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ITEM	APP/2007/6403	WARD Bebington
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**Location:** 39 Regents Way Higher Bebington Wirral CH63 5NN

**Proposal:** Erection of a single storey rear extension and first floor side extension

**Applicant:** Mr & Mrs Johnson  
39 Regents Way  
Higher Bebington  
Wirral  
CH63 5NN

**Agent:** Survey & Design Associates Ltd  
27a Woodchurch Lane  
Prenton  
Wirral  
CH42 9PJ

**Development Plan allocation and policies:** Primarily Residential Area, HS11, SPG11 - House Extensions.

**Planning History:** There is no planning history at this site.

**Representations and consultations received:** Representations:

A total of 7 letters of notification have been sent to properties in the area. At the time of writing this report 1 letter has been received objecting on the grounds of overlooking, noise and loss of privacy.

Consultations:

No consultations were required.

**Directors comments:** This application was removed from delegation at the request of Councillor Sheila Clarke, who is concerned that the proposal will result in overlooking

#### PROPOSAL

The application is for the erection of a part solid, part conservatory style extension at the rear of the property and a first floor side extension. The rear extension projects a maximum of 6.5 metres from the main rear elevation of the house and creates an extended lounge, separate conservatory and a large kitchen/dining area.

The proposed first floor extension would be accommodated within the roof slope and creates a fourth bedroom.

#### PRINCIPLE OF DEVELOPMENT

The principle of the proposed development is acceptable.

#### SITE AND SURROUNDINGS

The property is a detached house situated in a road made up of a variety of house styles and in an area of mixed detached and semi-detached properties.

The area is defined by good quality, well maintained housing in roads with grass verges and well established street trees.

#### POLICY CONTEXT

Policy HS11 and Supplementary Planning Guidance Note 11 are both relevant.

The policies state that house extensions can be acceptable providing there is no significant detrimental impact on adjoining properties and the design of the additions is in keeping with the original dwellinghouse.

It is considered that the proposed extensions comply with policy.

#### HEALTH ISSUES

There are no health implications relating to this application.

#### APPEARANCE AND AMENITY ISSUES

The rear extension would project 6.5 metres from the original rear elevation of the house and would be sited approximately 1.5 metres, at the closest point, from the southern boundary of the site. This boundary defines the rear boundaries of properties facing Broadway.

The south facing elevation of the extension would be part brick, part glazed and would be mostly screened from the rear of the adjoining houses by the existing fence and planting that currently marks the boundary. A small section of the fence will have to be raised to prevent overlooking in to the garden of no. 48 Broadway. The houses in Broadway are sited some 17 metres from the proposed extension and therefore will not be adversely affected.

The proposed first floor extension would be sited within the roof slope. The house was built with a long sloping roof on the left hand side dropping down from the ridge to just above the eaves at ground floor level.

The sloping roof at present only covers the garage. It is proposed to continue the roof to the rear elevation to accommodate the new additional bedroom.

#### HIGHWAY IMPLICATIONS

There are no Highway Implications relating to this proposal.

#### ENVIRONMENTAL/SUSTAINABILITY APPRAISAL

There are no Environmental/Sustainability issues relating to these proposals.

**Summary of Decision:** The proposed extensions are considered to be acceptable in that there is no significant detrimental impact on neighbouring properties and the design is in keeping with the original house. The development therefore complies with Policy HS11 of Wirral's Unitary Development Plan and the current Supplementary Planning Guidance: House Extensions.

**Recommendation:** **Approve**

#### Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 materials to match existing (C59A)
- 3 The boundary fence, where it faces the first three glazed panels in the south facing elevation of the conservatory, shall be raised to 1.8 metres above the finished floor level of the conservatory. The fence shall be retained as such at all times.

#### Reason for conditions

- 1 Standard (CR86)
- 2 In the interests of visual amenity. Policy HS11 of the UDP (CR65)
- 3 In the interests of amenity.

**Last Comments By:** **09 August 2007**

**56 Day Expires On:** **30 August 2007**