
ITEM	APP/2007/6607	WARD Heswall
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Location: Heatherstones 92 Oldfield Road Heswall Wirral CH60 6SE

Proposal: Remodelling of property to two-storey dwelling with landscaping, terrace and swimming pool.
Relocation of driveway.

Applicant: Mr & Mrs J Pringle Heatherstones 92 Oldfield Road Heswall Wirral CH60 6SE	Agent: Shrink Architects Unit 7 The Workshops Marcus Street Birkenhead CH41 1EU
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Development Plan allocation and policies: Green Belt
Policy GB5 Extension of existing dwellings in the Green Belt.

Planning History: No previous planning history.

Representations and consultations received: Representations:

A total of 2 letters of notification have been sent to properties in the area and a site notice was sent to the agent. At the time of writing this report three objections have been received, listing the following grounds: size of garage, impact onto green belt, site notice not erected, removal of trees, volume of dwelling and ridge height.

The objection letters have been received from no.90 Oldfield Road, nos.50 and 52 Oldfield Drive, further comments have been received regarding the currently under construction garage, however this aspect of concern is related to a current enforcement action that has been deemed as "permitted development" due to its distance set away from the dwelling (over 5m away).

The Heswall Society do not support this application on the grounds of; size, garage, openness of green belt, inappropriate height and mass and design having a harmful impact onto the surroundings.

The Wirral Footpaths and Open Spaces Preservation Society do not support the application and feel that the development would result in a building that would be out of keeping with the surrounding rural landscape.

Wirral Wildlife: No objections but points raised in terms of badger protection please see conditions. Due to the concerns raised I contacted Leslie Brockbank, cannot confirm that there is a badger set.

Welsh Water; there is a public sewer crossing the application site no development must take place within the safety zone. (The safety zone has not been identified; the developer must contact Welsh Water).

Consultations:

Director of Technical Services - Traffic Management Division: No objection as road is unadopted.

Green Belt Council - Objections on grounds of impact onto green belt and the architecture of the proposal being inappropriate to the site causing harm to the character of the area.

Directors comments: Councillor Johnson requests that the application be removed from delegated powers

PROPOSAL

The proposal is for the remodelling of the existing single storey bungalow to a two-storey dwelling with associated landscaping, terrace and swimming pool; the redevelopment also includes the relocation of the driveway.

The proposal will retain the existing ground floor footprint and will build above the original bungalow to create two first floor bedroom areas, the larger of the first floor "pods" is located on the southern elevation. There are some side elevation windows, which will need to be obscure.

PRINCIPLE OF DEVELOPMENT

The proposal is located within the green belt along an un-adopted road; the property is one of three dwellings that differ in style. The proposal increases the height of the dwelling but does not increase the footprint of the built dwelling; the proposal is to build upwards. In terms of GB5 the proposal increases the existing building by 56%, however the nature of the design including the angular nature of the first floor "pods" adds interesting architecture to the landscape. Whilst the proposal would be over the recommended allowance by 6% the architectural merits gained by this extension would benefit the plot and the character of the area, the proposal in terms of design will not harm the visual impact of the immediate and surrounding area.

(Workings out: the original floor space is 195m² and the proposed extension is 110m², the process of percentage is $110/194 \times 100 = 56\%$).

SITE AND SURROUNDINGS

The existing site contains a low rise, single store bungalow set into the gentle slope of the land, the footprint of which is to remain. The site has substantial natural boundary treatment, with no dwellings to the front elevation and no overlooking to the rear.

The neighbouring properties are all two-storey dwellings, no.90 is a detached dormer house with front and rear aspect windows, there is a current side window at first floor level, however this is not a principal elevation, the layout of the dwelling will not encroach over the neighbouring properties visibility, right to a view is not a planning objection.

POLICY CONTEXT

Policy GB5 restricts size of extensions in terms of floor space in relation to the existing floor space, the policy also states that extensions should not harm the visual amenity of the green belt and should avoid any disproportionate extensions.

