

Planning Committee

6 March 2012

Reference:
APP/12/00040

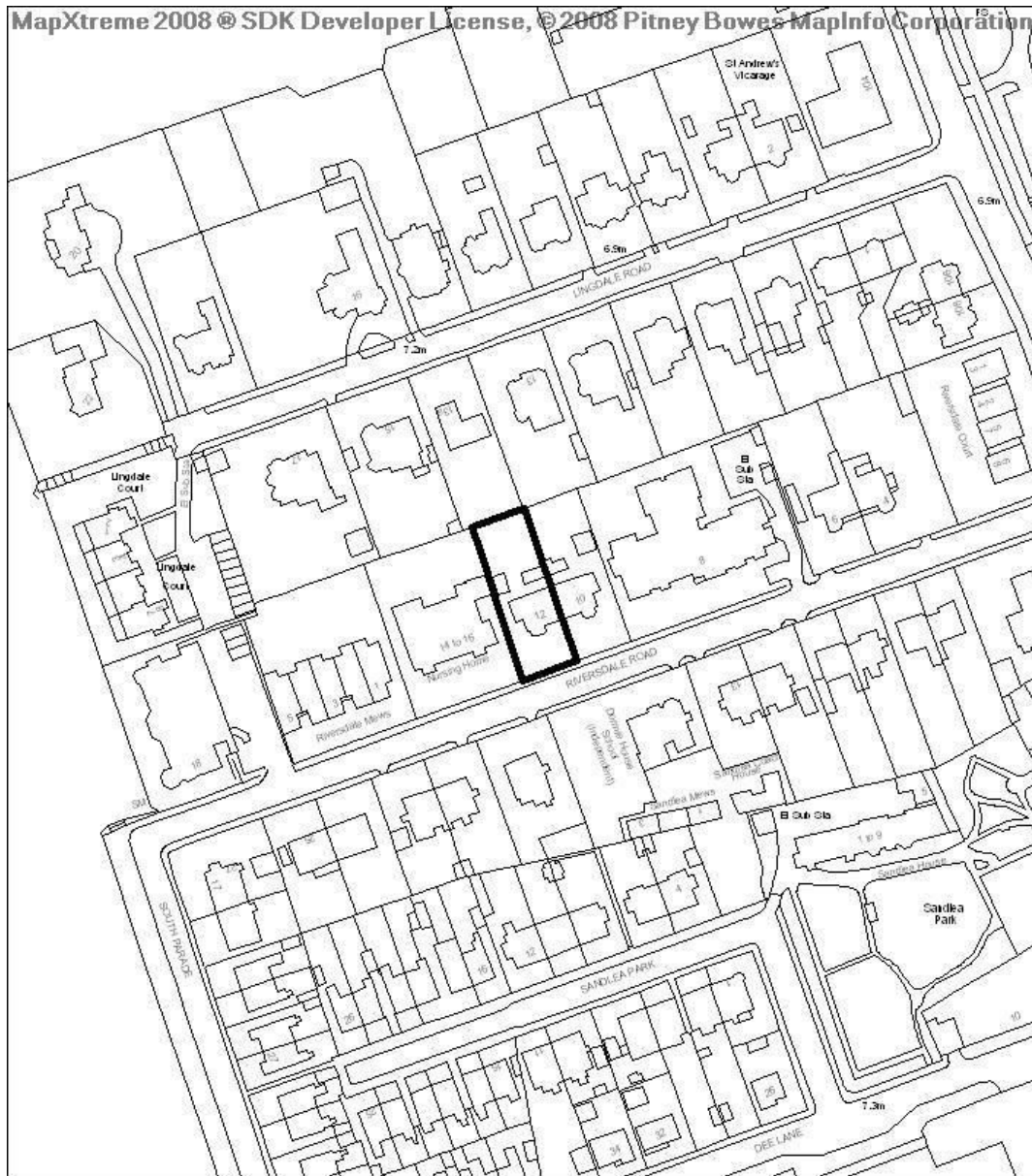
Area Team:
North Team

Case Officer:
Miss S McIlroy

Ward:
Hoylelake and Meols

Location: 12 RIVERSDALE ROAD, WEST KIRBY, CH48 4EZ
Proposal: Erection of a two-storey side extension, single storey rear extension and rear decked area (amended description)
Applicant: Mr Russel Austin
Agent : SDA

Site Plan:



Development Plan Designation:

Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:

Having regard to the Council's Guidance for Publicity of Planning Applications, 8 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 two objections have been received from the occupiers of 10 Riversdale Road and 15 Lingdale Road. Representations can be summarised as:

1. Excavation for the swimming pool could undermine perimeter wall
2. Lack of details of the swimming pool
3. Loss of light
4. Loss of privacy
5. Over development of the site
6. Height of the extension (contravention of the building regulations)
7. Noise created by swimming pool
8. Insufficient roadside parking exacerbated by pool users
9. Inappropriate that a serving Councillor should be acting as planning agent for this application
10. Pollution caused by swimming pool

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

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 seeks planning permission for the erection of a two-storey side extension, single storey rear extension and rear decked area. Originally the proposal included the provision of a swimming pool, however the agent has removed this part of the development from the scheme and has provided amended plans.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies contained within Wirral's Unitary Development Plan.

