

Planning Committee

23 January 2014

Reference:
APP/13/01388

Area Team:
North Team

Case Officer:
Mrs S Williams

Ward:
**Greasby Frankby
and Irby**

Location: 19 FRANKBY CLOSE, GREASBY, CH49 3PT
Proposal: Erection of a single storey front extension
Applicant: Mrs M Melling
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No relevant planning history

Summary Of Representations and Consultations Received:

8 letters of notification were sent to occupiers at neighbouring properties and in addition a site notice was displayed. As a result one objection was received from the occupier at 17 Frankby Close who raised concerns relating to:

1. Loss of light
2. Tunneling affect

CONSULTATION:

No statutory consultation 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 proposal seeks planning permission for the erection of a single storey front extension.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

19 Frankby Close is a two-storey detached dwellinghouse which is sited within a primarily residential area of varied styled buildings. The property is located within an open plan setting with the building line staggering. There are several example of front extensions within the immediate 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

In terms of design the proposal would not physically alter the appearance of the original dwelling. The window set within the front elevation of the extension matched the size and setting of all existing windows within No.19's front elevation. It is noted that front extensions are contrary to Wirral's UDP policy HS11 and supporting guidance SPG11. However, given the examples of various front extensions within the immediate and wider surrounding area of the street scene, it is considered in terms of the visual prominence, size and scale the proposal is acceptable.

The proposed extension would project a minimal distance of 2.1 metres further forward than the current building line of the property and would square off the front facade of the building. The occupier at 17 Frankby Close has raised concerns relating to loss of privacy and the proposal cresting a tunneling affect. The main elevation of this neighbouring property is located approximately 4.5 metres to the rear of the front elevation of No.19. The outlook and entrance of light into the front elevation of No.17 is already restricted due to the setting of No.19 and the garage at No.17. In this instance, due

to the minimal scale of the proposal, it is deemed that the proposal would not cause an adverse impact to neighbouring properties.

Overall, in terms of the proposals design, appearance and scale, the development satisfies relevant Council policies. It is considered that the proposed extension is acceptable in design terms and should not affect the occupiers of neighbouring properties, the design of the house or the character of the area.

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 30th October 2013 and listed as follows: drawing numbers 147_2013_01 and 147_2013_02 (dated 18.10.2013).

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

Last Comments By: 03/12/2013 11:15:09

Expiry Date: 25/12/2013