

Planning Committee

31 October 2013

Reference:
APP/13/01021

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Bebington

Location:
Proposal:

The Cottage, REST HILL ROAD, STORETON, CH63 6HL
Proposed alterations/extensions to existing cottage with associated external works - Amendment to APP/12/00848

Applicant:
Agent :

Mr Simon J Thexton
Mr John Thexton

Site Plan:



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Development Plan allocation and policies:
Green Belt

Planning History:

Location: Jermys Cottage, REST HILL ROAD, STORETON, CH63 6HL
Application Type: Full Planning Permission
Proposal: Proposed alterations/extensions to existing cottage with association external works.
Application No: APP/12/00848
Decision Date: 21/08/2012
Decision Type: Approve

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

Having regard to the Council Guidance on Publicity for Applications, 1 notification was sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

CONSULTATIONS:

Head of Environment & Regulation (Traffic & Transportation Division) - No Objections

Director's Comments:

Consideration of this application was deferred at Planning Committee on 26 September 2013 to allow for a formal site visit.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Jerry Williams has requested the application be taken out of delegated powers due to overdevelopment in the green belt.

INTRODUCTION

The proposal is for alterations and extensions to the existing cottage, the proposal is an amendment to a previously approved scheme APP/12/00848. A non-material minor amendment was submitted on APP/12/00848 that permitted the infilling of the open porch, whilst this did not increase the built appearance of the dwelling, the enclosure of the porch increases the extension percentage up to 64% of the original floorspace.

PRINCIPLE OF DEVELOPMENT

The site is located within the Green Belt, the principle of extending an existing dwelling in the green belt is acceptable.

SITE AND SURROUNDINGS

The property is a sandstone detached building with living accommodation within the roof, the house is one of two properties that are very similar in design and scale facing each other across Rest Hill Road. The land allocation is Green Belt, the property is also located on Archeological land, other than the Green Belt restrictions there are no further restrictions on the property, it is not Listed or within a Conservation Area.

The building is attractive and relates to the house on the opposite side of the road as a design pair, neither property is protected in terms of heritage or conservation however the overall character of the dwelling should be preserved so as not to cause harm to the original aesthetics of the building itself or its setting.

POLICY CONTEXT

The National Planning Policy Framework states that Local Authorities should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings. Proposals should respect the character of different areas, and protect the Green Belts around them, recognising the intrinsic character and beauty of the countryside and supporting thriving rural communities within it. Developments should support the transition to a low carbon future in a changing climate, taking full account of flood risk and coastal change, and encourage the reuse of existing resources, including conversion of existing buildings, and encourage the use of renewable

resources, for example, by the development of renewable energy.

UDP Policy GB5 Extension of Existing Dwellings in the Green Belt states that the extension of existing dwellings in the Green Belt will be permitted, provided that the floorspace of the resultant dwelling is no more than 50% larger than that of the habitable floorspace of the original dwelling, and subject also to the enlarged dwelling not having a harmful visual impact on its surroundings.

Policy HS11 refers to house extensions and states that proposals should be designed in such a way as to have no significant adverse effect on the appearance of the original property the character of the area in general or impact on the amenities of the occupiers of neighbouring properties. particular through overlooking, or an adverse effect on the area in general.

APPEARANCE AND AMENITY ISSUES

Works on site have commenced following the previous approval APP/12/0084. As works progressed, it was apparent that part of the extension was not being constructed in accordance with the approved plans. As a result this application has been submitted to allow for further consideration and assessment with a view to rectify the proposal.

The amended part of the proposal when compared to the previous approval relates to the front porch, which will only extend the porch a further 60cm. This element of the proposal extends the front porch area that includes a plant room, utility room and downstairs toilet. The 60cm projection will increase the external footprint from 9.5m to 10.2m. This equates to an increase in floorspace of 69% whereas the previous approvals showed an increase in floorspace of 64%.

The majority of the extension is to the south east with the front elevation of the re-worked house facing north east, the original section of the dwelling is visible from the highway to the north west. The proposal includes changes to the north west elevation with the removal of a previously approved chimney and amended design of the two first floor windows. These windows have been designed to complement the original windows in terms of sill height and sit beneath the eaves, this continues the design of the window through to the hip section of the roof.

The proposed extension includes a first floor level which visually increases the mass of the building as viewed north east and south west, the main visual addition is the roof of the extension. The roof scale and appearance of the extension have taken into account the overall appearance of the building having regard to materials, window alignment and scale.

Whilst the mass of the building is large the orientation of the house on the plot and the controlled footprint in relation to the original footprint, the resultant dwelling does not take up an excessive amount of ground area compared to the original dwelling and is an acceptable redevelopment scheme in this location. The extensions allow the house to be reused at modern living standards without causing harm to the openness of the Green Belt.

The changes proposed to the ground floor element of the extension from what has been approved has a minimal visual impact onto the setting of the house and the openness of the green belt when compared with what has been deemed acceptable. The increase in footprint is to the ground floor. The previous increase over the guidance of 50% increase was permitted due to the dwelling being "green" and environmentally sustainable, the dwelling will include solar panels and an underground rainwater storage unit, part of the ground floor will include a plant room in order to support the energy needs of the dwelling itself.

The proposed extension to the dwelling is acceptable, taking into account the previous approvals on the site, the reuse of a previously dilapidated building and the use of sustainable energy. Taking into account these issues the proposal will not have a detrimental impact onto the openness of the green belt and is therefore acceptable having regard to Wirral's UDP Policy GB5.

SEPARATION DISTANCES

The dwelling along with Haven Cottage on the other side of Rest Hill Road are quite isolated properties, with the majority of the alterations located to the south east elevation of the plot they are located at the furthest point from this neighbour, Haven Cottage itself is over 30m from the north west elevation of the original building. Having regard to the orientation of the plot and the location of the building in relation to neighbouring properties the proposal meets the separation distances of 21m

window to window.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

The proposed development proposes to use renewable sources of energy which makes the resultant dwelling sustainable.

CONCLUSION

The proposed extension to the dwelling is acceptable, taking into account the previous approvals on the site, the reuse of a previously dilapidated building and the use of sustainable energy. Taking into account these issues the proposal will not have a detrimental impact onto the openness of the green belt and is therefore acceptable having regard to Wirral's UDP Policies GB5, HS11 and the NPPF.

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 to the dwelling is acceptable, taking into account the previous approvals on the site, the reuse of a previously dilapidated building and the use of sustainable energy. Taking into account these issues the proposal will not have a detrimental impact onto the openness of the green belt and is therefore acceptable having regard to Wirral's UDP Policies GB5, HS11 and the NPPF.

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 8 August 2013 and listed as follows: TD/851 03 Rev.C (03.2012), TD/851 04 Rev.C (03.2012), TD/851 14 Rev.C (03.2012), TD/851 11 Rev.C (03.2012), TD/851 13 Rev.C (03.2012) and TD/851 12 Rev.C (03.2012).

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

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 as amended (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings, other extensions or external alterations to the dwelling shall be erected or carried out unless expressly authorised.

Reason: In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy GB5 of the Wirral Unitary Development Plan.

Last Comments By: 18/09/2013 16:19:57

Expiry Date: 03/10/2013