

Planning Committee

19 July 2011

Reference:
APP/11/00491

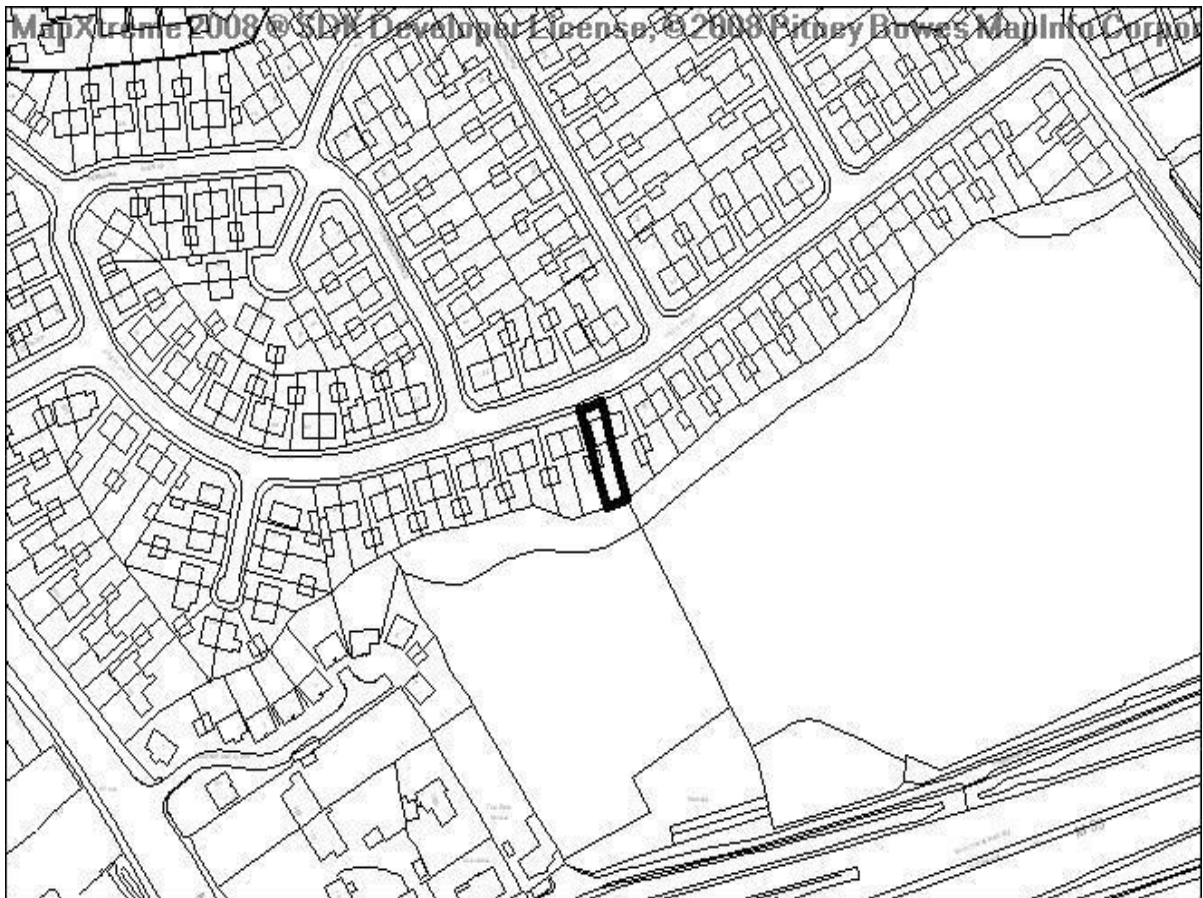
Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
**Leasowe and
Moreton East**

Location: 43 CROFT DRIVE, MORETON, CH46 0QS
Proposal: Two storey side extension, single storey rear extension, garage alterations and internal remodelling.
Applicant: Mr and Mrs O'Hare
Agent : Mr M McHugh

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

None.

