

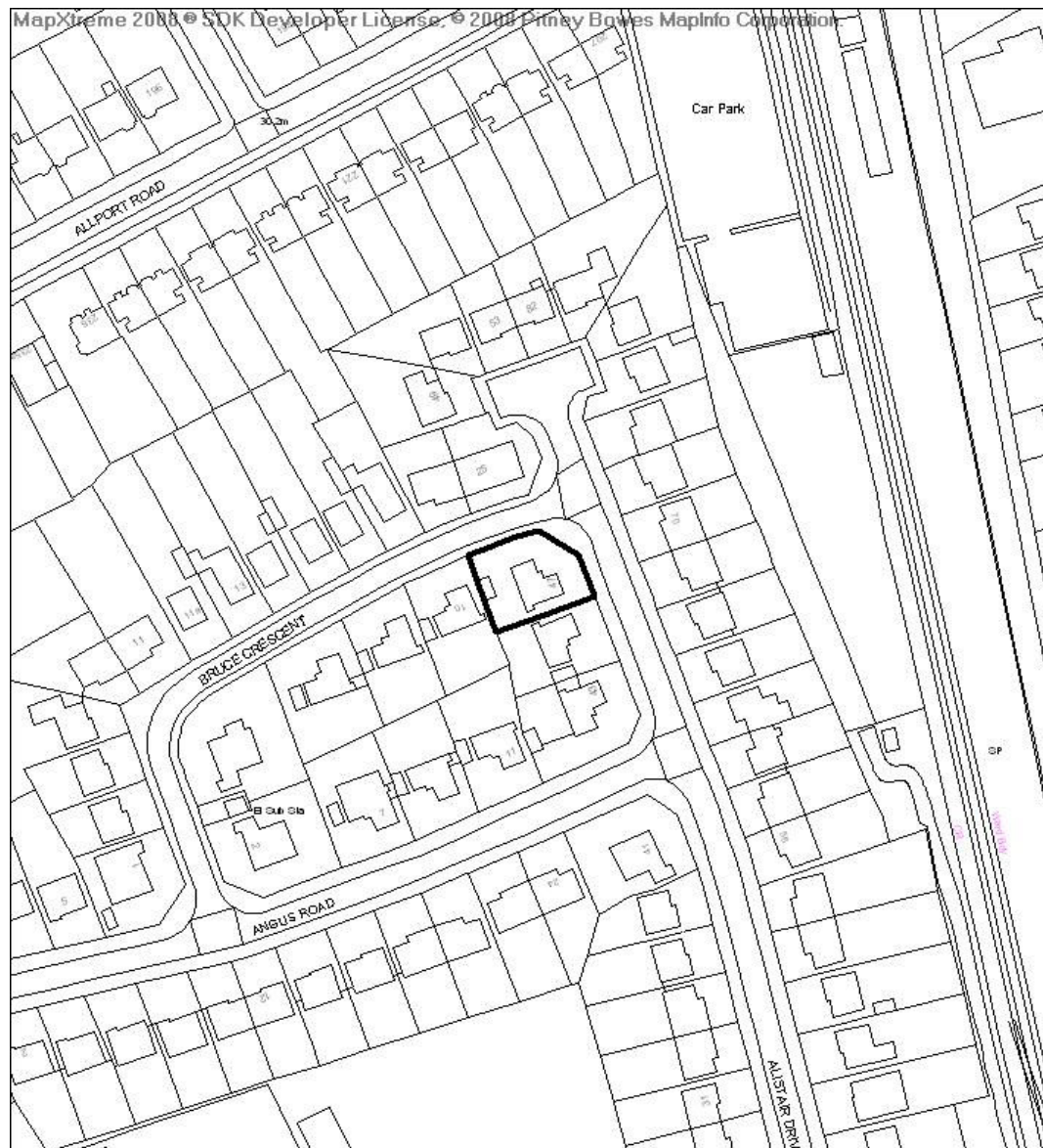
Planning Committee

19 December 2013

Reference: APP/13/01358 **Area Team:** South Team **Case Officer:** Mrs J McMahon **Ward:** Clatterbridge

Location: 47 ALISTAIR DRIVE, BROMBOROUGH, CH63 0LQ
Proposal: Single storey front extension and rendering to all elevations
Applicant: Mrs A Dunn
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan Designation:
Primarily Residential Area

Planning History:

Location: 47 Alistair Drive, Bromborough, CH63 0LQ
Application Type: Full Planning Permission
Proposal: Erection of sun porch.
Application No: APP/78/10363
Decision Date: 28/09/1978
Decision Type: Conditional Approval

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Planning Applications, 5 notifications were sent to adjoining properties and a site notice was displayed near the site - no representations have been received

CONSULTATIONS

No consultations necessary

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 application is for the erection of a single storey extension to the front/side creating an additional bedroom and new entrance porch.

PRINCIPLE OF DEVELOPMENT

The site lies within an area designated as Primarily Residential where the erection of extensions to dwellings is acceptable in principle.

SITE AND SURROUNDINGS

The property is located on a corner plot at the junction of Alistair Drive and Bruce Crescent. Similar bungalows adjoin the side and rear boundaries, 2-storey semi-detached houses are located on the opposite side of both Alistair Drive and Bruce Crescent.

The property itself is a detached bungalow with an original garage built along the rear boundary with vehicular access from Bruce Crescent. The front and side boundaries are defined by a low wall and a solid evergreen hedge that is around 1.8 metres high.

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, which 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 bungalow is currently L-shaped, the extension will infill the gap effectively creating a square footprint. The development will not project beyond the existing building line facing both roads and will be mostly screened from outside the site by the hedge that forms the boundary with the highway. The proposal is relatively small scale and will not result in any overlooking of neighbouring properties.

Overall it is considered that the proposal is acceptable in design terms and will not detract from the character of the original property or character of the area in general.

SEPARATION DISTANCES

Separation distances do not apply in this instance.

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 extension is acceptable and will complement the character of the existing property and area in general. There will be no loss of amenity to the occupiers of adjacent properties. The proposal therefore accords with the NPPF, Policy HS11 and SPG11 relating to house extensions and is recommended for approval.

Summary of Decision:

Having regard to the individual merits of this application the decision to grant Planning Permission has been taken having regard 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 would have no detrimental impact in the street scene and there will be no loss of amenity to the occupiers of adjacent properties. The proposal therefore complies with 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 the 24 October 2013 and listed as follows: 107_2013_01 dated 24.07.2013

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

Last Comments By: 26/11/2013 13:57:09
Expiry Date: 19/12/2013