

Planning Committee

30 May 2013

Reference:
APP/13/00389

Area Team:
North Team

Case Officer:
Mrs S Lacey

Ward:
**Greasby Frankby
and Irby**

Location: 33 REDFORD CLOSE, GREASBY, CH49 2QQ
Proposal: Single storey side extension, garage conversion and porch
Applicant: Mr S Harington
Agent : Mr David Doughty

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 33, Redford Close, Greasby. L49 2QQ
Application Type: Full Planning Permission
Proposal: Erection of a single storey rear extension.
Application No: APP/94/05305
Decision Date: 19/04/1994
Decision Type: Approve

Location: 33 Redford Close, Greasby, Wirral, CH49 2QQ
Application Type: Full Planning Permission
Proposal: Erection of a single storey side extension and a single storey rear conservatory
Application No: APP/02/05107
Decision Date: 14/03/2002
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Applications, 4 notifications were sent to adjoining properties. A Site Notice was also displayed. At the time of writing this report, no objections have 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 application proposes a single-storey side extension, garage conversion and porch. Permitted development rights have been removed on the property for extensions and alterations to the dwelling.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle subject to the provisions of policy HS11 of the adopted Wirral Development Plan and SPG11.

SITE AND SURROUNDINGS

The site comprises a two-storey brick detached dwelling with integral garage, situated in a compact estate of similar residential properties. The dwelling is situated at the end of a cul-de-sac, and there is a footpath that runs adjacent to the site, and public open space to the north.

POLICY CONTEXT

The application shall be assessed against policy HS11 House Extensions of the adopted Wirral Unitary Development Plan and Supplementary Planning Guidance Note 11 on House Extensions. Policy HS11 sets out house extensions will be permitted subject to the criteria of scale, materials and design.

APPEARANCE AND AMENITY ISSUES

The single-storey side extension is considered acceptable in scale and design and is not considered to affect the amenities of neighbouring properties. The scale is appropriate to the size of the plot and does not overdominate the original detached dwelling or neighbouring properties. The plot is situated in the corner of the cul-de-sac and does not represent a corner plot. The single-storey extension remains subordinate to the original property and is not considered to form an overdominant feature, or

affect the openness or character of the area. It is not considered detrimental to the outlook of levels of light of the neighbouring properties. The proposed garage conversion is considered acceptable and includes windows that match the existing windows at ground floor level. The proposed porch is considered acceptable in scale and design, and is not an alien feature within the estate. It is considered the internal layout of the proposed extension provides adequate outlook. The proposal complies with Policy HS11 of the adopted Wirral Unitary Development Plan, Supplementary Planning Guidance Note 11 on House Extensions, and the NPPF.

SEPARATION DISTANCES

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. There is public open space to the north of the site, and the proposed single-storey side extension has no primary habitable windows facing the property to the rear, where a separation distance of 21 metres remains. The proposal is not considered to result in direct overlooking or loss of privacy.

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 considered acceptable in scale and design, will not harm the amenities of neighbouring properties, and complies with policy HS11 of the adopted Wirral Unitary Development Plan, Supplementary Planning Guidance Note 11 House Extensions and 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 considered acceptable in scale and design, will not harm the amenities of neighbouring properties, and complies with policy HS11 of the adopted Wirral Unitary Development Plan, Supplementary Planning Guidance Note 11 House Extensions and 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 22 March 2013 and listed as follows: drawing numbers 53_2013_01 and 53_2013_02 (dated 19.03.2013)

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

Further Notes for Committee:

Last Comments By: 02/05/2013 14:13:54
Expiry Date: 17/05/2013