

**Planning Committee**

20 September 2011

**Reference:**  
**APP/11/00763**

**Area Team:**  
**South Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Rock Ferry**

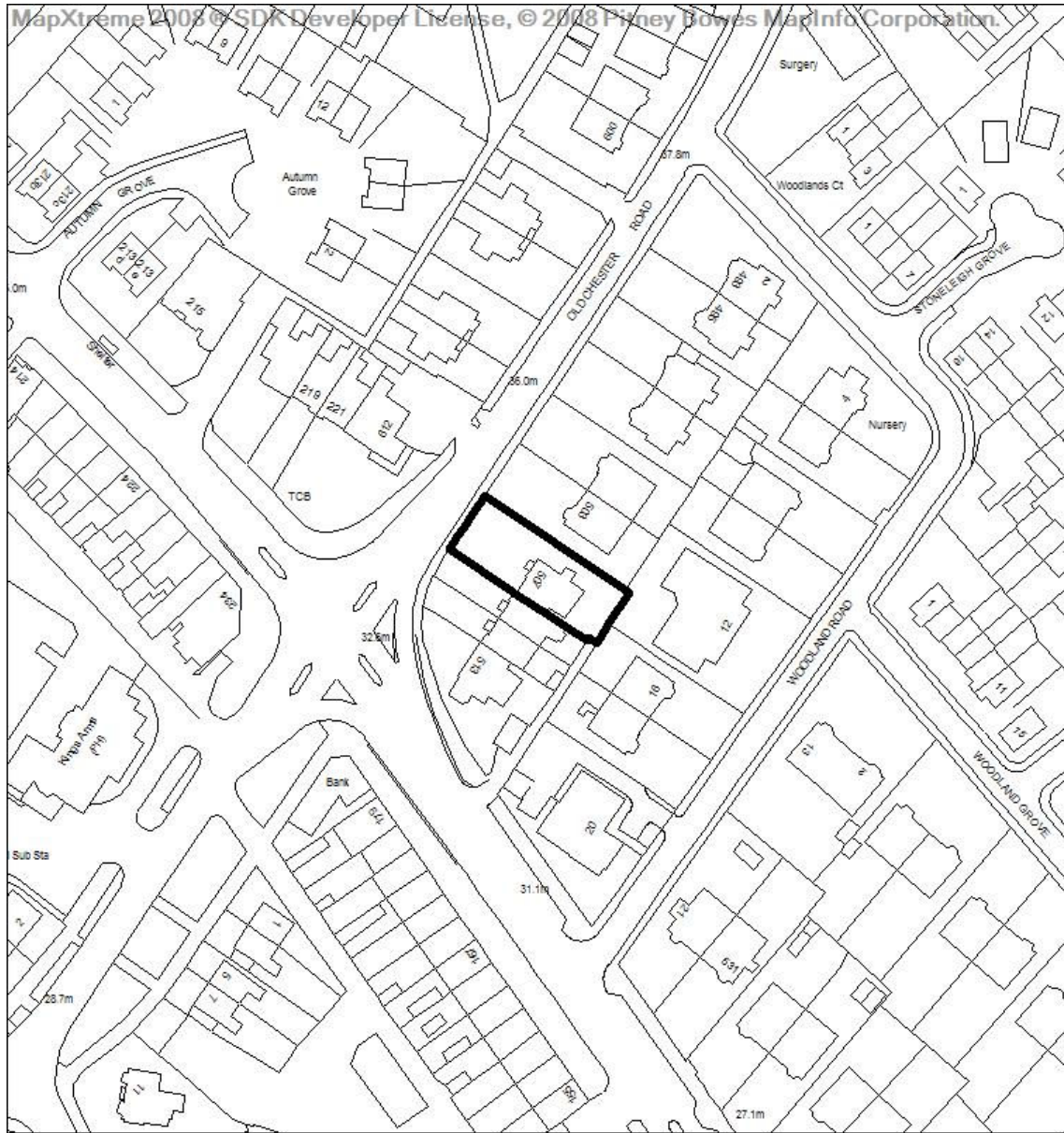
**Location:**  
**Proposal:**

Flat 1, 507 OLD CHESTER ROAD, ROCK FERRY, CH42 4NG  
Erection of a two storey side extension to provide a 1 two-bed residential unit

**Applicant:**  
**Agent :**

Mr J Lewis  
SDA Architects & Surveyors

**Site Plan:**



**Development Plan allocation and policies:**

Primarily Residential Area

HS4 - Criteria for New Housing Development

SPD2 - Designing for Self Contained Flat Development and Conversions

**Planning History:**

04/6026 - Erection of a single storey rear extension, conservatory and replacement windows - Approved

