

**Planning Committee**

30 May 2013

**Reference:**  
**APP/13/00503**

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

**Case Officer:**  
**Ms C Berry**

**Ward:**  
**Heswall**

**Location:** 11-13 MILNER ROAD, HESWALL, CH60 5RT  
**Proposal:** Double storey rear extension including rebuild of the garage and first floor roof terrace.

**Applicant:** Ms D Simpson  
**Agent :** SDA

**Site Plan:**



**Development Plan allocation and policies:**  
Key Town Centre

**Planning History:**

No relevant history

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 9 notifications have been sent to adjoining properties and a site notice has been displayed near the site - no representations have been submitted at the time of writing this report.

**CONSULTATIONS**

Head of Environment & Regulation (Pollution Control Division) - No objections

Head of Environment & Regulation (Traffic & Transportation Division) – No objections

**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 a two storey rear extension, including a roof terrace and rebuilding of a single storey garage to incorporate a single storey rear extension.

**PRINCIPLE OF DEVELOPMENT**

The principle of development is acceptable subject to meeting criteria set out in Policy SH1 and the National Planning Policy Framework

**SITE AND SURROUNDINGS**

The property is a shop with living accommodation above located in a commercial row of similar properties. Milner Road forms part of the Key Town Centre and comprises a mix of commercial uses with houses located to the east further along the road. The rear of the parade of shops have single storey outriggers that face onto Milner Cop where there is a children's day nursery and workshops. There are residential properties along the parade to the rear of the shops that face out onto Milner Cop.

**POLICY CONTEXT**

The National Planning Policy Framework sets out the need for sustainable development that seeks positive improvements in the quality of the built environment. Proposals should seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Policy SH1 sets out the criteria for development within Key Town Centres and states that the siting, scale, design and choice of materials for proposals should not be detrimental to the character of the area, cause nuisance to neighbouring uses, or lead to loss of amenity.

Policy HS11 relates to House Extensions and is considered applicable in this case as the extension will be located adjacent to a first floor flat at 7-9 Milner Road. The guidance states that extensions on a party boundary should not project more than 3 metres. It is considered prudent to apply this criteria to protect the amenity of the occupier of the adjacent first floor flat.

**APPEARANCE AND AMENITY ISSUES**

The proposal incorporates a two storey rear extension and includes a part single storey extension which will replace an existing garage. The ground floor shop will remain unaltered and the extension will provide a self-contained first floor flat. The first floor element of the extension does not project the full width of the property and has been amended to project 3 metres along the party boundary with the adjacent property. This projection is in accordance with Policy HS11, which provides guidance for house extensions but is applicable in this instance as the extension relates to first floor living accommodation.

The single storey extension will project from the existing outrigger and will have a flat roof. The flat roof will form a roof terrace for the first floor flat, which will be partly screened on one side by the gable wall of two storey extension. A 1.8 metre high fence will be provided on the other side to prevent any overlooking of the adjacent properties and their amenity space.

The proposal is considered to be of a scale and design that is in keeping with the character of the area and will not lead to a loss of amenity to the occupiers of adjacent properties.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance, as there are no residential properties located at the rear of the property that will be affected by the proposal.

#### **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 will provide an improved standard of living accommodation and is of a scale and design that is inkeeping with the original property and area in general. The use of the roof terrace will not result in any loss of amenity due to overlooking of adjacent properties as it is screened on both sides. The proposal is therefore in accordance with the National Planning Policy Framework and Policy SH1 of the Wirral 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 proposal will provide an improved standard of living accommodation, is of a scale and design that is inkeeping with the original property and area in general and will not result in any loss of amenity to the occupiers of adjacent properties. The proposal is therefore in accordance with the National Planning Policy Framework and Policy SH1 of the Wirral 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 development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on the 9th April 2013 and listed as follows: 54\_2013\_01, 54\_2013\_02 and 54\_2013\_03 Revision A dated 02.05.2013

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

3. The proposed screening on the side elevation as shown on Drawing number 54\_2013\_02 shall be erected prior to the first use of the development hereby approved.

**Reason:** To prevent overlooking in the interest of residential amenity having regard to Policy SH1 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 14/05/2013 14:41:58

**Expiry Date:** 04/06/2013