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 4 letters of notification were sent to adjoining properties and a Site Notice was displayed. One letter of objection was received and this can be summarised as follows:

- the proposal will encroach on No.45, lead to possible damage and affect the re-sale value of the neighbouring property;
- the size of the proposed extension will lead to a loss of light, privacy and general enjoyment of No.45;
- reduced off-street parking and a narrowing of the existing garage access;
- the proposal will cause visual harm to the street scene and no other properties in Croft Drive have this type of extension.

CONSULTATIONS

None required.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The application has been made by a Member of the Council.

INTRODUCTION

The proposal is for the erection of a two storey side extension, single storey rear extension, garage alterations and internal remodelling.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy HS11 and SPG11.

SITE AND SURROUNDINGS

The site comprises a semi-detached brick and render property in an area of similar design. There is fencing to the side and rear boundaries of the site and there is a detached flat roof garage situated along the side boundary with No.45, which has a corresponding garage attached. There are no neighbouring properties to the rear of the site where it adjoins open land bounded by trees to the north. The adjoining property at No.41 has an existing rear conservatory along the party boundary with the application site.

POLICY CONTEXT

Policy HS11 and SPG11 are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The proposed two storey side extension fills the gap between the existing gable end of the application property and common boundary with No.45. The proposed single storey rear extension projects beyond this to 4.4 metres along the party boundary and incorporates the existing detached garage at the site. As the adjoining property at No.41 has an existing rear conservatory along the party boundary, the proposed rear extension is not considered to result in a loss of outlook or appear over-dominant from this side. The proposed alterations to the garage are minimal and involve the insertion of a window in the rear elevation, roof lights and the creation of a pitched roof. The original plans submitted appeared to encroach over the boundary with No.45, and as an objection was raised on these grounds, the plans have since been amended to address this. The proposed two storey side extension is inclusive of a 1 metre set back at first floor and a lower ridge height in accordance with Policy HS11 and SPG11. The proposal is therefore considered to remain subordinate to the original dwelling and will not appear incongruous within the general street scene.

An objection was raised by No.45 in relation to the size of the extension affecting the privacy, re-sale value and general enjoyment of the property. The neighbour has no windows at ground floor facing the proposal and a landing and small bathroom window at first floor, both of which are obscurely glazed. As these windows do not serve habitable rooms it would not be possible to sustain refusing the proposal on the grounds of loss of light or privacy to these windows. There are two small proposed side windows at ground floor facing No.45 in the side of the extension, however it is not considered necessary to insist on a condition to obscurely these units as they do not directly face any windows at No.45. The design of the extension is considered to reflect the design of the original dwelling. Due to the first floor set back and lower ridge height of the extension it is not considered to have a harmful visual impact on adjacent properties.

Whilst there are few other two storey side extensions along this section of Croft Drive, this does not mean the proposal is unacceptable. The proposed extension retains off-street parking for at least one

vehicle as shown on the plans therefore the proposal is not considered to result in parking congestion in the area. The issues raised in relation to possible damage to the neighbour's property are a civil matter. The plot, and existing dwelling, can accommodate the proposal without it having an adverse impact on the amenities that the occupiers of neighbouring properties can reasonably expect to enjoy. The proposal complies with the provisions of Policy HS11 and SPG11 and is recommended for approval.

SEPARATION DISTANCES

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. In this instance the proposed there are no neighbours to the rear of the site and the proposed front facing bedroom window retains a separation distance of approximately 23 metres from No.34 opposite. The proposed ground floor side windows in the two storey side extension do not serve habitable rooms and do not face directly on to windows at No.45. The proposal is therefore not considered to result in direct overlooking to neighbouring properties.

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 proposal is not considered to have a harmful visual impact on the general street scene or have an adverse impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to have a harmful visual impact on the general street scene or have an adverse impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policy HS11 of the adopted Wirral Unitary Development Plan and SPG11.

Recommended Decision: Approve

Recommended Conditions and Reasons:

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

Reason: To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 21/06/2011.

Reason: For the avoidance of doubt.

Further Notes for Commitee:

Last Comments By: 23/06/2011 15:11:50

Expiry Date: 14/07/2011