

Planning Committee

30 May 2013

Reference:
APP/13/00157

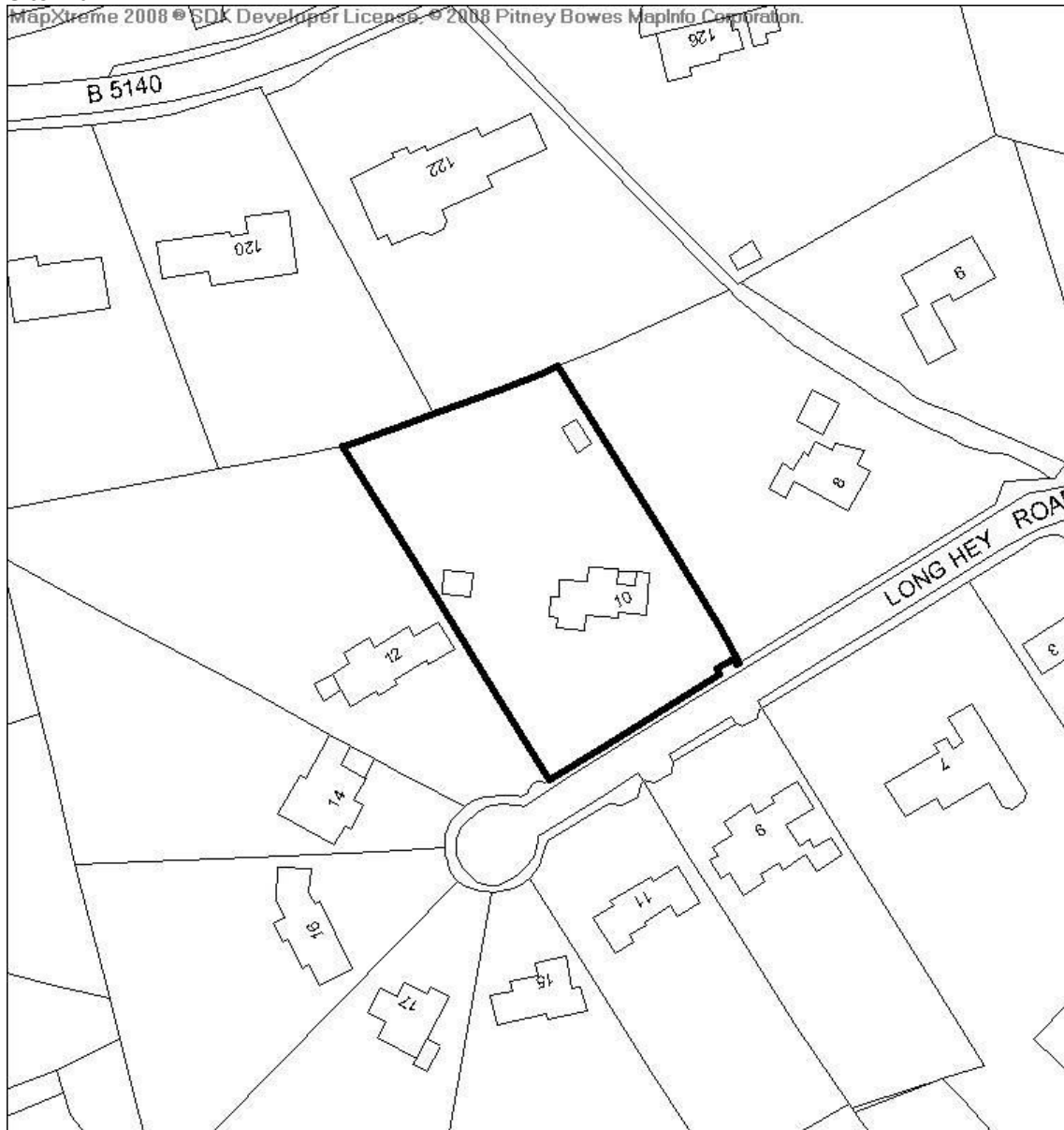
Area Team:
North Team

Case Officer:
Miss K Ellison

Ward:
**West Kirby and
Thurstaston**

Location: Northwood Edge, 10 LONG HEY ROAD, CALDY, CH48 1LZ
Proposal: Erection of detached garage to rear garden to replace existing timber garage
Applicant: Mr & Mrs Crowden
Agent : Bromilow Architects Ltd

Site Plan:



Development Plan allocation and policies:
Conservation Area (for illustrative purposes)

