

Planning Committee

19 December 2013

Reference:
APP/13/01314

Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Heswall

Location: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY
Proposal: Resubmission of retrospective application for hip to gable extension and rear dormer roof extension-amended proposals.

Applicant: Mrs A Brown
Agent : WEIGHTMAN & BULLEN ARCHITECTS

Site Plan:



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Development Plan Designation:
Primarily Residential Area

Planning History:

Location: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY
Application Type: Full Planning Permission
Proposal: Erection of a replacement single storey extension to the rear. Conversion of existing roof space with side and rear dormer and new porch extension to the front elevation.
Application No: APP/12/00714
Decision Date: 24/07/2012
Decision Type: Approve

Location: 19 BARCOMBE ROAD, BARNSTON, CH60 1UY
Application Type: Full Planning Permission
Proposal: Retrospective application for hip to gable extension and rear dormer roof extension.
Application No: APP/13/00969
Decision Date: 16/09/2013
Decision Type: Refuse

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 16 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report a qualifying petition of objection containing signatures from 33 separate households has been received and 3 objections have been received, listing the following grounds:

1. Out of keeping
2. Building is dominant
3. Over bearing
4. Loss of privacy
5. Proposed change have a minimal impact in terms of altering the development
6. Extension is incongruous

Two letters of support have been received from 22 and 26 Barcombe Road.

CONSULTATIONS

None required.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Les Rowlands has taken the application out of delegation and a qualifying petition of objection has been received containing 33 separate household signatures.

INTRODUCTION

The proposal is a part-retrospective application for alterations to an existing property, consisting hip-to-gable and rear dormer extensions. The proposal would make alterations to a development that has been carried out and does not benefit from planning permission, not being in accordance with previously approved plans. As the result of a planning enforcement complaint, it came to the attention of the Local Planning Authority that the development built differed to that previously granted permission (APP/12/00714). The applicant was advised that a planning application was required to regularise the situation, but that if submitted as built would be recommended for refusal, being contrary to policy. Planning application APP/13/00969 was subsequently submitted reflecting the development as currently built, and permission was refused - this application is currently subject to a planning appeal.

The applicant has now amended the plans and resubmitted this proposal to remedy the situation. The plans show that alterations would be made to the existing structures, which include reducing the width of the rear dormer, altering the hip to gable roof extension to from a side dormer and wrapping the

eaves around the side of the house.

PRINCIPLE OF DEVELOPMENT

Extensions to residential properties are acceptable in principle subject to Policy HS11 and SPG11 House Extensions

SITE AND SURROUNDINGS

The immediate area is residential in character, the houses are of a similar scale, some have been extended and include dormer window extensions. Council records show that some roof dormer extensions benefit from planning permission however, some pre-date the 2000 Unitary Development Plan (i.e. were constructed before guidance on roof dormers was introduced) and some may not have required planning permission.

The existing property is a semi-detached dwelling with a single storey garage extending out into the side garden. The house is located on a residential block, the house adjoining is number 17 Barcombe however as the residential block turns the corner the northern, side elevation of number 19 runs along the rear gardens of numbers 21, 23, 25, 27 and 29 Barcombe Road.

The side elevation of the dwelling is open to the street scene of Barcombe Road due to the house siding on to the rear garden of 21 Barcombe Road, therefore the side elevation of the house is a prominent feature within Barcombe Road.

POLICY CONTEXT

The proposed development is for extensions to a dwelling and will be assessed having regard to Wirral's Unitary Development Plan, Policy HS11 and Supplementary Planning Guidance note 11 on House Extensions.

Policy HS11 states that the scale of the extension should be appropriate to the size of the plot, not dominate the existing building and not be so extensive as to be unneighbourly. Dormer windows if used, should be restricted to the rear of the dwelling and should not project above the ridge or occupy the full width of the roof.

SPG11 sets out additional guidance on dormer windows extensions and acknowledges that roof alterations and dormer window extensions can have a detrimental impact on the character of the area and lead to a substantial loss of privacy and amenity to neighbours. Given this, dormer extensions should be sensitively designed to have an appropriate visual impact on the appearance of the property and the character of the surrounding area. Proposals that unacceptably dominate the existing building or appear obtrusive in the street scene should not be allowed.

APPEARANCE AND AMENITY ISSUES

The current application is an amendment to a previously refused scheme and seeks to rectify the fact that the refused scheme has been constructed. The proposal will amend the existing structure to provide a more visually acceptable development.

The dwelling has planning permission APP/12/00714 for a rear dormer window that measures 4.6m in width, the dormer approved was shown to be built up from the rear elevation and not set in from the eaves, the dormer was however set in from the party boundary with no.17 by 0.8m and was considered acceptable. The proposed dormer extension to the rear measures 6.2m in width and is set in from the boundary with no.17 by 0.5m. The proposed rear dormer is larger than what was previously approved however this proposal seeks to reduce the width by 0.2m (from that built but refused permission), and to remove the hip to gable extension so as to reduce the overall visual bulk of the extensions.

The existing hip to gable extension will be altered to create a side dormer, this has eaves reinstated so that the side dormer does not dominate the original character of the roof.

The original dwelling has permitted development allowance which would provide 50m³ in which to extend the roof space. The rear dormer as built and as amended would require planning permission and does not fall under the remit of permitted development, however there would be scope to construct a side dormer under permitted development rights. The proposed amended side dormer

measures 10.2m³ which falls within the remits of permitted development and if this was the only element of the proposal, would not in itself require planning permission. What could be constructed under the permitted development allowance is a material consideration in determining this planning application.

The reduced scale of the side extension to the roof and the reintroduction of the eaves results in a development that does not dominate the original dwelling and is not considered to be unneighbourly. Having regard to permitted development rights and previously approved planning applications, it is considered that the proposed development is acceptable.

SEPARATION DISTANCES

The proposed extensions contain three windows to the rear dormer, these windows are set approximately 66m from the rear elevations of the properties on Brooklet Road, the side dormer does not include a window and therefore meets the separation distances set out in SPG11.

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 proposed alterations result in a development that is acceptable in terms of scale and overall appearance and will be an improvement to the unauthorised extensions that have been constructed. The applicant is aware that the current extensions are unauthorised and if not removed or reconstructed as the previous approval (or as shown in this submission if Members are minded to approve) that enforcement action will be taken.

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 alterations are acceptable in terms of scale and overall appearance and will be an improvement to the unauthorised extensions that have been constructed.

Recommended Decision: **Approve**

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 15 October 2013 and listed as follows: 7833/304, 7833/305 & 7833/306.

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

Last Comments By: 18/11/2013 09:52:32

Expiry Date: 10/12/2013