

Planning Committee

31 October 2013

Reference:
APP/13/01120

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Heswall

Location: Wynyards, 46 DELAVOR ROAD, HESWALL, CH60 4RS
Proposal: Two-storey side extension, internal alterations, roof alterations and alterations to existing dormer.

Applicant: Mr D Bradbury
Agent : SDA

Site Plan:



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Development Plan Designation:
Primarily Residential Area

Planning History:

No previous planning history.

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

Having regard to the Council 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 objections have been received.

CONSULTATIONS

None required for this application.

Director's 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 proposed development is for a two-storey side extension and a pitched roof to the existing side dormer. The application has been amended since submission, following consultation with the Local Authority. The amendments include alterations to the side extension to reduce the scale and amend the design to be more in keeping with the original property and neighbouring properties.

PRINCIPLE OF DEVELOPMENT

The proposal is for an extension to an existing dwelling, the principle of development is acceptable.

SITE AND SURROUNDINGS

The existing dwelling is a detached dormer house, the house includes side dormers and a detached garage to the side, and faces a small piece of grassland in front of no.57 Delavor Road. The house next door at number 44 Delavor Road is a bungalow, the alterations would not have a detrimental impact onto this property. The neighbouring house no.48 is a similar two-storey dormer house as number 46, there are high level roof lights to the side elevation of this property.

The area is residential in character, with a mix of house types. The properties are predominantly bungalows, dormer bungalows or dormer style houses, there are some two-storey dwellings in the area. The existing property includes side dormers, there are properties opposite and on Gulls Way that include front dormer windows.

POLICY CONTEXT

The proposal is for extensions to an existing dwelling and the property is located within the designated Primarily Residential Area. Having regard to Wirral's UDP Policy HS11: the scale of the extension should be appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms, and; not so arranged as to result in significant overlooking of neighbouring residential property. The policy requires that materials used match or complement those of the existing building, design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building and dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof.

APPEARANCE AND AMENITY ISSUES

The proposed extension is a two-storey side extension to replace the existing single storey detached outbuilding at the side of the dwelling. The extension has a pitched roof with a gable side, this allows the original gable frontage of the building to remain the dominant feature. The extension includes a front and rear dormer with pitched roof, the scale of the two dormer windows is sympathetic to the character of the house and the neighbouring properties, the front dormer is acceptable feature as it is a common characteristic of existing neighbouring properties.

The original dwelling has a side dormer, the alterations include installing a pitched roof over the original dormer window, from the side elevation the addition has a positive impact onto the appearance of the building.

Due to the design of the original house, the two-storey side extension includes a large expanse of roof, the roof is pitched so as to reduce the overall scale of the extension when viewed from the front and rear elevations. The design was amended to remove a previous gable front/rear to the dwelling with, a gable side, pitched roof and front and rear dormers. The resultant scale of the extension is in keeping with the neighbouring properties and does not have a detrimental impact onto the appearance of the dwelling.

The extensions to the dwelling are sympathetic to the original building, the neighbouring properties and the character of the area. The proposal is therefore acceptable having regard to Wirral's UDP Policy HS11.

SEPARATION DISTANCES

The extension includes additional front, rear and side windows. The rear window to the en-suite looks out over gardens and does not have a direct view into rear windows, the front dormer looks out over Delavor Road, the properties opposite are over 35m from the front elevation of no.46 Delavor Road. The extension to the side also includes two side windows, due to the extension being close to the party boundary these windows will be conditioned to be fixed and obscurely glazed up to 1.7m from the finished internal floor.

Having regard to the location of the proposed windows, the development meets the separation distances of 21m window to window.

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.

CONCLUSION

The development is acceptable in terms of design and scale, the extension is appropriate in this location having regard to Wirral's UDP Policy HS11.

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 extensions to the dwelling are sympathetic to the original building, the neighbouring properties and the character of the area. The proposal is therefore acceptable having regard to Wirral's UDP Policy HS11.

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 11 October 2013 and listed as follows:
115_2013_01 Revision B (08.10.13) 115_2013_02 Revision B (08.10.13).

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

3. On insertion, the windows to the side elevation of the extension hereby approved at first floor to the west facing side elevation, shall be fitted with fixed and obscure glazing (minimum level 3) up to a height of 1.7m from the finished first floor internal floor level and shall be permanently retained in that condition thereafter.

Reason: Having regard to residential amenity.

Last Comments By: 02/10/2013 15:16:24

Expiry Date: 21/10/2013