

## Planning Committee

22 August 2013

**Reference:**  
**APP/13/00779**

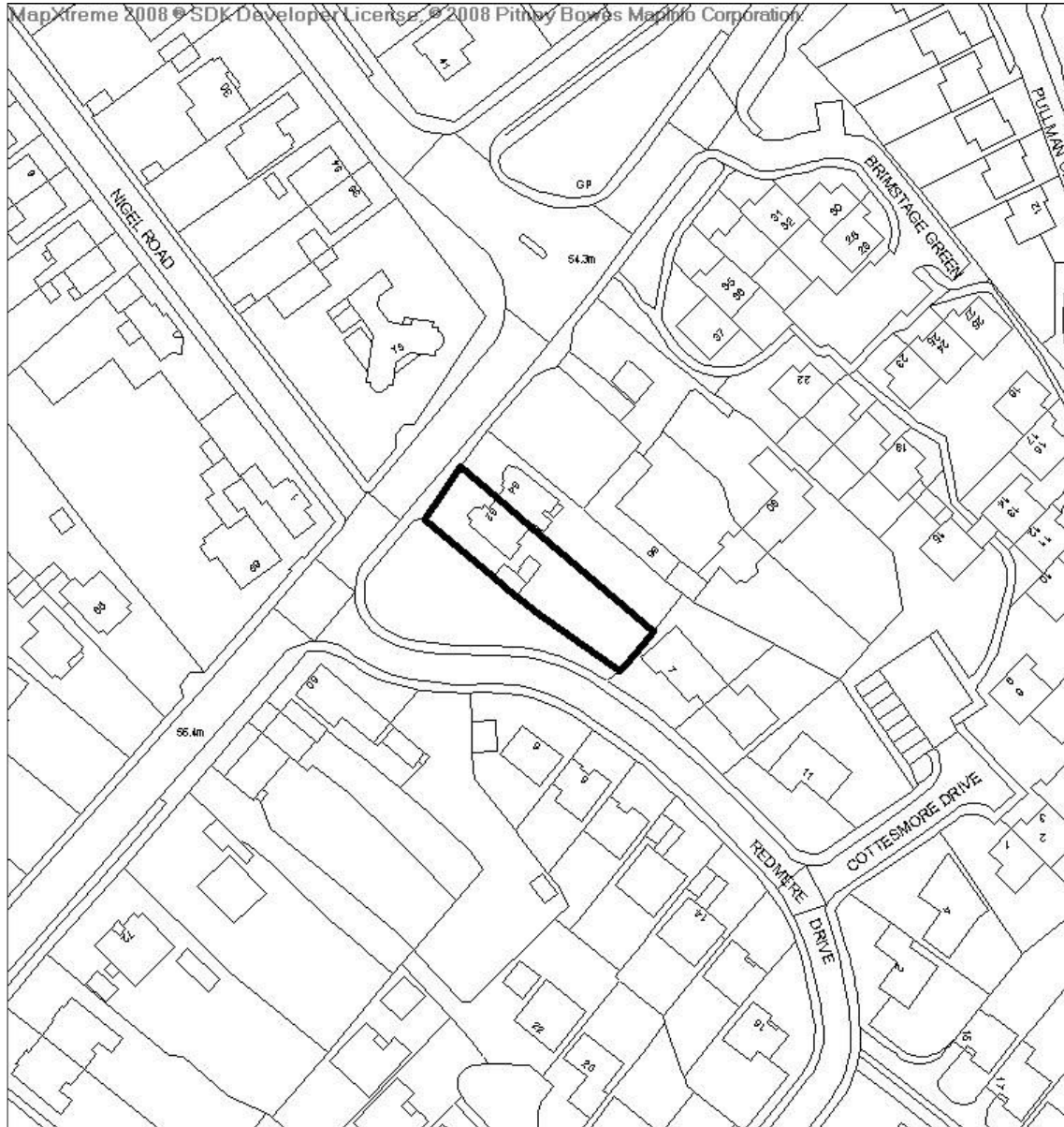
**Area Team:**  
**South Team**

**Case Officer:**  
**Mrs J McMahon**

**Ward:**  
**Heswall**

**Location:** Hillfield, 82 BRIMSTAGE ROAD, BARNSTON, CH60 1XQ  
**Proposal:** New conservatory to rear of house  
**Applicant:** Mr Clive Dunfey  
**Agent :** Mark Bathgate