03/06833 - Conversion into 4 self contained flats - Approved

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

Having regard to the Council's Guidance on Publicity for Applications, 19 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 2 objections have been received from Flat 1 503 Old Chester Road and Flat 2 507 Old Chester Road, listing the following grounds:

1. loss of privacy
2. loss of light
3. building work noise
4. building work pollution
5. devaluation of property
6. impact on parking

Merseyside Cycling Campaign: No cycle storage

**Consultations:**

Director of Technical Services – Traffic Management: No objection

**Director's Comments:****REASON FOR REFERRAL**

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

**INTRODUCTION**

The proposal is for the erection of a two-storey side extension to an existing building in order to provide an additional residential dwelling. The current building is located at the end of a row of 4 three-storey properties; number 507 has been converted into 4 flats.

Due to the height, scale and siting of the two-storey extension amended plans were requested showing the side elevation as viewed from the south elevation, reducing the rear projection and the removal of the rear window due to the separation distances. Two alternative sets were received and neither were acceptable in terms of the overall impact the addition would have on residential amenity.

**PRINCIPLE OF DEVELOPMENT**

The plot is located outside the housing restricted area as set out in the Interim Planning Policy and such a new residential unit is acceptable in principle.

**SITE AND SURROUNDINGS**

The property is an end terrace of a row of 4 units; the house itself has been converted into 4 flats. The area is predominantly residential and is within an easily accessible area, the location of an extra residential unit in this position is acceptable subject to its impact on local amenity.

The building itself is a large converted Victorian property, the flat to the rear has a single storey conservatory, the extension is located stepped back from the front door elevation and projecting to the rear against the side wall of the existing conservatory.

## **POLICY CONTEXT**

The development is for an additional dwelling to the side of number 505 Old Chester Road, having regard to UDP Policy HS4 and SPD2; new units should be of a scale that reflects the neighbouring properties with provision of access and separation distances.

## **APPEARANCE AND AMENITY ISSUES**

The development is for a two-storey side extension providing a 2 bed residential unit at the side of number 507 which has already been converted into 4 flats. Due to the original footprint of the building the staircase runs relatively central to the side elevation, the extension has therefore been set back so as not to encroach onto the light into the access. The ground floor flat has had a rear conservatory built that abuts the existing storage building, the existing structure has a height of 4.4m and a flat roof, the conservatory is 2.8m at its highest point. The most recent amendment to this scheme shows a pitched roof of the new structure at 6.2m to the highest point. The extension mirrors the footprint of the storage building and projects 3.2m out past the original rear elevation, the conservatory has a project of 2.8m.

The new unit consists of two bedrooms to the first floor (front and rear) with a central bathroom. The rear bedroom elevation is set 18m from the rear elevation of the existing residential units on Woodland Road, the extension would result in a new structure being set closer to the properties at the rear than the current layout situation, the proximity of the extension to these residential units does not meet the separation distances of 21m window to window.

Concerns have been raised by neighbours with regards to the impact of the development. The main planning concerns are the impact of the extension onto light, loss of privacy and parking. Other concerns regarding loss of view, devaluation of property, noise from building works and pollution from building waste are not material planning considerations.

Having regard to the most recent amended plan dated 1st August 2011; the proposed structure is too dominant in terms of the rear projection and does not meet the separation distances set out in SPD2. The overall scheme including the amended plans has a detrimental impact onto the existing residential amenity. The proposal is therefore unacceptable having regard to Wirral's current UDP Policy HS4 and SPD2.

## **SEPARATION DISTANCES**

The proposal is for a two-bed residential unit, the amended plans show a study with obscure glazing to the rear elevation, however as a bedroom as shown on previous plans the window would not meet the separation distance of 21m window to window. The overall scheme including the impact onto outlook is unacceptable.

## **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 scheme including the alternative proposals are unacceptable by reason of scale, siting and overall impact onto residential amenity. The proposed unit is therefore unacceptable and contrary to the objectives of Wirral's UDP Policy HS4 and SPD2.

**Recommended            Refuse**  
**Decision:**

## **Recommended Conditions and Reasons:**

1. The proposed development is unacceptable by reason of scale, siting and overall impact as it does not meet the separation distances required. The proposal would therefore be detrimental to the amenities which the occupiers of adjacent properties could reasonably expect to enjoy and is contrary to Policy HS4 of the Wirral Unitary Development Plan and SPD2 Designing for Self Contained Flat Development and Conversions

**Further Notes for Committee:**

**Last Comments By:** 04/08/2011 10:21:50  
**Expiry Date:** 29/08/2011