

Planning Committee

27 March 2012

Reference:
APP/12/00139

Area Team:
North Team

Case Officer:
Miss K Elliot

Ward:
**Leasowe and
Moreton East**

Location: 1 BLUNDELLS DRIVE, MORETON, CH46 8SP
Proposal: Single storey rear extension

Applicant: Mr Mike Hughes
Agent : SDA

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area

Planning History:

APP/11/01453 - Two storey side extension, single storey rear extension and loft conversion - Withdrawn 13/02/2012

APP/02/06309 - Erection of front porch, single storey side extension, conservatory to rear and 1.8 metre high boundary fence enclosing side garden - Approved 10/10/2002

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

Having regard to the Council's Guidance on Publicity for Applications, seven letters of notification were sent to the occupiers of adjoining properties. A Site Notice was also displayed. At the time of writing this report, no representations had been received.

CONSULTATIONS

None required.

DIRECTORS 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 is for the erection of a single storey rear extension. The plans also show a rear dormer extension but this has been shown in the interests of clarity and will be constructed under permitted development as illustrated on the plans.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy HS11 (House Extensions) of Wirral's Unitary Development Plan and SPG11 (House Extensions).

SITE AND SURROUNDINGS

The site comprises a semi-detached render property in an area of similar design. The dwelling is situated on a corner plot which is enclosed to the side and rear by 1.8 metre fencing. The property has been extended in the form of a rear conservatory and small side extension. The adjoining property at No.3 has an existing flat roofed extension situated on the party boundary with the application property, which projects slightly beyond the existing conservatory.

POLICY CONTEXT

The proposal relates to the erection of a single storey rear extension. In more general terms Policy HS11 and SPG11 state that the scale of the extension must be appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly. With particular reference to single storey rear extensions, Policy HS11 and SPG11 state that those within 1 metre of the party boundary on semi-detached dwellings should not project more than 3 metres from the original rear wall do the property.

APPEARANCE AND AMENITY ISSUES

The existing rear conservatory projects 4 metres from the rear wall of the existing property. The adjoining property at No.3 has a corresponding flat roof rear extension along the party boundary which projects to approximately 5 metres. The proposed extension will replace the existing conservatory and projects 4 metres in depth and occupies the full width of the house. As outlined above, Policy HS11 and SPG11 seek to restrict the projection of single storey rear extensions to 3 metres in depth when they are adjacent to the party boundary, in order to protect the outlook of the adjoining property's rear windows. However in this instance the neighbour at No.3 has a larger existing rear extension in situ and the proposal will fall 1 metre short of this even with a larger projection of 4 metres.

It is considered that there are mitigating circumstances in which to support the proposal in its current form. The proposed extension will not result in an adverse impact on the outlook or amenities of No.3

as the bulk of the proposal will be screened by their rear outrigger. The roof of the extension will be partially visible above this but will effectively disappear behind their own extension. The proposed extension is therefore not considered to appear over-dominant when viewed from this side and will not impinge on the outlook from their rear ground floor windows. The proposed extension remains subordinate to the original dwelling and is acceptable in terms of scale and design. The proposal complies with the provisions of Policy HS11, SPG11 and is recommended for approval.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development. The adjoining property to the rear at No.39 Danger Lane has only obscurely glazed non-habitable windows or higher level secondary windows, in its side elevation facing the proposal. Any potential for overlooking towards the neighbour is however mitigated by the existing boundary fence and garden shed. The proposal is therefore not considered to result in direct overlooking 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 street scene or the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy, is acceptable in terms of scale and design and complies with Policy HS11-House Extensions of the adopted Unitary Development Plan and SPG11-House Extensions.

Summary of Decision:

Having regard to the individual merits of this application the decision to grant Planning Permission has been taken having regard 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 an adverse impact on the character of the original dwelling or 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.

Further Notes for Committee:

Last Comments By: 12/03/2012 15:47:48

Expiry Date: 30/03/2012