

Planning Committee

09 August 2011

Reference:
APP/11/00613

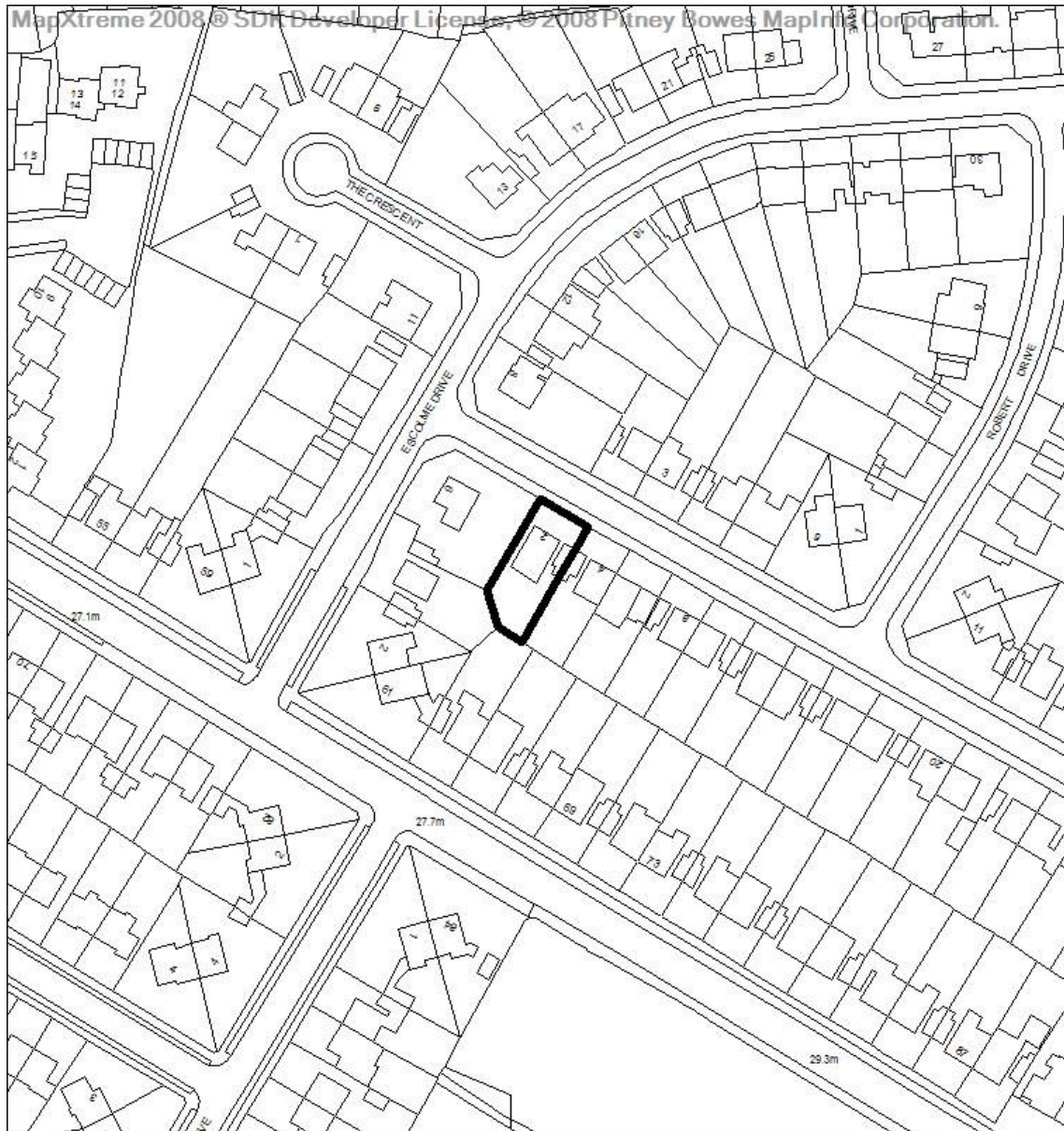
Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
**Greasby Frankby
and Irby**

Location: 2 DINGWALL DRIVE, GREASBY, CH49 1SG
Proposal: First Floor rear extension
Applicant: Mr Brian Cowan
Agent : SDA Architects & Surveyors

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/2003/07237 - Erection of a single storey rear extension - Approved 24/11/2003

APP/2005/07134 - Erection of a two storey side extension - Approved 27/01/2006

Summary Of Representations and Consultations Received:**REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Applications, six letters of notification were sent to adjoining properties and a Site Notice was displayed. At the time of writing this report three letters of objection had been received and these can be summarised as follows:

1. the proposal would greatly increase the size of the already extended property by more than 50%;
2. the proposed wall of the extension facing No.6 Escolme Drive would be unsightly and lead to a loss of sunlight;
3. the proposal is unsympathetic and out of character with surrounding properties and the general street scene;
4. side and rear facing windows and roof lights proposed would lead to a loss of privacy to neighbouring properties;
5. neighbours should be notified of any amendments to the proposal;
6. the front garden is used to store building materials and the claimed use of the garage is incorrect;
7. the proposal will lead to increased on-street parking and there is only off-street parking for two cars.