Density and Design Guidelines Area
Primarily Residential Area

Planning History:

Location: Northwood Edge, 10 LONG HEY ROAD, CALDY, CH48 1LZ
Application Type: Full Planning Permission
Proposal: Erection of two storey rear extension to existing dwelling to create ground floor living room / kitchen utility and first floor additional bedroom, en suite and roof terrace
Application No: APP/10/01527
Decision Date: 11/03/2011
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's guidance for publicity on planning applications, notifications were sent to surrounding properties. A site notice was also displayed. Objections were received from 8 Long Hey Road, 12 Long Hey Road and 122 Caldly Road on the following grounds:

1. Loss of amenity- proximity of proposal to boundary, over looking
2. Removal of mature trees
3. Visual impact
4. Noise and disturbance from cars
5. Presence of newts

CONSULTATIONS:

Wirral Wildlife- no objection, subject to the attachment of a condition.

Head of Environment & Regulation (Traffic & Transportation Division) - no objection.

Caldy Conservation Area Group- no comments received.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Elderton requested that the application was removed from delegated powers following representations made by local residents on the basis that the proposal could result in loss of privacy, visual impact on the streetscene and noise and disturbance.

INTRODUCTION

The application proposes a detached garage to the far northern corner of the rear garden space. It will sit within the same area as the existing timber garage structure albeit the scale and design is not comparable in scale or nature. It is intended as a ground floor garage with first floor accommodation providing a gym.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area. The proposal for a detached garage within the rear garden space that will be ancillary to the main dwelling. It considered is acceptable in principle and would accord with policies HS11 (House Extensions), HS5 (Density and Design Guidelines - Caldly) and CH11 (Caldy Conservation Area) and the Caldly Village Conservation Area Appraisal and Management Plan.

SITE AND SURROUNDINGS

The estate was established during the flourishing of the arts and crafts style. The street in which the property is situated includes a number of different styles of housing of different styles and designs. The property itself is a large detached set within large grounds. The dwelling is orientated at an angle to Long Hey Road and has been extended to the rear and side. The proposed development will be sited within an area occupied by an existing timber garage structure that will be demolished. There

are a number of large mature trees and hedges within the rear garden area. The western boundary is planted with evergreen and to the north and eastern extent there are insidious trees.

POLICY CONTEXT

The site is designated as a Primarily Residential Area, Conservation Area and Density and Design Guideline Area. The application shall be assessed against Policies HS5, (Density and Design Guidelines), HS11 (House Extensions), Policy CH11(Caldys Conservation Area) of the adopted Wirral Unitary Development Plan, SPG11 (House Extensions) and the Caldys Conservation Area Appraisal.

The criteria set out within Policy HS11 would require that the size of the extension should be appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours and loss of privacy.

Policy CH11 seeks to retain the character of the low density, maturely landscaped suburb with substantial houses in large grounds. The Conservation Area Appraisal supports this seeking to restrict the over development of plots. The Conservation Area designates the building as a category B, therefore making a positive contribution to the area.

APPEARANCE AND AMENITY ISSUES

The proposal comprises of a large detached garage structure set within the northern corner of the rear garden, the area is presently occupied by an existing timber garage structure. The access will remain unchanged, the existing driveway along the eastern boundary will serve the garage. A small turning head will be formed. The timber garage currently occupying this position is of no value in itself and therefore there is no issue with its removal. The proposed garage will occupy a larger footprint projecting some 10.6m back and extending some 6.4 m in width. Additionally the garage includes accommodation within a steeply pitched roof and dormer to provide a first floor area to be used as a gym. The eaves has however been kept low as possible and the design of the proposal has been developed to ensure there are no significant impacts in relation to residential amenity with regards to outlook or loss of privacy. The proposed windows and dormer have been sited within the elevation fronting the applicants own garden to prevent overlooking.

The scale is considered acceptable given its location and its distance from any other property and the size of the plots in which it sits and its relationship with the main dwelling house and those surrounding. It is situated over 30m from the nearest neighbouring property and appears as a stand alone structure in relation to the main dwelling. The proposal will be visible from the properties situated to the rear and eastern boundaries of the site. There is however some screening on these boundaries and a 2m fence is to be erected on the perimeter. It is not considered that the partial views of the garage from that distance would have any significant impact in terms of outlook. It therefore accords with policy HS11 of the adopted Wirral Unitary Development Plan.

