

**Planning Committee**  
30 May 2013

**Reference:**  
**APP/13/00517**

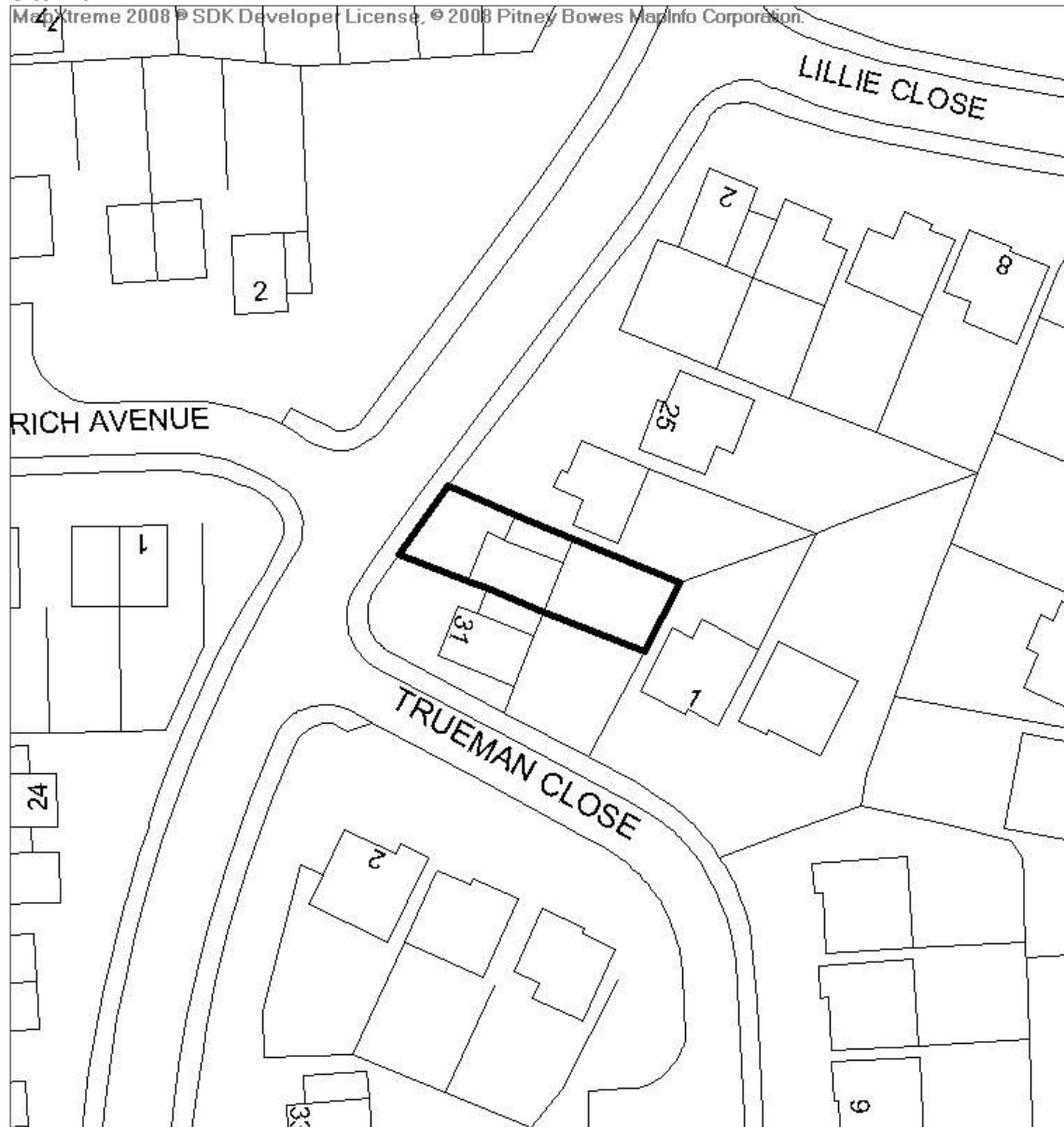
**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Lacey**

**Ward:**  
**Bidston and St James**

**Location:** 29 STATHAM ROAD, BIDSTON, CH43 7XS  
**Proposal:** Proposed two storey side extension and external alterations  
**Applicant:** Mr Andrew McLachlan  
**Agent :** SDA

**Site Plan:**



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**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

None

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

Having regard to the Council's Guidance on Publicity for Applications, 6 notifications were sent to adjoining properties. A Site Notice was also displayed. At the time of writing this report no representations have been received.

**CONSULTATIONS**

None required for this application

**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 two-storey side extension.

**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 a single-storey flat roof garage, situated in a compact estate of similar residential properties. The dwelling is situated forward of a staggered building line and occupies an elevated position. The adjacent property No.27 is of the same design, with the flat roof garage adjacent to the proposal.

**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 two-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. It incorporates a setback and lower ridge line and remains subordinate to the original property and is not considered to form an overdominant feature. It is not considered detrimental to the outlook of levels of light of the neighbouring properties, in particular consideration was given to the outlook of No.27. 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. No.1 Edrich Avenue is 30 metres away and has no primary habitable windows facing. No.1 Trueman Close is 12 metres away and has no primary habitable windows facing. 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 12 April 2013 and listed as follows: drawing numbers 59\_2013\_01 (dated 05.04.2013)

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

### **Further Notes for Committee:**

**Last Comments By:** 20/05/2013 13:40:34

**Expiry Date:** 07/06/2013