

Planning Committee

21 November 2013

Reference:
APP/13/01015

Area Team:
South Team

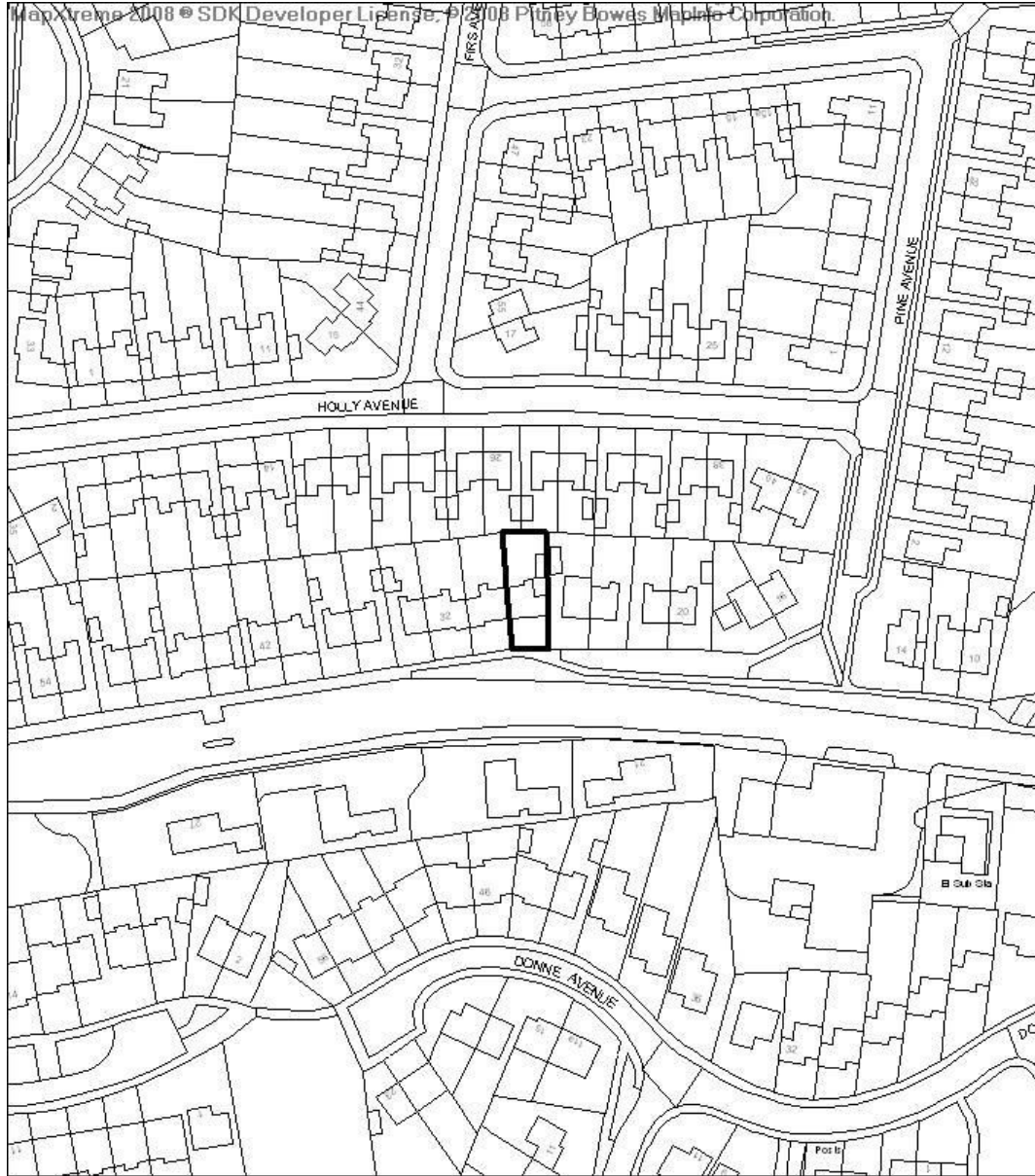
Case Officer:
Mrs J McMahon

Ward:
Clatterbridge

Location: 28 BRIMSTAGE ROAD, BEBINGTON, CH63 3EW
Proposal: Proposed single storey rear extension and two storey side/rear extension. Construction of two storey bay window to existing side extension and erection of pitched roof on existing flat roofed extension.

Applicant: Mr William Harrington
Agent : N/A

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No 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
2. height of extension
3. outlook from side kitchen window

CONSULTATIONS

No consultations necessary

DIRECTORS COMMENTS:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Povall requested this application be removed from delegation and considered by the Planning Committee on the grounds that the extension would have a detrimental impact on the adjoining property.

INTRODUCTION

The application is for the erection of 2-storey side and single storey rear extensions, new front porch and alterations to an existing 2-storey flat roofed side extension.

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 north side of Spital Road within a row of similar semi-detached houses, the property is set back and separated from the highway by a wide grass verge.

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 development includes alterations to an existing 2-storey flat roofed extension built onto the side elevation some years ago. In terms of its appearance the extended dwelling will be much improved by the changes to the window style and the construction of the new pitched roof. The roof line will be slightly lower than the main ridge, which will help to give the impression that the extension is subordinate to the host dwelling.

The adjoining property, 26 Brimstage Road, has kitchen and landing windows in the side elevation facing the proposed side extension. The kitchen window is the original window to that room and at one time would have been the only source of light. However, the kitchen has been extended into an

original outrigger and there is a secondary source of light in the rear elevation facing down the garden. Although the objector is concerned about the outlook from and a loss of light to the side windows it is considered that the impact would not be so bad as to warrant refusal of the proposal.

The proposed single storey rear extension projects 3 metres and complies with the current house extension policies.

SEPARATION DISTANCES

The proposed extension will not result in a loss of privacy to adjacent properties.

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 properties and is acceptable in design terms. 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 properties and is acceptable in design terms. 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 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 20 August 2013 and listed as follows:
13/02 01 Rev.A dated July 2013.

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

Last Comments By: 26/09/2013 13:04:18
Expiry Date: 15/10/2013