
ITEM	APP/2007/6608	WARD Heswall
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Location: 3 Oldfield Close Heswall Wirral CH60 6RL

Proposal: Remodelling of dwelling to two-storey dwelling and single storey front extension.

Applicant: Mr & Mrs Offley
3 Oldfield Close
Heswall
Wirral
CH60 6RL

Agent: Mr R Owen
Mr R. Owen
13 Lloyd Drive
Greasby
Wirral
CH49 1RG

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

Planning History: 20055908 erection of a first floor extension withdrawn.
20057647 proposed extension of bungalow to form first floor accommodation refused, appeal dismissed.

Representations and consultations received: Representations:

A total of 15 letters of notification have been sent to properties in the area. At the time of writing this report one objection has been received, listing the following grounds: loss of light, No. 5 being a bungalow between two two-storey properties and loss of privacy.

One letter received confirming no objection to the proposed redevelopment.

Consultations:

None required.

Directors comments: Councillor Rowlands requests that the planning application be removed from delegated powers on the grounds that this is an unneighbourly proposal.

PROPOSAL

The proposal is for the erection of a first floor extension above the existing single storey element of the building. Due to the history of the site and discussions between the agent and the previous case officer, it was agreed that if the first floor element of the extension was brought in away from the boundary with no5 the proposal would have a less adverse impact onto the neighbouring property. The proposed first floor element is set back 6m from the main frontage of the property and 4.2m from the side elevation facing north east and No.5 Oldfield Close.

PRINCIPLE OF DEVELOPMENT

The proposal has been amended to reduce any impact onto the bungalow at no5, no3 and no5 are the only two true bungalows on Oldfield Close. The proposal is not over excessive in terms of the additional size it will be generating. The proposal will not cause any overlooking due to the existing layout of the plots. The proposal has been amended to be set away from the bungalow at No.5, the bungalow at No.5 will still have a partial visibility with a roof height of 2.4m to the eaves and 4.2m to the top of the pitch.

SITE AND SURROUNDINGS

The existing bungalow is set back from the road and is built in an L-shape, the bungalow projects 5m back on the plot in terms of the neighbouring house at No.5, due to this the previous applications had proposed that the first floor be built above this section which would have created a two-storey dwelling up against the boundary with No.5 with a projection of 5m to the rear. This was deemed unacceptable due to the impact it would have had to the neighbouring property.

Oldfield Close characteristically has two-storey detached dwellings, Nos.3 and 5 are

the only two bungalows remaining, the neighbouring properties are all a mix of styles.

POLICY CONTEXT

In terms of Policy HS11 the proposal is being built within the existing floor area of the dwelling and will only increase the scale of the building upwards, the location of the property is that it will not cause harm to the neighbouring properties by reason of its height due to existing outlook of the properties being front and rear aspect. Whilst the application will increase the dwelling in terms of height the reduction in size and set back, both from the highway and the dwellings to the side boundaries means that the extension will not be extensive so as to cause harm to the original building or the neighbouring properties.

APPEARANCE AND AMENITY ISSUES

The property is to have a rendered finish which will match the neighbouring houses, the resubmission has seen the extension at first floor moved 4.2m from the side elevation that faces No.5. The amendments have seen the extension reduced in such a way that the extension is set back and will have little impact onto the street scene and the neighbouring properties. It is taken into account that No.5 is a bungalow, however the property is to remain at one storey level along the boundary with No.5.

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.

CONCLUSION

The application is a resubmission, the details of which had previously been discussed, the proposed extension has been set in from the boundary with the bungalow at No.5, the extension will therefore have little impact onto this property as the property at No.3 will remain at single storey level up against the boundary with No.5. The harm has been overcome, the proposed windows face to the front and rear elevations so will not cause any overlooking.

Summary of Decision: The proposal is acceptable in terms of design and siting, the proposal is therefore acceptable in terms of 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 samples of the materials to be submitted and approved prior to commencement (C59B)

Reason for conditions

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

Last Comments By: **06 September 2007**

56 Day Expires On: **01 October 2007**

Case Officer: **Miss A McDougall**