CONSULTATIONS

None required.

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

The agents submitting the application are SDA Architects and Surveyor, a partner and architect of which is an elected Member of the Council.

INTRODUCTION

The proposal is for the erection of a first floor rear extension above an existing single storey extension.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The site comprises a detached brick dwelling in an area of mixed design properties, many of which have been extended. There is fencing to the side and rear boundaries of the site and vegetation to the rear in parts. The property has an existing two storey side extension adjacent to No.4 and a single storey rear extension.

POLICY CONTEXT

Policy HS11 and SPG11 are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

The proposed extension will be situated above the footprint of the existing single storey rear extension at the property and will conjoin the two storey side extension. The extension projects 4 metres in depth and has a hipped roof design which slopes away from neighbouring properties. In order to obscurely glaze two of the windows in the proposed extension, amended plans were requested. The previous bedroom 3 has been substituted for a study and the bedroom and bathroom at the rear have been swapped with one another so that these are not habitable rooms. This is due to the fact that the windows closest to the north west and south west boundaries of the site would otherwise overlook properties in Escolme Drive. Concerns were raised in the objections received about loss of privacy to

properties at the rear on Arrowse Road, however the windows retain an acceptable separation distance of 26 metres. In addition the only window facing No.6 Escolme Drive is to be obscurely glazed. The proposed roof lights would not require consent and are at a level that could not be said to result in overlooking.

The proposed extension projects no closer to No.6 Escolme Drive, which backs on to the side of the application site, than at present with a separation distance of approximately 13.7 metres. In addition the proposal retains a 45 degree outlook from the rear windows of No.4 Dingwall Drive. The proposal is not considered to have significantly more of an impact than the existing gable end. In addition the proposal is not considered to result in significant overshadowing or appear more over-dominant when compared to the existing dwelling. There are other examples of rear dormers and two storey rear extensions along Dingwall Drive and Arrowse Road which already disrupt the rhythm of development to these roads, however the building line and general street scene could not be said to be affected. In relation to the objection raised to the prominence of the proposal, although the extension will be visible from Escolme Drive it is at a distance of 27 metres and is no more visually intrusive than the existing gable end of the property, or indeed others in the vicinity.

In response to the other objections raised, the cumulative size of this and previous extensions could not be said to result in demonstrable harm to the character of the original property. There is no restriction on the extent to which a house can be extended under Policy HS11, providing it remains subordinate and does not have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The loss of a private view or the devaluation of surrounding properties are not sustainable reasons for refusal. The partial conversion of the existing garage and storage of work vehicles and materials have no bearing on the proposed extension - a change of use of the premises has not been sought. The proposal is presented as a house extension therefore no increase in parking is anticipated and neither does it compromise existing arrangements. In conclusion, the proposal is acceptable in terms of scale and design and is not considered to have a significant impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy.

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 rear facing windows retain a separation distance of approximately 26 metres to neighbouring properties on Arrowse Road. The side facing study window will be obscurely glazed by condition, as will the bathroom window at the rear closest to the south west boundary. The side of the extension retains the same separation distance, of approximately 13.7 metres from No.6 Escolme Drive, as the existing house. The proposal is therefore not considered to result in overlooking or lead to a loss of outlook 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. Prior to the extension being brought in to use, the window serving the study in the north west facing elevation shall be obscurely glazed and non-opening to a minimum height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS11 of the Wirral Unitary Development Plan.

3. Prior to the extension being brought in to use, the window serving the bathroom in the south west facing elevation shall be obscurely glazed and non-opening to a minimum height of 1.7 metres from the internal finished floor level, and shall be retained as such thereafter.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS11 of the Wirral Unitary Development Plan.

4. The development hereby approved shall be carried out in accordance with the details shown on the plans received by the Local Planning Authority on 15/07/2011.

Reason: For the avoidance of doubt.

5. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any order revoking or re-enacting that Order), no window or other openings other than those shown on the approved plan(s) shall be inserted in the north west or south east elevations of the extension hereby permitted.

Reason: To safeguard the amenities of adjoining occupiers and to accord with Policy HS11 of the Wirral Unitary Development Plan.

Last Comments By: 04/07/2011 11:36:07
Expiry Date: 18/07/2011