### Site Plan:



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### Development Plan allocation and policies:

Primarily Residential Area

**Planning History:**

No relevant planning history

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 3 notifications were sent to adjoining properties and a site notice was displayed near the site - 1 response has been received from the adjoining property objecting on the grounds of:

1. loss of light/sunlight to indoor and outdoor areas
2. impact on residential amenity

**CONSULTATIONS**

None

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Rowland's requested this application be removed from delegation and considered by the Planning Committee on the grounds that the extension would be an overbearing structure .

**INTRODUCTION**

The application is for the erection of a replacement conservatory extension at the rear of the property, the existing extension is a mostly glazed structure that occupies a smaller footprint than the proposed extension.

The proposed conservatory would project a maximum of 5.59m from the original rear elevation of the house and would be 3.7m wide with a maximum height of 3.46m.

The rear and side (south-west facing) elevations would have dwarf walls with glazing above. The third (north-east facing) elevation would be sited close to the common boundary with the attached property, 84 Brimstage Road. The first 3.7 metres of this elevation would be brick up to a height of 2.2 metres with glazing above, the remaining 1.9 metres would match the other two elevations.

**PRINCIPLE OF DEVELOPMENT**

The site is located within an area designated as primarily residential where the erection of extensions to dwellings is acceptable in principle.

**SITE AND SURROUNDINGS**

The site is located on the junction of Brimstage Road and Redmere Drive.

The property is one half of a pair of individual semi-detached houses flanked by converted farm buildings to the north-east and the entrance to a modern housing development to the south-west. The property that forms the other half of the pair has an existing single storey rear extension that projects 2 metres into the rear garden.

There is a large grassed area adjacent to the south-western boundary that forms a buffer between the application site and Redmere Drive.

**POLICY CONTEXT**

National Planning Policy Framework, UDP Policy HS.11 and the Supplementary Planning Policy Guidelines: House Extensions have been considered in the determination of this application.

The proposal must be considered against the NPPF published on 27th March 2012; this supports sustainable development which encompasses good design. Developments should make a positive contribution to an area and use opportunities to improve the character and quality of an area.

HS.11 focuses on domestic extensions and the criteria they must comply with. SPG11 is a set of

guidelines, which have been prepared to inform householders about issues relating to house extensions and to encourage a better standard of design.

#### **APPEARANCE AND AMENITY ISSUES**

The proposed extension would project a maximum of 5.59 metres from the original rear elevation and would be set in 0.35m from the boundary shared with 84 Brimstage Road.

Policy HS11 States that single storey rear extensions will be acceptable on the party boundary where the proposed extension projects a maximum of 3.0m from the main face of the dwelling house. In this instance the adjoining property contains a single storey rear extension that has a two metre projection from the rear face of the dwelling. The 3 metre limit can be relaxed where there are extensions built at the rear of the adjoining property and/or where there is some degree of separation between the extensions. The proposed extension will project 3.56m beyond the rear extension on the adjoining property and will be set away from that extension by 1m (0.35m from the party boundary).

Given the separation between the two extensions and the low nature of the conservatory construction and the glazed roof that will allow light to pass through will contribute to the development having no seriously detrimental impact at the rear of the adjacent property, 84 Brimstage Road.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

#### **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 development would have no significant impact on neighbouring property and is acceptable in terms of its design. The proposal satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, Supplementary Planning Guidelines: 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 proposed development would have no significant impact on neighbouring property and is acceptable in terms of its design. The proposal satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

**Recommended Decision:**                      **Approve**

#### **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 June 2013 and listed as follows: W01 dated 6 June 2013.

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

**Last Comments By:** 18/07/2013 13:46:07  
**Expiry Date:** 07/08/2013