SITE AND SURROUNDINGS

12 Riversdale Road is a three-storey semi-detached residential dwellinghouse. The property is located within a primarily residential area, identified within Wirral's UDP.

The property styles differs from semi-detached to detached properties. In addition, there is a neighbouring residential care home sited to the west and one to the east (next to the boundary shared with No.10).

12 Riversdale Road is located on a large plot and is screened by brick walls, wooden fencing, tree and sporadic shrubbery. The property contains a pitched roof out build which is sited alongside the adjoining boundary with No.10. Additionally there is a detached garage which is sited alongside the boundary shared with 'Riversdale Nursing Home'. This nursing home contains several clear glazed windows located on the east gable of the building.

10 Riversdale Road contains a single storey conservatory which is located on the rear elevation of this neighbouring property. The conservatory is sited approximately 0.5 metres away from the shared boundary with the application site. The west facing gable of the conservatory consists a brick gable of approximately 1.8 metre height, above which are 0.5m clear glazed window panels.

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. Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

APPEARANCE AND AMENITY ISSUES

As the swimming pool has been deleted from the scheme, objections received against this part of the proposal are not considered relevant.

The proposed single storey rear extension would partly replace the existing pitched roof outbuild which projects alongside the adjoining boundary with No.10. This part of the development would project 4.5 metres to the rear, alongside the boundary with No.10 and would extend the full width of the existing property. The single storey rear extension would consist of a flat roof and would have a height of 3 metres. However, 2 roof lanterns would be installed above the main roof of this proposed extension and therefore in some parts the total height would be 3.5 metres.

Although the proposed single storey extension projects 1.5 metres beyond the recommended 3 metre projection specified in SPG11 it is considered that as the proposed extension would partly replace a detached pitched roof outbuild (sited alongside the boundary with No.10) and due to its acceptable height and its relationship with the conservatory constructed within the curtilage of No. 10, the impact this part of the proposal would have upon the occupiers at No.10's amenity is considered to be within reasonable limits. Therefore the concerns raised relating to loss of light and height restrictions do not warrant a refusal.

The proposed two-storey side extension has been designed to reflect the original features of the main dwelling. The proposal would be set back 1.3 metres from the main front elevation of the property and would be located above the existing W.C and cloak room area. In terms of it's scale, it is deemed acceptable. The submitted plans indicate that a window would be installed on the west facing gable. This proposed window would match the scale of the existing first-floor window, however it would project 2.3 metres further to the boundary with 'Riversdale Nursing Home'. There are several clear glazed windows located on the east facing gable of the Nursing Home. The proposed floor plans indicate that this extension would serve a dressing room. As the clear glazed windows located within the east facing gable of the Nursing Home are not sited on a principle elevation, it is considered that the proposed two-storey extension would not result in a detrimental impact to the amenities of the neighbouring residents. However, as there would be a larger window located on the front elevation of the property it is considered reasonable to attach a condition to obscurely glazed the proposed west facing window. Overall, it is considered that the proposed two-storey side extension would not have an adverse impact to the character and appearance of the original property, the street scene of Riversdale Road or the amenities in which residents at Riversdale Nursing Home' can reasonably expect to enjoy.

12 Riversdale Road is located on a large plot which currently contains two detached outbuildings, one of which will be removed and partly replaced by the proposed single storey extension. It is deemed that the proposed development would not adversely affect the character of the remaining plot and therefore concerns raised relating to the over development of the site is not a valid objection.

All other objections raised do not fall within the remit of planning and can therefore not be taken into consideration.

The proposed rear decking would be located 0.3 metres above the existing ground level of the site. This part of the application complies with The Town and Country Planning (General Permitted Development) Order 2008 Class H and therefore does not require planning consent.

Overall, the proposal is acceptable in design terms and should not significantly affect the occupiers of neighbouring properties, the design of the house or the character of the area.

SEPARATION DISTANCES

The proposed development is considered to meet the Local Authorities' guidelines on separation

distances and does not introduce additional overlooking. Should Members be minded to approve the development, a condition to obscurely glaze the 1st floor west facing window can be imposed to further protect amenity.

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 its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with policy HS11 of Wirral's Unitary Development Plan and SPG11 and is therefore considered acceptable.

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 its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with policy HS11 of Wirral's Unitary Development Plan and SPG11 and is therefore considered acceptable.

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 the development hereby permitted is brought into use the window in the first-floor elevation of the proposed two-storey side extension facing west towards Riversdale Nursing Home shall be obscurely glazed (not less than Level 3) with frosted glass and retained as such thereafter.

Reason: In the interests of residential amenity.

3. The development hereby approved shall be carried out in accordance with the details shown on plan reference number 147_2011_02 labelled 'Proposed Plans' received by the Local Planning Authority on 6th February 2012.

Reason: For the avoidance of doubt

Last Comments By: 16/02/2012 12:54:38
Expiry Date: 07/03/2012