Wayside, 8 VICTORIA AVENUE, GAYTON, CH60 8PU
Proposal: Two storey and single storey extensions, including raising roof ridge
Applicant: Mr Maire
Agent : Caer Designs

Site Plan:



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Development Plan designation:

Density and Design Guidelines Area
Primarily Residential Area

Planning History:

Location: Wayside, Victoria Avenue, Gayton, L60 8PU
Application Type: Full Planning Permission
Proposal: Single storey lounge/dining room extension
Application No: APP/80/16631
Decision Date: 28/10/1980
Decision Type: Approve

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 3 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 1 objection received, on the grounds of overlooking and requesting the windows to the side to be obscurely glazed.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Andrew Hodson requested that the application be taken out of delegation on the basis that it is out of character with the local area, is causing local concern, and will affect the privacy of neighbours.

INTRODUCTION

The proposal is seeking planning permission for two-storey and single-storey extensions, including raising the ridge height of the roof.

SITE AND SURROUNDINGS

The proposal site contains a two-storey detached dwelling set within a Primarily Residential Area. The proposal site is located along the unmade highway of Victoria Avenue which has a generally uniform building line. The dwellings along Victoria Avenue are generally two-storey in nature and are set on spacious plots. The architectural design in the area is very mixed and dwellings are externally finished with a wide palette of materials, including brick, render and mock tudor detailing on some dwellings.

POLICY CONTEXT

The application is subject to Wirral Unitary Development Plan Policy HS11: House Extensions, Supplementary Planning Guidance 11: House Extensions and the National Planning Policy Framework.

Policy HS11 states that the scale of any proposed development should be appropriate to the size of the plot and not dominate the existing building, and not be so extensive as to be unneighbourly. Particular regard should be had to the effect on light to and the outlook from neighbour's habitable rooms and development should not result in significant overlooking of neighbouring residential property. The design features and materials used should complement the existing building.

The National Planning Policy Framework (NPPF) supports sustainable development which encompasses good design. Development should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

APPEARANCE AND AMENITY ISSUES

The proposed raising of the existing ridge height by approximately 1 metre is considered to be acceptable as the neighbouring dwellings are considerably mixed in design and have a number of different roof designs and heights. The proposed roof will be similar to the existing in appearance and will have no negative impact on the character of the host dwelling or wider street scene. The raising of the roof includes a new front elevation window along with roof lights. The proposed window on the front elevation complies with guideline separation distances comfortably and the roof lights are at least 1.7 metres from the internal floor level and will therefore not create any overlooking of neighbouring

property.

The proposed first-floor extension on the side (South West) elevation will have very little impact on the character of the original dwelling and it is considered that the small increase in width of the dwelling at first-floor will have no adverse impact on neighbouring amenities in regard to existing light, outlook or privacy.

There will be high-level windows, at first-floor, on each of the side elevations of the proposed two-storey extension. These windows will only be secondary windows for the bedrooms they serve and a condition has been attached to ensure they are obscurely glazed to prevent any overlooking into neighbouring properties. There will also be windows on the side (North East) elevation serving the stairwell. The condition requiring obscure glazing also relates to these windows.

The proposed side extension for the main staircase will project into the roof space. This will be set back from the front elevation and will have minimal visual impact upon the street scene.

The proposed single-storey extension to the garage and to the rear of the property will have a flat roof. These extensions are considerably set back and largely obscured from the front elevation of the dwelling thus having no significant impact on the street scene. Taking into account the location and scale of these single storey extensions they are not considered to have any adverse impact on amenities of neighbouring properties. Given the dense vegetation and boundary treatment along the North East and South West boundaries of the site, it is unlikely that these extensions will be particularly visible when viewed from neighbouring properties. The proposed side garage extension does not impact on the ability of vehicles to comfortably park on the driveway.

Currently the dwelling is externally constructed from brick and has been painted in a cream colour. The proposal includes a render finish with timber panelling, with dark grey aluminium or UPVC windows. Render is common place in the wider street scene, and given that the architectural style of the neighbouring dwellings is quite mixed, the external materials are considered acceptable and will rejuvenate the appearance of the dwelling. The proposed materials are not considered to detract from the character of the street scene.

Overall the extension is considered to sit well in the plot and doesn't detract from any of the neighbouring properties or the amenities neighbouring properties can reasonably expect to enjoy. The increase in floor space will have no adverse impact on the street scene. The application is therefore considered to comply with Policy HS11, SPG11 and the NPPF.

SEPARATION DISTANCES

All required separation distances are met in this instance.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

A Bat Roost Survey was submitted as part of the application and concluded that it was unlikely that bats are roosting in the building. The building does, however, have suitability for bat habitation and therefore a condition has been attached to provide two bat boxes within the site.

CONCLUSION

The proposal is not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light, privacy or outlook. The proposed development is not considered detrimental to the character of the host dwelling and the wider street scene. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of 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 not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light, privacy or outlook. The proposed development is not considered detrimental to the character of the host dwelling and the wider street scene. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of 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 6th December 2017 and listed as follows: SP03-A; EX01; EX02; PL01; PL02; PL03; PL04

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

3. The first and second floor windows on either side elevation of the development hereby permitted shall be obscurely glazed up to a minimum of 1.7 metres above finished floor level and shall be retained as such thereafter

Reason: In the interest of residential amenity

4. Prior to commencement of development, details of two bat boxes and their proposed location within the site shall be submitted to and approved in writing by the Local Planning Authority. The approved boxes shall be installed prior to commencement of development and retained as such thereafter unless otherwise approved in writing by the Local Planning Authority.

Reason: In the interests of ecology

Further Notes for Committee:

Last Comments By: 12/01/2018

Expiry Date: 31/01/2018