APPEARANCE AND AMENITY ISSUES

Some objections have been raised on the grounds of a garage currently on site, this garage is not part of the planning application and has been approved under permitted development, and this garage is set over 5m from the dwelling.

Whilst the proposal does introduce a structure that has a height greater than the existing bungalow, the dwelling does not exceed the heights of the neighbouring dwellings, the angles of the two, two-storey first floor "pods" are set so as to create minimal impact onto the openness of the green belt, the proposal is attractive in style and allows broken views of the green belt, due to the angled nature of the two bedroom "pods" the impact is lessened. The mix of materials to be used on the exterior finishes are a mix of white render and brick, the mixture will break up the appearance of the building and soften the impact onto the green belt. The design is a modern concept, considering the different styles of housing along Oldfield Road a high quality built design would only enhance the design and nature of the area, the house is to remain within the existing ground floor footprint and will not encroach onto principal elevation views from any neighbouring dwelling, whilst "right to a view" is not a planning consideration it is clear that the location does lend itself to providing exceptional views. Due to the sympathetic nature of the development, being within the existing footprint, the resultant dwelling will add to the character of the varying street scene and introduce a modern exciting design.

The extensions do increase the size of the dwelling by 56%, however the way in which the development has been located on the plot reduces the impact, this 6% addition of floor space is not such an increase that would cause harm, the existing plot is substantially enough to accommodate a dwelling of this height and size.

The alteration to the access means that the vehicle access is more central to the plot, there are no highway implications of this.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal. There is an existing access for vehicles to the site, the proposed access to be relocated to the central point of the front boundary.

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 proposal introduces a design that has great architectural merit to the area, the surrounding area is a mix of styles so there is little uniformity of style, the proposal will not cause harm to the green belt due to the design and position on the plot, the proposal does increase the dwelling in terms of height but this does not cause harm, the resultant dwelling would add a modern unique development to the area.

Summary of Decision: The proposal is acceptable in terms of design and due to layout and footprint the proposal will not detract from the openness and character of the green belt. The proposal is acceptable in terms of GB5 of the Wirral UDP.

Recommendation: **Approve**

Condition(s):

- 1 Full planning permission: standard commencement date. (C03A)
- 2 Remove permitted development for all extensions. (C57C)
- 3 Remove permitted development for additional buildings. (green belt) (C57G)
- 4 samples of the materials to be submitted and approved prior to commencement (C59B)
- 5 Remove permitted development for new windows in the south east elevation of the first floor in extensions. (C57E)
- 6 The two windows at first floor level of the extension on the south east elevation facing no.90 Oldfield Road shall be fixed and contain obscure glass prior to completion of development and shall be retained as such thereafter.
- 7 Work only allowed between 8am and 6pm.
- 8 Any holes or trenches left open overnight to have a means of escape provided.
- 9 All materials, especially those containing lime, to be stored so that badgers cannot access them, and to the front of the house, not the rear.
- 10 No fires shall be left burning whilst unattended or overnight.
- 11 Restrict permitted development gates, walls, fences. (C07A)

Reason for conditions

- 1 Standard (CR86)
- 2 To maintain the character of the area. Policy HS4 of the UDP (CR61)
- 3 To control inappropriate development in the green belt. Policy GB2 of the UDP (CR64)
- 4 In the interests of visual amenity. Policy EM6 or HS4 of the UDP (CR66)
- 5 To protect the privacy of residents. Policy HS11 of the UDP (CR62)
- 6 To protect the privacy of the residents of no.90 Oldfield Road.
- 7 For the protection of the badgers.
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- 9 For the protection of the badgers.
- 10 For the protection of the badgers.
- 11 For the protection of the badgers.

Last Comments By: **06 September 2007**

56 Day Expires On: **26 September 2007**

Case Officer: **Miss A McDougall**

Notes:

Note to Applicant:

Please contact Welsh Water for further details regarding the existing public sewer;
Please contact 01443 331155.