

**Planning Committee**

19 December 2013

**Reference:**  
**APP/13/01347**

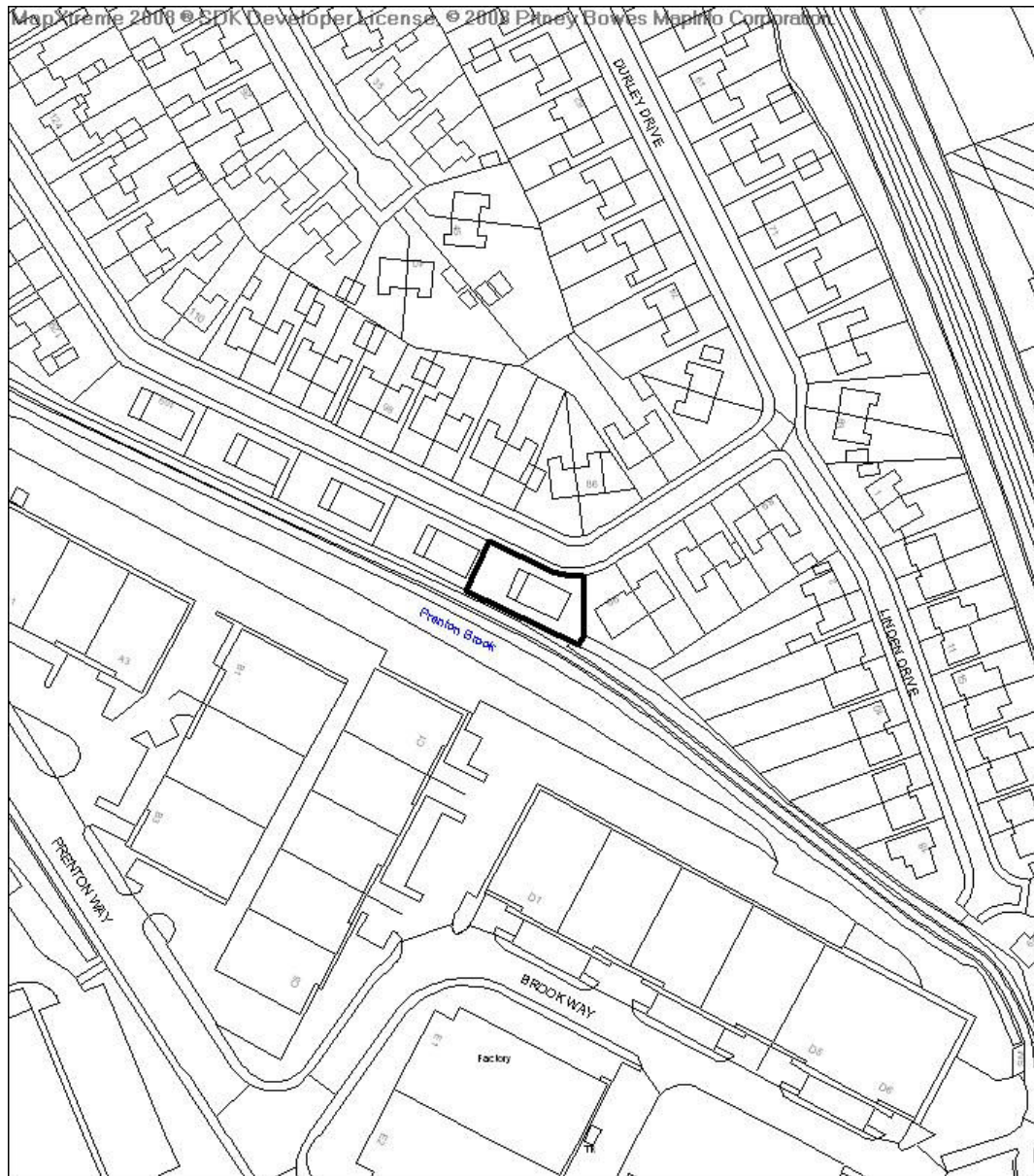
**Area Team:**  
**South Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Prenton**

**Location:** 101 DURLEY DRIVE, PRENTON, CH43 3BG  
**Proposal:** Single storey side extension and decking (balcony extension)  
**Applicant:** Mr L Grace  
**Agent :** SDA

**Site Plan:**



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**Development Plan Designation:**  
Primarily Residential Area

**Planning History:**

No 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

**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 the erection of a single storey side extension and extension of raised decking to the rear. The property is a detached bungalow and currently has a single storey side conservatory which will be removed in order to construct the extension.

