

## Planning Committee

31 October 2013

**Reference:**  
**APP/13/01077**

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

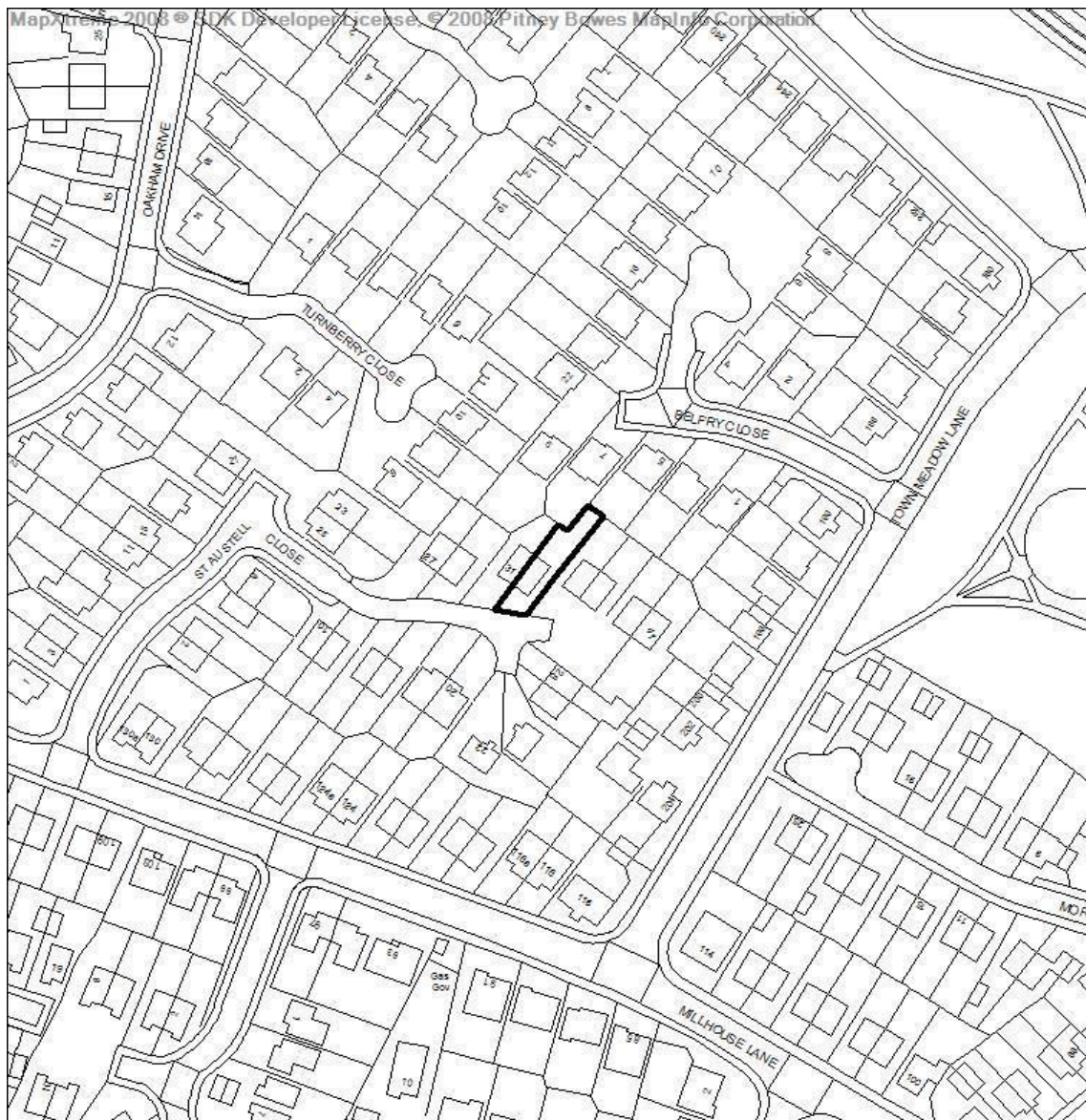
**Case Officer:**  
**Mrs S Williams**

**Ward:**  
**Moreton West and  
Saughall Massie**

**Location:** 33 ST AUSTELL CLOSE, MORETON, CH46 6FG  
**Proposal:** Erection of a two-storey side/rear extension, single storey rear extension and formation of additional parking space to front garden area.

**Applicant:** Mr Tom Kelly  
**Agent :** SDA

### Site Plan:



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**Development Plan Designation:**

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 Applications, 7 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice was displayed. At the time of writing this report no representations were received.

**CONSULTATIONS**

Head of Environment and Regulation (Traffic and Transportation Division): no objection.

**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 proposal seeks planning permission for the erection of a two-storey side/rear extension, single storey rear extension and formation of additional parking space to the front.

**PRINCIPLE OF DEVELOPMENT**

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

**SITE AND SURROUNDINGS**

33 St Austell Close is a modern semi-detached dwellinghouse which is sited within a primarily residential area of similar designed properties. There are several examples of off street parking within the surrounding area.

**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. SPG11: House Extensions acts as a supporting document in relation to HS11.

**APPEARANCE AND AMENITY ISSUES**

The proposed two-storey side extension is set back 1.65 metres from the original front elevation of the property, this part of the development achieves a lower ridge height than the original roofline of the dwellinghouse. The proposed rear part of the two-storey extension would extend 3 metres beyond the original rear elevation of the property. This part of the development would be located 4.5 metres off the boundary with the adjoining property, 31 St Austell Close. Due to the staggered rear building line, the rear wall of 35 St Austell Close would protrude approximately 2.55 metres beyond the proposed rear elevation of the application property.

The single storey rear extension would measure 3 metres in depth and would achieve a total height of 3.5 metres. The scale of this proposed extension is minimal and complies with relevant house

extension policy HS11.

There are several examples of off street parking within the area, this will ensure that the proposed hard standing to the front of the property would remain in keeping with the character of the area and should not have an adverse impact on the street scene.

It is considered that the proposal would not cause any harm to the character or appearance of the area. The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposed development complies with relevant Council policies and is therefore considered acceptable.

#### **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 proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

#### **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 not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

**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 9th September 2013 and listed as follows: drawing number 116\_2013\_01 (dated 05.08.2013).

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

**Last Comments By:** 09/10/2013 14:16:59  
**Expiry Date:** 04/11/2013