

**Planning Committee**

30 May 2013

**Reference:**  
**APP/13/00129**

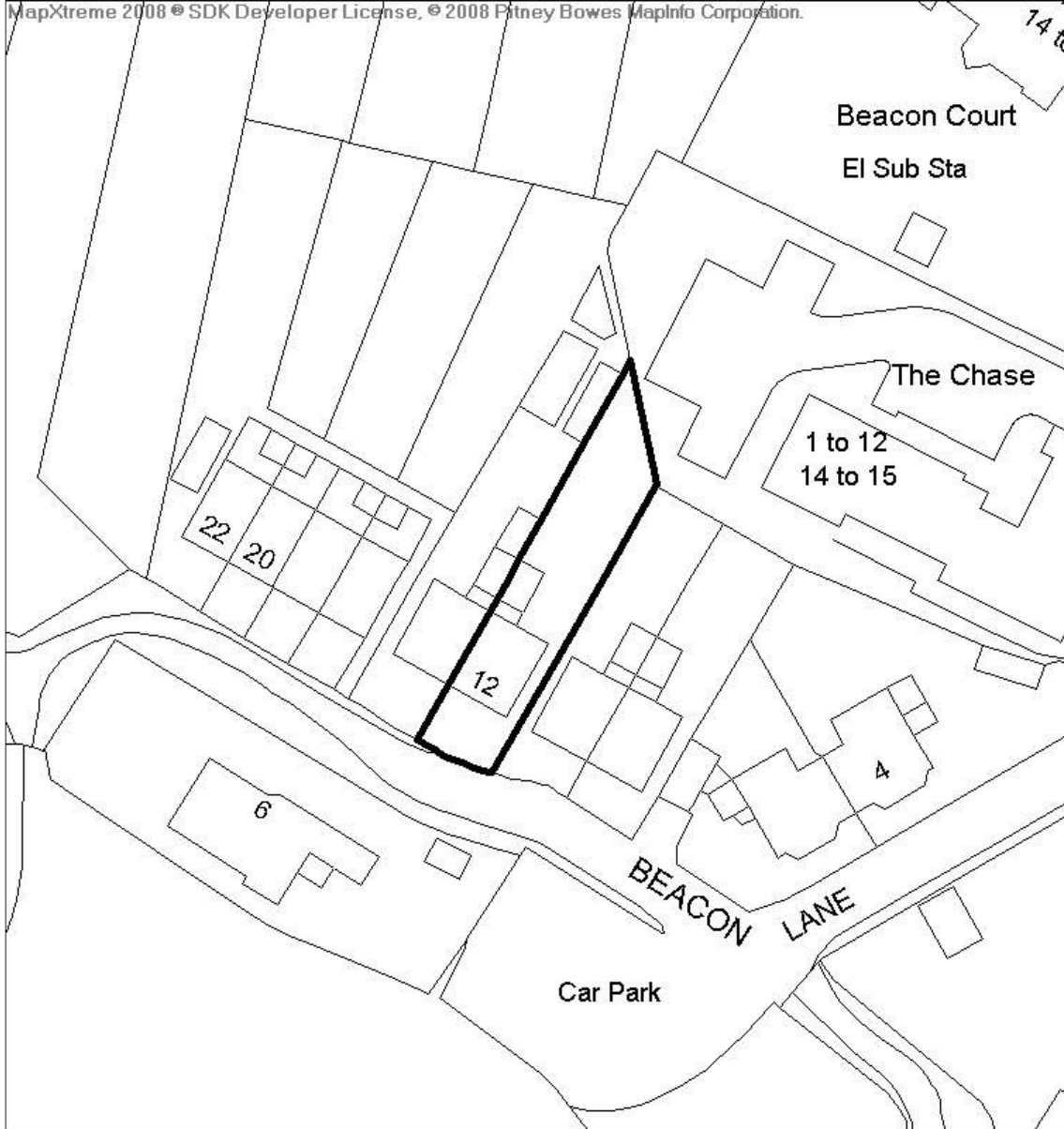
**Area Team:**  
**South Team**

**Case Officer:**  
**Miss J Wood**

**Ward:**  
**Heswall**

**Location:** Browside, 12 BEACON LANE, HESWALL, CH60 0DD  
**Proposal:** Single and first floor rear extension with porch.  
**Applicant:** Mr L Davies  
**Agent :** SDA

**Site Plan:**



**Development Plan allocation and policies:**

Primarily Residential Area  
HS11  
SPG11

**Planning History:**

No relevant planning history.

