

# Planning Committee

19 July 2018

**Reference:**  
**APP/18/00458**

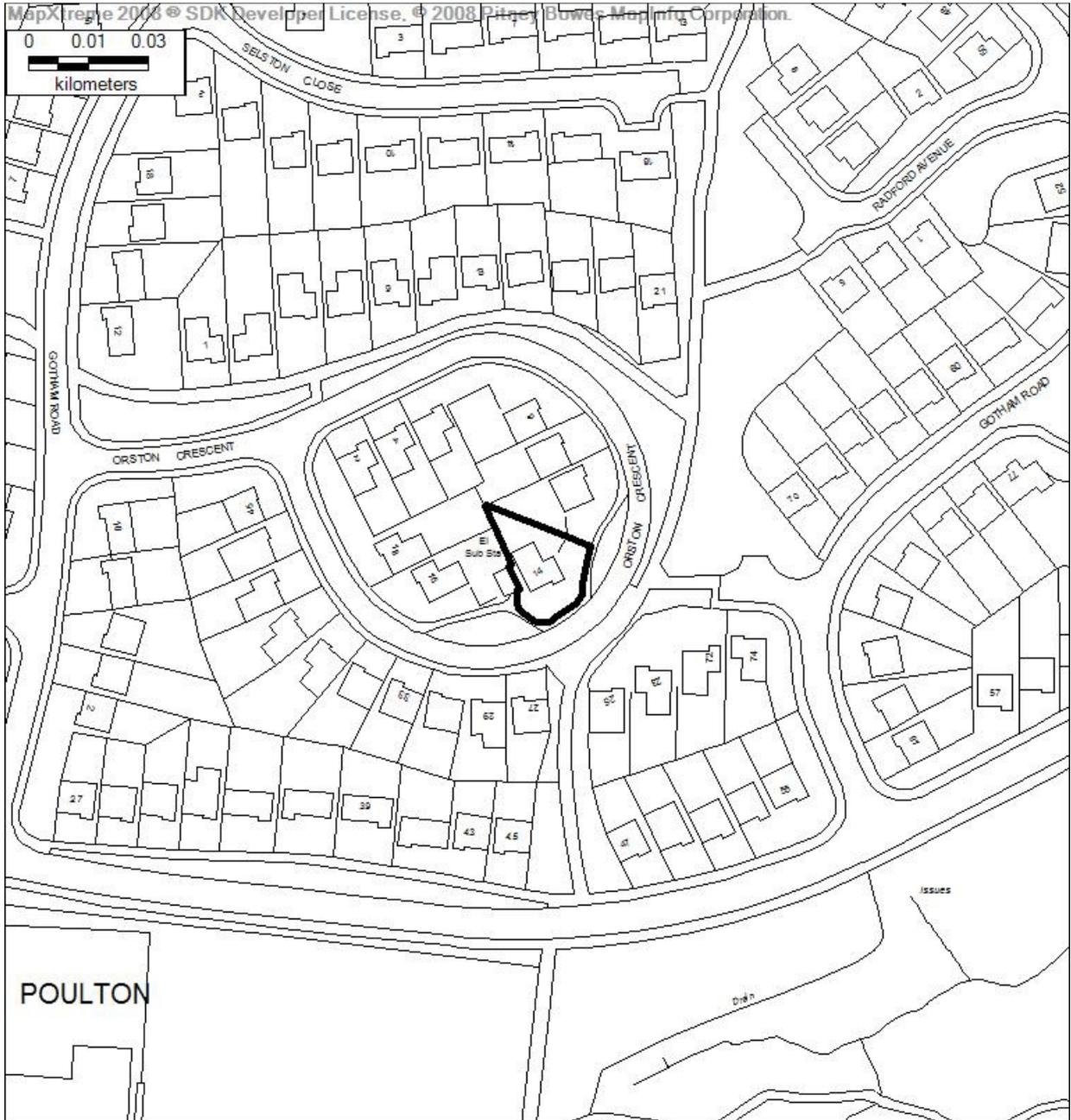
**Area Team:**  
**South Team**

**Case Officer:**  
**Mrs J McMahon**

**Ward:**  
**Clatterbridge**

**Location:** 14 ORSTON CRESCENT, SPITAL, CH63 9NZ  
**Proposal:** Erection of a first floor side extension above garage.  
**Applicant:** Mr Burrows  
**Agent :** Rivergate Limited

## Site Plan:



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**Development Plan designation:**  
Primarily Residential Area

## **Planning History:**

Location: 14 Orston Crescent, Spital, Wirral, CH63 9NZ  
Application Type: Full Planning Permission  
Proposal: Extension to kitchen at side of dwelling and side dormer extension  
Application No: APP/02/07602  
Decision Date: 10/03/2003  
Decision Type: Approve

Location: 14, Orston Crescent, Spital. L63 9NZ  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey side extension and pitched roof to garage and extension.  
Application No: APP/90/06047  
Decision Date: 11/07/1990  
Decision Type: Approve

Location: 14 ORSTON CRESCENT, SPITAL, CH63 9NZ  
Application Type: Full Planning Permission  
Proposal: Proposed bay window extension to front elevation. Proposed fence  
Application No: APP/17/00161  
Decision Date: 04/04/2017  
Decision Type: Approve

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

### REPRESENTATIONS:

Having regard to the Council's Guidance on Publicity for Planning Applications, 10 notifications were sent to neighbouring properties and a site notice was displayed near the site - no representations have been received

### **Director's Comments:**

### **REASON FOR REFERRAL TO PLANNING COMMITTEE**

A Director at the agency submitting the planning application, Rivergate Limited, is an Elected Member of the Council.

### **INTRODUCTION**

The application seeks planning consent for the erection of a first floor extension at the side of the property to create a fourth bedroom.

### **PRINCIPLE OF DEVELOPMENT**

The site is located within an area designated as primarily residential where the erection of domestic extensions are acceptable in principle.

### **SITE AND SURROUNDINGS**

The site is occupied by a modern detached house. The property is located on the south side of a 'roundabout' formed by the road running in a complete circle with access on the western side via Gotham Road. The application property is the only house on this side of the circle, the two houses either side sit at right angles facing west and east.

### **POLICY CONTEXT**

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.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

#### **APPEARANCE AND AMENITY ISSUES**

The proposed extension would be built above the existing garage at the side of the property. The ridge on the extension would run at right angles to the main ridge, which runs from front to back. A slight set back at the front results in the roof sitting just below the main roof, ensuring the extension is subordinate and in scale with the host dwelling.

The development would not extend the full length of the dwelling and therefore will have no significant impact on the neighbouring property on that side, 12 Orston Crescent.

#### **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 development will have no detrimental impact on the character of the original dwelling and will have no significant impact on neighbouring property. The proposal is considered to satisfy the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, 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 development will have no detrimental impact on the character of the original dwelling and will have no significant impact on neighbouring property. The proposal is considered to satisfy the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, 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 May 2018.

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

3. The 2 new first floor north-west and north-east facing windows shall be obscurely glazed and non-opening up to a height of 1.7 metres from the internal finished floor level and shall remain as such thereafter.

**Reason:** In the interests of residential amenity.

**Further Notes for Committee:**

**Last Comments By:** 15/06/2018  
**Expiry Date:** 10/07/2018