The garage is set some 48m from the frontage of the conservation area and would therefore not result in any visual impact in relation to the area of the streetscene. Its positioning within the site would also ensure that it is partially screened by the siting and orientation of the existing property. the proposal will not have any significant impact on the low density, landscaped character of the site and would preserve the character and landscaped setting of the conservation area. It therefore accords with Policy CH11. It would not undermine the Conservation Area Appraisal

The design of the garage is considered acceptable. It is simple in design and detailing. The garage will be largely constructed of timber. An objection received from no. 12 Long Hey considers the development to be out of character with the area. Although timber is not a particular feature of the conservation area it is considered appropriate for a detached structure within a planted garden, overtime weathering and siting comfortably within the landscaped setting and local vernacular. The design of the dormer has now been altered and reduced in scale to ensure it appears more subordinate and to the building and has a light weight appearance.

A number of trees will be removed to facilitate the development. There have been a number of objections in this respect. The tree officer has been consulted and has raised no objection to this.

The objections in relation to noise and disturbance. There is a garage existing within this location.

Given that there are only two car spaces within the garage and I would not consider this to result in any unacceptable disturbance arising to be quite unlikely.

SEPARATION DISTANCES

The proposal has been designed to ensure that there is no impacts arising in terms of overlooking. The windows have been positioned within the elevation overlooking the applicants own garden. The application has been amended since submission to address the concerns raised from no 8 Long Hey and no 122 Caldly Road. the roof lights on the rear slope facing no. 8 Long Hey have been relocated to the front slope facing the garden of no. 10. The first floor window facing no.122 Caldly Road has been removed and the ground floor window within this elevation has been obscurely glazed and fixed.

The occupier of no. 12 Long Hey has objected to the application on grounds of overlooking. I would not consider this to result in any detrimental impact in respect of loss of privacy to this particular property. The dormer window is in excess of 32m from this boundary and benefits from high evergreen planting. Although there are no literal interface distances to be applied in this case, the councils Supplementary Planning Guidance 11 requires a distance of 21m between habitable room windows. The proposed development would achieve a distance of 32m from the garden boundary with no. 12 Long Hey with an even greater separation distance to the property itself.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no highway or traffic implications arising from these proposals.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

Wirral Wildlife Trust- it is unlikely that any great crested newts will be present within the site however no objection subject to a condition.

HEALTH ISSUES

There are no health implications relating to this application.

CONCLUSION

The proposal is considered acceptable in scale, siting and design, it will not result in any detrimental impact to the amenity of surrounding properties and will not impact upon the scale or character of the conservation area. It is therefore considered to comply with Policy HS11, CH11 of the adopted Unitary Development Plan, SPG11 (House Extensions) and the National Planning Policy Framework and the adopted Caldly Conservation Area Appraisal.

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 acceptable in terms of scale, design, siting and layout and will not harm the scale or character of the conservation area, the integrity of the existing property or the amenities of the occupiers of neighbouring properties. The proposal complies with the criteria set out within Policy HS11(House Extensions), CH11 (Caldly Conservation Area) of the adopted Wirral Unitary Development Plan and SPG11 (House Extensions) and the Caldly Conservation Area Appraisal.

Recommended Approve
Decision:

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. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority and listed as follows: Drawings no. 2022 SD 001, 2022 SD 002, received on the 1/03/13 and amended drawing no. 2022 SD 012 REV B and 2022 SD 013 REV B received on the 23/04/13

Reason: For the avoidance of doubt and to define the permission.

3. NO DEVELOPMENT SHALL TAKE PLACE BEFORE samples of the facing/roofing and window materials to be used in the external construction of this development have been 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 and CH11 of the Wirral Unitary Development Plan.

4. PRIOR TO THE FIRST USE OF THE DEVELOPMENT HEREBY APPROVED the proposed new window in the northern elevation (facing No.122 Caldry Road) shall be glazed in obscure glass and shall be non-opening below a height of 1.7 metres measured from the internal finished floor level. The windows shall not thereafter be altered in any way without the prior approval of the Local Planning Authority.

Reason: To satisfactorily protect the residential amenities of neighbouring occupiers and having regard to Policy HS11 of the Wirral Unitary Development Plan

Further Notes for Committee:

1. All contractors are to be aware of the possible presence of Great Crested Newts and what they look like, and in the event of being found work must stop while it is moved to safety and ecological advice sought. Licensing from Natural England may be necessary in this eventuality.

Last Comments By: 30/04/2013

Expiry Date: 26/04/2013