

Planning Committee

09 August 2011

Reference:
APP/11/00628

Area Team:
North Team

Case Officer:
Miss S McIlroy

Ward:
Oxton

Location: 66 SHREWSBURY ROAD, OXTON, CH43 2HY
Proposal: Erection of a double storey rear extension to include first floor balcony, attached side garage and garden terrace to the rear (Amended Description)

Applicant: Mr Martin Wolfson
Agent : SDA Architects & Surveyors

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area
Density and Design Guidelines Area

Planning History:

None.

Summary Of Representations and Consultations Received:

4 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice was displayed. At the time of writing this report one objection was received which stated the following concerns;

1. The siting of the garage in relation to a living room window
2. Overlooking caused by the first and second floor balcony areas

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

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

INTRODUCTION

The proposal seeks planning permission for the erection of a two storey rear extension to include a roof terrace balcony at first floor level and attached garage to the side. The majority of the double storey extension would be constructed from clear glazing, there is a small first-floor roof terrace located between the proposed garage and southern gable of the extension.

PRINCIPLE OF DEVELOPMENT

In principle house extensions within primarily residential areas are considered acceptable subject to consideration of the relevant policies contained within Wirral's Unitary Development Plan - notably UDP Policy HS11 and associated SPG11.

SITE AND SURROUNDINGS

The property is a large three-storey semi-detached dwellinghouse with a basement below ground level. 66 Shrewsbury Road is set on a lower level than the highway, Shrewsbury Road, it is screened by brick walls, electric gates and sporadic vegetation.

There is a flat roofed garage which is sited alongside the boundary with 64 Shrewsbury Road. The neighbouring property, No.64 is a traditional two-storey detached property, the north gable of the property contains a clear glazed ground-floor window which serves a living room and a first-floor obscurely glazed window which appears to serve a landing.

The rear boundary of the application site contains high hedge and tall tree screening. The rear elevation of the adjoining property remains as originally built.

The residential properties sited to the rear in Foxdale Close are located on a much lower level than the application site which makes 66 Shrewsbury Road highly visible when viewed from this highway. There were concerns at the scale of development and the materials proposed in the original application plans submitted, which included a roof terrace at second floor level, and timber panel finishes to the extensions. The second floor balcony element has now been removed in amended plans received by the Local Planning Authority, and a brick finish to match the existing dwelling proposed. The resultant rear extension would be smaller in scale than the existing outrigger extension at no. 66, and is considered acceptable in form and design.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. UDP Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

Although the property is not within a conservation area or a listed building, it is an attractive building of considerable scale which contributes to the character of the streetscene. The amendments made to the proposed development ensure that the extensions, whilst contemporary and contrasting in design, would be appropriate in form and scale to the original dwelling. The use of brick in the flank elevations of the rear extension, and the build of the garage will ensure that the development ties in with the original dwelling.

The amended design ensures that the proposal would not appear alien to the character of the original dwelling, or the surrounding street scene.

Concerns have been raised relating to the loss of light the proposed garage would cause in relation to the ground-floor clear glazed window located in the north elevation of No.64. This part of the dwellinghouse was built for the purpose of a garage but has since then been converted into a second living room area. The main living room is located within the front of the house. The second living room has a north facing window which currently overlooks the three storey southern gable of No.66. Although the proposed garage would project closer to the shared boundary than the existing site layout it is considered that as this window is already north facing and is used as a second living room the proposed garage would have minimal impact to the amount of natural light entering into this room. It should be noted that development including smaller extensions, outbuildings or fencing could be constructed in a similar location adjacent to this side-facing window without the need for planning permission (under permitted development rights).

The roof terrace proposed at first-floor level is modest in scale, and would be located to the side of the property, rather than extending to the rear. The roof of the proposed garage would act as a screen when standing on and looking towards the neighbouring garden of No.64. However, it is considered necessary to attach a condition to erect a 1.8 metre high frosted glass screen to project alongside the northern boundary of the roof terrace to protect the neighbouring property, No.64's amenity. A garden terrace is also proposed, at a height of 90cm, running along the rear of the extensions. There is a small detached wooden shed sited in the rear garden of No.64 which projects alongside the shared boundary. If this shed were to be demolished the proposed garden terrace would potentially overlook the garden of the neighbouring property. To protect the amenities of No.64 it is considered necessary to condition a 1.8 metre high screen to project alongside the terrace adjacent to the boundary.

SEPARATION DISTANCES

To the rear the nearest facing property is in excess of 21m distance away. As such, it is considered that the relevant separation distances are achieved, ensuring that there is no resultant loss of privacy or overlooking.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no significant highway implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no significant environmental/sustainability issues relating to these proposals.

HEALTH ISSUES

There are no significant health implications relating to this application.

CONCLUSION

The proposal is considered consistent with UDP Policy HS11: House Extensions and associated SPG11: House Extensions.

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 considered consistent with UDP Policy HS11: House Extensions and associated

SPG11: House Extensions.

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. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS11 of the Wirral Unitary Development Plan.

3. A 1.8 metre high obscure glazed screen shall be erected to the boundary of the proposed roof terrace closest to 64 Shrewsbury Road prior to the first use of the roof terrace in accordance with details previously submitted to and approved in writing by the Local Planning Authority. The screen shall be retained as such thereafter.

Reason: In the interest of residential amenity, having regard to UDP Policy HS11.

4. A 1.8 metre high privacy screen shall be erected to project along the southern boundary of the garden terrace area. The screen shall be erected prior to the first use of the garden terrace and be retained as such thereafter.

Reason: In the interest of residential amenity, having regard to UDP Policy HS11.

5. The development hereby approved shall be carried out in accordance with details shown on plan labeled proposed floor plans and elevations received by the Local Planning Authority on 30/06/2011.

Reason: For the avoidance of doubt

Last Comments By: 06/07/2011 14:43:10

Expiry Date: 22/07/2011