
ITEM	APP/2007/6434	WARD West Kirby and Thurstaston
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Location: Nancerne 6 Column Road Newton Wirral CH48 8AX

Proposal: Erection of a two storey side and rear extension with front, rear and side dormers (resubmission of APP/2007/5848)

Applicant: Mr & Mrs R Connor
Nancerne
6 Column Road
Newton
Wirral
CH48 8AX

Agent: Mr J E Thexton
12 Manor Mansions
Manor Road
Wallasey
Wirral
CH44 0EN

Development Plan allocation and policies: Policy HS11 UDP House Extensions
SPG11 House Extensions

Planning History: 20066886 erection of a two-storey side extension with front dormer and a single storey rear extension, refused on the grounds of two-storey element not providing sufficient separation distances.
20075848 erection of a part single-storey part two-storey side extension, two-storey rear extension and three side dormers, reused on design grounds.

Representations and consultations received: Representations:
Councillor Watt requests that the application be removed from delegation on the following grounds: The proposed extension does not allow sufficient separation distance from the window of a habitable room in the neighbouring dwelling and would be so dominant as to have an adverse effect on the outlook and light currently enjoyed by the occupiers.

A site notice was displayed on the front boundary of the site. A total of three letters of notification have been sent to properties in the area. At the time of writing this report one objection from 4 Column Road has been received, on the following grounds: planning policy separation distances to side habitable room windows of the neighbouring property, the proposal will be overbearing and intrusive resulting in a loss of outlook and amenity.

Directors comments: PROPOSAL
The proposal is for the erection of a two-storey side and rear extension with front, rear and side dormers. The proposal is a resubmission of previously refused application APP/2007/5848, the application was refused on design and impact onto the existing style and design of the dwelling. The proposed extensions are for a two-storey side and rear extension, this element has been set back 6.3m from the existing front elevation of the dwelling, the proposed dormer windows have been reduced in size, with the front dormer matching the design of the existing front dormer window. The proposed two-storey rear extension projects outward 3.7m from the existing rear elevation of the dwelling, the extension then wraps around the rear of the building and falls short of an existing turret window. The proposed rear elevation of the two-storey extension would not project further out than the existing rear building line of the neighbouring property at no4 Column Road.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable in terms of design with relation to the existing building, the proposal has been set back on site so that the two-storey element of the extension will not cause detriment to the existing habitable room window in the side elevation of no4 Column Road. The extension has been reduced and altered so that the extension does not create an overdeveloped feel to the site and so the extension matches the style of the existing house. The resubmission has minimised the extensions so that no harm is caused to the neighbouring properties. The set back of the two-storey element of the extension means that the proposal will not create an over dominant structure within close proximity to a boundary.

The proposed dormers are in scale with the existing house and do not create dominant structures, the design of the roof has also been taken into account so that

the extensions match the existing cottage style of the dwelling.

SITE AND SURROUNDINGS

The property is a detached cottage style dwelling with a low sloping roof with a dormer window and a front two-storey gable. The neighbouring properties are semi-detached two-storey dwellings. The houses are all set back from the main highway, which has a gentle slope up towards the north west.

The site opposite belongs to Caldry Grange Grammar School and is playing fields, the houses and the plots to rear onto other dwellings, there is however a rural feel to the immediate area.

POLICY CONTEXT

The proposal is for an extension, so therefore falls in line with the Policy set out in HS11 and the guidance notes set out in SPG11.

The concerns raised in terms of the objections received are to do with the lack of separation distance, whilst it has been deemed important in APP/2006/6886 that a two-storey extension should not be built so close to a habitable room window, the proposal has now been set back. In terms of the guidance notes, which refer to separation distances, SPG11 states;

"Where two habitable rooms to principal elevations face one another such that direct overlooking is likely to occur, the windows shall be a minimum of 21m apart. The definition of habitable room includes, lounges, living rooms, studies and bedrooms. A bathroom or landing window would not be considered as a habitable room. Where a sole window to a main habitable room faces a blank wall they must be a minimum of 14m apart."

The side elevation of no4 Column Road is not the principal elevation, the extension at two-storey level has been set back so as to minimise any impact onto this window. The existing dwelling at no4 has an existing two-storey side/rear extension that already creates an impact onto the existing side windows, the proposed extension at no6 will have no greater adverse impact in terms of light onto this existing side window.

APPEARANCE AND AMENITY ISSUES

In terms of appearance, the extensions are acceptable. The proposed front elevation matches the design of the existing house, the side elevation of the two-storey extension is acceptable and does not appear to be alien in design.

There is a side dormer to the south east elevation to the proposed extension. The glazing in this window will be obscure so as to minimise any feeling of overlooking to the neighbouring property and will be controlled by a suitably worded planning condition.

The extension has been redesigned so as to create less impact within the immediate area. The design has been amended so as to keep the proposed extensions in line with the original dwelling and to minimise any potential impact on the adjacent properties.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway implications as a result of this application.

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 amendments to this application, which have resulted in the current proposal are acceptable and meet the guidance notes of SPG11, the proposed extensions have been redesigned to be sympathetic to the existing house and the amenities of the neighbouring properties.

Summary of Decision: The proposal is acceptable in terms of design and siting, the proposal is therefore in compliance with the criteria set out in Policy HS11 of the adopted Wirral UDP and SPG11 on House Extensions.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 materials to match existing (C59A)
- 3 Prior to the extension being brought into use the window in the proposed side dormer facing south east towards no8 Column Road, shall be of obscure glazing and shall be retained as such thereafter.

Reason for conditions

- 1 Standard (CR86)
- 2 In the interests of visual amenity. Policy HS11 of the UDP (CR65)
- 3 To protect the privacy of residents. Policy HS11 of the UDP (CR62)

Last Comments By: **16 August 2007**

56 Day Expires On: **13 September 2007**