

Planning Committee

03 January 2012

Reference:
APP/11/01147

Area Team:
North Team

Case Officer:
Mrs S Day

Ward:
**Greasby Frankby
and Irby**

Location: 6 HAZEL GROVE, IRBY, CH61 4UZ
Proposal: Single storey rear and side extensions with front porch.
Applicant: Mr Paul Farnworth
Agent : SDA

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

There is no planning history relevant to this proposal

Summary Of Representations and Consultations Received:

Consultations

Director of Technical Services (Traffic & Transportation Division) - No objections

Neighbour notifications

In accordance with the Council's Guidance on Publicity for Applications, a total of ten letters of consultation were sent out to neighbouring properties and a Site Notice was displayed on site. As a result, one letter of comment was received from 4 Hazel Grove with the following objections:

1. Concern over accuracy of plans and representation of boundary;
2. Proposals will result in a loss of privacy from overlooking from additional windows;
3. Proposal will result in a small gap between extension and No. 4's garage which will result in maintenance problems.

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 to erect a single storey rear and side extension with a front porch at the property

PRINCIPLE OF DEVELOPMENT

In principle, the development is acceptable subject to Policy HS11 and SPG11 of the Wirral UDP.

SITE AND SURROUNDINGS

The property to be developed is a semi-detached bungalow which is typical of a property in a largely residential area. The surrounding area predominantly residential in character. There is an existing garage to the rear of the property adjacent to the boundary with 4 Hazel Grove which also has a garage adjoining the boundary.

POLICY CONTEXT

The proposal is sited within a Primarily Residential Area and the policies that are most relevant to this proposal are HS11 - House Extensions of the Wirral UDP and SPG11 - House Extensions.

APPEARANCE AND AMENITY ISSUES

The proposed alterations will involve the garage to the side of the property being demolished and replaced with a side extension which has a total depth measuring 10 metres and a total width of 2.5 metres. The proposal will also retain the existing side window as well as having the addition of a further small window within the side elevation of the property. The extension has a flat roof to minimise its height. The property has an existing conservatory attached to the rear which will link with the proposed rear extension. It is not felt that the extension will have a detrimental impact on the character of the local area or the streetscene as many other properties, including no. 4 Hazel Grove, have similar types of side extensions. The extension will be constructed of similar materials to the dwelling house so that it matches the existing. White UPVC windows are to be installed and again these will match the existing windows at the property. The adjacent property has expressed concern that the site has been surveyed incorrectly and that the applicant does not own all the land indicated on the plans. This was raised with the applicant who has submitted land registry information in support of the application and confirms that the site has been correctly surveyed. The proposed porch is small and unobtrusive and will not have a detrimental impact on the streetscene

SEPARATION DISTANCES

The proposals include the insertion of a new bedroom window in the side elevation. Whilst this would not normally require planning permission, as the window is required to facilitate the rear extension, it

is reasonable to require a fence to protect the adjacent properties privacy.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway/Traffic Implications relating to this proposal

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no Environmental/Sustainability Issues relating to this proposal

HEALTH ISSUES

There are no Health Issues relating to this proposal

CONCLUSION

The proposed extension and alterations at the property are deemed to be acceptable in terms of size and design and will have little or no impact on the streetscene or the character of the local area. The property is sited in a residential area and there are many other properties in the vicinity with similar types of extensions and therefore it is not felt that this proposal would be detrimental to the locale. The proposal complies with both policies HS11 - House Extensions of the Wirral UDP and SPG11- House Extensions and does not raise any further issues.

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, by virtue of its size and location meets the requirements of Policy HS11 and SPG 11.

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. Details of a boundary fence to be erected between the application site and 4 Hazel Grove shall be submitted to and approved by the Local Planning Authority before the development hereby approved is completed and the work shall be carried out prior to occupation, in accordance with the details so approved, and subsequently maintained to the satisfaction of the Local Planning Authority.

Reason: To provide adequate privacy to the adjacent property in accordance with UDP Policy HS11.

Further Notes for Committee:

Last Comments By: 04/11/2011 11:23:18
Expiry Date: 21/11/2011