**PRINCIPLE OF DEVELOPMENT**

The development is for an extension to a dwelling within a residential area, the principle of development is appropriate.

**SITE AND SURROUNDINGS**

The dwelling is a detached bungalow located in a residential area, the property neighbours a bungalow and a two-storey dwelling, there are also houses opposite. The rear of the property looks out over Prenton Brook, beyond which is the North Cheshire Trading estate, the boundary between the residential area and the industrial consists of mature planting.

**POLICY CONTEXT**

The proposed development is for an extension to a dwelling, house extensions are determined against local policy HS11 of the Wirral Unitary Development Plan and Supplementary Planning Guidance note 11. Wirral's UDP Policy HS11 states; the scale of the extension being 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.

House extensions should be designed in such a way as to have no significantly adverse effect on the appearance of the original property, the amenities of neighbouring properties, particularly through overlooking, or an adverse effect on the area in general.

**APPEARANCE AND AMENITY ISSUES**

The extension projects out from the original side wall of the dwelling by 7.4m and is the same depth as the dwelling, 6.7m. The development includes a terrace to the rear that provides a level outdoor area, the terrace comes out at ground floor level, the garden level drops away towards Prenton Brook, the land levels drops by approximately 1m. The terrace, whilst at ground floor level, does appear raised from the rear elevation due to the land levels.

The proposed side extension runs in line with the existing dwelling and the neighbouring property no.103 Durley Drive and has a minimal impact onto the neighbouring property, the extension also retains the off street parking area, the distance between the proposed extension and the side wall of the neighbouring house no.103, is approximately 5.5m.

The existing building has a small area to the rear that consists of a raised terrace, the terrace has

access from the existing lounge and the conservatory, the existing decking is approximately 6m wide, with steps into the lower garden level. The proposed deck is to extend across the whole rear elevation of the dwelling, the proposed deck will provide more external space at an elevated level with a depth of 1.2m. The balcony has stepped access into the garden to the eastern elevation towards no.99, the property at no.99 is a two-storey semi-detached house that is set at angle away from no.101, the proposed terrace will have a minimal impact in terms of its relationship with this dwelling.

Having regard to the property at no.103 Durley Drive, the extension and extended deck come closer to this neighbouring dwelling and the decking projects out past the rear elevation of the two neighbouring bungalows, due to the drop in the land levels, a privacy screen to this side elevation will be conditioned in order to protect the amenities of both properties, no.101 and 103.

#### **SEPARATION DISTANCES**

The proposed extension provides new windows to habitable rooms to the front and rear, there are no dwellings to the rear and the properties to the front are approximately 18m away and are set at an angle. Having regard to the guidance set out in SPG11, the proposed extension meets the separation distances.

#### **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 extension is not of a scale that dominates the original dwelling or the neighbouring properties, the extension matches the scale and appearance of the original dwelling, the proposed development is therefore appropriate having regard to Wirral's UDP Policy HS11 and SPG11.

#### **5. 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 is appropriate in terms of its scale, appearance and siting having regard to Wirral's UDP Policy HS11 and SPG11.

**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 21 October 2013 and listed as follows: 136\_2013\_01 (15.10.13) & 136\_2013\_02 (15.10.13).

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

3. Prior to commencement of development, details of a privacy screen to the western side elevation of the raised terrace shall be submitted to the Local Planning Authority for approval, the privacy screen shall be erected as agreed and installed prior to the first use of the raised terrace, unless otherwise agreed in writing with the Local Planning Authority, the privacy screen shall be retained as such thereafter.

**Reason:** Having regard to residential amenity.

**Last Comments By:** 25/11/2013 14:49:41  
**Expiry Date:** 16/12/2013