

Planning Committee

31 October 2013

Reference:
APP/13/00956

Area Team:
North Team

Case Officer:
Mrs S Williams

Ward:
Hoyle and Meols

Location: 9 GARDEN HEY ROAD, MEOLS, CH47 5AS
Proposal: Erection of a single storey rear extension, garage conversion and alterations to existing roof to include a hip to gable and rear dormer

Applicant: Mr P Carney
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan Designation:
Primarily Residential Area

Planning History:

Location: 9 GARDEN HEY ROAD, MEOLS, CH47 5AS
Application Type: Full Planning Permission
Proposal: Proposed garage conversion with bay window, single storey rear extension and loft conversion with hip to gable alterations and rear dormer window (Amended description)
Application No: APP/12/00554
Decision Date: 29/06/2012
Decision Type: Approve

Summary Of Representations and Consultations Received:

Having regard to the adopted Guidance on Publicity of Planning Applications, 7 letters were sent to occupiers at neighbouring properties and in addition a site notice was displayed. As a result one comment was received from the occupier of 22 Ashford Road, raising concern at the style and character of the proposed development and that it would be detrimental to the original properties.

Directors Comment's:

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 planning application is for retrospective planning permission for extensions to the roof of an existing semi-detached dwelling. The external works have completed but do not benefit from planning consent, a previous application was approved at the property under reference 12/00554, what has been built is not represented by the approved planning application, subsequently a planning application was submitted for the work that has been undertaken.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies.

SITE AND SURROUNDINGS

The site comprises a semi-detached render property in a road of similar design houses. There is a mix of detached and semi-detached properties, most of which have hipped roofs. There are a number of side dormer extensions in Garden Hey Road. The property has an attached garage at the side and a number of bay window features at the front and rear.

POLICY CONTEXT

The application property is located within land designated as Primarily Residential Area in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. National Policy - NPPF - Requiring Good Design, Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. It is considered that good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

With regards to HS11, it is considered that extensions should be designed in such a way as to have no significant adverse effect on the appearance of the original property, the amenities of neighbouring properties, in particular through overlooking, or an adverse effect on the area in general. HS11 notes that rear dormers should not occupy the full width of the roof.

SPG11: House Extensions acts as a supporting document in relation to HS11. The Supplementary Guidance notes the following: roof alterations and dormer windows extensions can have a detrimental impact on the character of the area and lead to a substantial loss of privacy and amenity to neighbours. Dormer extensions should be sensitively designed so as to have appropriate visual impact on the appearance of the property or the character of the surrounding area. Proposals that

unacceptably dominate the existing building or appear obtrusive in the street scene will not be permitted.

Side dormers or proposals to create gable end roofs on one side of pairs of semi-detached dwellings where both sides were originally hipped will not be allowed.

Dormer extensions that are located to the rear of the property should be set in by at least 0.5m from the gable of the property and also from the party boundaries, should be lower than the ridge height of the dwelling and should vertically correspond with existing windows and should match their style and proportions. In cases of a rear dormer on a house with a hipped roof the dormer shall not extend beyond the plane of the hip.

APPEARANCE AND AMENITY ISSUES

The current application has been submitted retrospectively as the works have already been undertaken and are externally, substantially complete. The works consist of a rear dormer extension and a hip to gable roof extension. The roof extension wraps around the house and from the rear has the appearance of the flat roof three storey structure, the roof extensions are not subordinate in scale or appearance in comparison to the original dwellinghouse.

Having regard to the current policies, Wirral's UDP Policy HS11 and SPG11, the extensions are so extensive that they dominate the original roof shape and scale of the dwellinghouse, the roof extensions accommodate the whole of the side and rear roof elevations and is obtrusive in appearance.

Whilst the bulk of the extension is not visible as viewed directly in front of the house, the main impact of the extension is from the side and the rear. Whilst the extensions do not visually impact the character of the street scene, the overall scale and bulk of the development is obtrusive and inappropriate in terms of the appearance of the property and the relationship between the dwelling and the neighbouring properties.

The scale and appearance of the roof alterations as a whole have a detrimental visual impact onto the character and appearance of the dwellinghouse, the extensions are obtrusive and are not appropriate in terms of the resultant visual appearance and its relationship with the original dwelling or the neighbouring properties. The development does not comply with Wirral's UDP Policy HS11 or SPG11 - House Extensions.

SEPARATION DISTANCES

The location of the extensions in relation to the existing neighbouring properties does meet the interface distances set out in SPG11 of 21m window to window and 14m window to blank elevation.

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 roof extensions are not appropriate in terms of scale or appearance having regard to the visual amenity of the original dwelling house or the neighbouring properties.

Recommended Refuse
Decision:

Recommended Conditions and Reasons:

1. The scale, size, design and overall appearance of the development is over dominant and obtrusive in terms of visual impact having regard to the character of the original dwelling and the relationship with the neighbouring properties. The development is therefore inappropriate having regard to Wirral's UDP Policy HS11 and Supplementary Planning Guidance note 11 - House Extensions.

Last Comments By: 17/09/2013 16:32:04
Expiry Date: 07/10/2013