

Planning Committee

30 May 2013

Reference:
APP/13/00341

Area Team:
South Team

Case Officer:
Mr N Williams

Ward:
**Pensby and
Thingwall**

Location: 41 SPARKS LANE, THINGWALL, CH61 7XE
Proposal: Revised first floor front extension to previous planning permission
APP/10/01370
Applicant: Mr Barry McKee
Agent : Mr David Doughty

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: 41 Sparks Lane ,Thingwall L61 7XE
Application Type: Full Planning Permission
Proposal: Erection of bedroom extension
Application No: APP/78/10866
Decision Date: 30/10/1978
Decision Type: Conditional Approval

Location: Thingwall Recreational Centre, to the South of,49 Sparks Lane,Thingwall,L61 7XE
Application Type: Section 53 Determination
Proposal: Introduction of licensed bar to the ground floor.
Application No: DTR/81/18892
Decision Date: 18/08/1981
Decision Type: Prior approval is not required

Location: Thingwall Recreation Centre, Sparks Lane, Thingwall. L61 7XE
Application Type: Full Planning Permission
Proposal: Erection of eight floodlights on 6 metre high poles.
Application No: APP/88/05524
Decision Date: 19/05/1988
Decision Type: Withdrawn

Location: Thingwall Recreation Centre, Sparks Lane, Thingwall. L61 7XE
Application Type: Full Planning Permission
Proposal: Erection of 4 x 7m. high lighting poles to bowling green.
Application No: APP/88/07076
Decision Date: 12/01/1989
Decision Type: Approve

Location: 41, Sparks Lane, Thingwall. L61 7XE
Application Type: Full Planning Permission
Proposal: Single storey rear extension.
Application No: APP/91/06282
Decision Date: 30/09/1991
Decision Type: Approve

Location: Thingwall Recreation Centre, Sparks Lane, Thingwall. L61 7XE
Application Type: Full Planning Permission
Proposal: Single storey extension at side.
Application No: APP/92/05177
Decision Date: 15/04/1992
Decision Type: Approve

Location: 41 SPARKS LANE, THINGWALL, CH61 7XE
Application Type: Full Planning Permission
Proposal: Erection of part two-storey, part single-storey front extension and two-storey rear extension
Application No: APP/10/01370
Decision Date: 13/01/2011
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 8 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there

has been no objections 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 application is for the erection of a first-floor front extension. It is an amendment to an extant permission (APP/10/01370).

PRINCIPLE OF DEVELOPMENT

The principle of an extension to a residential dwelling within a Primarily Residential Area is acceptable, subject to relevant policy and guidance.

SITE AND SURROUNDINGS

41 Sparks Lane is a two-storey detached dwelling located within a Primarily Residential Area.

There are a number of different house-types along the length of Sparks Lane. However, the application property is one of eight dwellings in a row which are of the same design and type although there are some differences between them due to previous extensions.

POLICY CONTEXT

The application is subject to Policy HS11 of Wirral's Unitary Development Plan and Supplementary Planning Guidance 11: House Extensions

APPEARANCE AND AMENITY ISSUES

The proposed extension is an amendment to a previously approved application. The previous proposed front extension was to be part single-storey and part two-storey. This has now been amended so that the proposal is a complete two-storey extension. The amended scheme is not a considerable increase in scale when compared to the approved permission. The previous approved front extension was approximately two-thirds two-storey, with only part of it single-storey. This proposal now includes a first-floor element above this single-storey part. This is not considered to be a substantial increase, and will have minimal impact on the overall appearance and character of the extension. Although the roof is altered to incorporate the new extension, this in itself is not considered to be harmful to the design of the dwelling or the street scene.

The proposed front extension projects approximately 2.5 metres forward of the existing front elevation. This is not considered to be excessive, and given the fairly varied street scene and building line, it is not considered that it will have a harmful visual impact. The dwelling directly adjacent, No. 43, has had a two-storey side/front extension built. This extension is close to the boundary with No. 41 and although it is only approximately half the width, it is a significant structure which projects forward of the building line. The proposed first-floor extension will be adjacent to this extension, meaning it will not harm the amenities of the adjacent residents. The proposal will retain the overall design and appearance of the existing dwelling, and it is therefore considered that it will not harm the overall character of this dwelling - or of the street scene. There will still be approximately 7 metres of front garden, which is considered to be an acceptable size to ensure that the extension does not appear over dominant on the street scene.

Overall, it is not considered that the proposal will have an adverse impact on the appearance of the existing dwelling, the character of the street scene or the amenities of neighbouring properties. The proposal is therefore considered to comply with Policy HS11 of Wirral's Unitary Development Plan.

SEPARATION DISTANCES

All habitable room windows on the proposed extensions will be a sufficient distance from other habitable windows on nearby properties and comfortably meet the required separation distances, with

the properties opposite being a distance of approximately 40 metres away.

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 proposed extension will not harm the appearance or character of the existing dwelling, or the wider street scene and will have no adverse impact on the amenities of neighbouring properties. The proposal is therefore considered to comply with Policy HS11 of Wirral's Unitary Development Plan.

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 proposed extension will not harm the appearance or character of the existing dwelling, or the wider street scene and will have no adverse impact on the amenities of neighbouring properties. The proposal is therefore considered to comply with Policy HS11 of Wirral's Unitary Development Plan.

**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 external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS11 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 16/04/2013 15:56:50
Expiry Date: 07/05/2013