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

Having regard to the Council Guidance on Publicity for Applications, 3 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report two objections have been received listing the following grounds-

1. Loss of natural light, overlooking, affecting privacy, the proposal will affect the property value on neighbouring properties, restricting future building works for neighbouring properties, detracting from the row of cottages.

**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 rear extension at ground and first floor level and for the erection of a porch.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable subject to Policy HS11 and SPG11.

**SITE AND SURROUNDINGS**

The properties along Beacon Lane are very different varying from very large detached properties to terraced houses. The site comprises a semi detached brick property in a primarily residential area. The property has an existing rear outrigger and a front window which protrudes out from the principal elevation. Neighbouring property 14 Beacon Lane benefits from an extension onto the rear outrigger.

**POLICY CONTEXT**

Policy HS11 and SPG11 are directly relevant in this instance, which state that extensions should not result in any harm to the character of the street scene or any loss of amenity to the occupiers of adjacent properties. The National Planning Policy Framework supports sustainable development which encompasses good design and states that developments should improve the character and quality of an area.

**APPEARANCE AND AMENITY ISSUES**

The proposal comprises a rear extension at ground and first floor level to provide additional living accommodation. The existing outrigger will be encompassed into the extension to provide a large kitchen area. The proposed rear extension is at first floor level for 2 metres in width where it lies on the party boundary and then extends across the full width of the dwelling at first floor level. The extension will not protrude out further than the original rear outrigger and will extend out by 5.5 metres in depth. The proposal measures 3.5 metres at the eaves where the development is at ground floor level, which is comparable to the neighbouring extension. The proposed two storey extension is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy.

There have been two letters of objection received. The letters of objection raised the issues of loss of light and creating a feeling of overshadowing and overlooking. The proposed development features a two storey rear extension which will be built up to the adjoining neighbours boundary. Policy SPG11 states - Two storey rear extensions should not be closer than 2.5 metres to a boundary that forms a party wall between terraced and semi detached properties. Although the proposed rear extension will be built up to the boundary at first floor level, the size of the extension is small measuring 1.5 metres

in depth and 2 metres in width. It is considered there is less of an impact on the neighbour as 14 Beacon Lane benefits from a single storey rear extension with a high pitched roof. The window immediately adjacent to the proposal is not a habitable room, with a small obscurely glazed window. The positioning of window within the extension at first floor level are to be obscurely glazed and are not considered to result in direct overlooking or a loss of outlook to neighbours. It is not considered that the proposals would result in any significant loss of light, overlooking or loss of privacy to warrant a refusal of planning permission. The overall scale of the proposal is not considered to be overbearing to adjoining properties. The proposal complies with policies outlined above and is recommended for approval.

The dwelling benefits from a front window which projects out from the principle elevation, a porch will be erected onto the bay window. The porch will not project out more than the existing window. The development will measure 55cm in depth, 5.5 metres in width and 3.2 metres in height overall. The proposal is not considered to lead to a loss of outlook to neighbouring properties. The proposal retains the spacing between neighbouring properties and respects the character of the streetscene.

In conclusion the proposals are considered acceptable in terms of scale and design and contribute positively to the character of the area. The proposal is not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The proposals are acceptable in terms of scale and design and are recommended for approval.

#### **SEPARATION DISTANCES**

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. There are no properties at the rear of the dwelling. A small window will be inserted in the side elevation of the dwelling which will be obscurely glazed. 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 an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of privacy or outlook. The proposed extension is not considered detrimental to the character of the area or the character of the host dwelling. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

#### **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 an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of privacy or outlook. The proposed extension is not considered detrimental to the character of the area or the character of the host dwelling. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

**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 on 8th February 2013 and listed as follows: 21\_2013\_01, 21\_2013\_02 on 7th February 2013.

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

3. PRIOR TO THE FIRST USE OF THE DEVELOPMENT hereby approved, the window in the first floor side elevation (facing No.10 Beacon Lane) 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 window 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.

**Last Comments By:** 13/03/2013 10:28:29  
**Expiry Date:** 05/04/2013