

## Planning Committee

23 January 2014

**Reference:**  
**APP/13/01412**

**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs MA Jackson**

**Ward:**  
**Oxton**

**Location:** 30 OULTON CLOSE, OXTON, CH43 0XE  
**Proposal:** First floor side extension and alterations to existing flat roofs and mono pitched roofs.

**Applicant:** Mr R Davies  
**Agent :** SDA Architects & Surveyors

### Site Plan:



**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

Location: 30 Oulton Close, Oxton, L43 0XE  
Application Type: Full Planning Permission  
Proposal: Erection of garage and extension to form kitchen.  
Application No: APP/82/21141  
Decision Date: 16/06/1983  
Decision Type: Approved

**Summary Of Representations and Consultations Received:****REPRESENTATIONS:**

Having regard to the Council's Guidance on Publicity for Applications 7 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:**

No statutory or other consultations 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 is for first floor side extension and alterations to the existing flat roofs to mono pitch roofs.

**PRINCIPLE OF DEVELOPMENT**

The principle of the development is acceptable in principle subject to Policy HS11 of Wirral's Unitary Development Plan, SPG11.

**SITE AND SURROUNDINGS**

The site comprises a semi detached two storey brick property in an area of similar design. There is an existing single storey side garage and kitchen extension. Some of the properties in the immediate streetscene have been extended. The dwelling is situated within a primarily residential area.

**POLICY CONTEXT**

The application property is located within a Primarily Residential Area. Wirral Unitary Development Plan Policy HS11 relates to house extensions and states that proposals should be designed in such a way as to have no significant adverse effect on the appearance of the original property the character of the area in general or impact on the amenities of the occupiers of neighbouring properties in particular through overlooking, or an adverse effect on the area in general.

This is in line with the National Planning Policy Framework, which indicates that proposals should reflect good design as this is important in achieving sustainable development and should contribute positively to making places better for people.

**APPEARANCE AND AMENITY ISSUES**

The proposed first floor side extension will be erected onto the existing single storey side garage extension. The proposal will extend along depth of the dwelling and measures 2.5 metres in width and 5.1 metres at the eaves with a hipped roof. The general principles of Policy HS11 and SPG11 are that extensions should not over dominate the existing property and not be so extensive as to be unneighbourly. The application property is set back from the road with a driveway, the neighbouring property has a garage extension forward of the applicants proposal. The proposed extensions are

considered to be comfortably accommodated well within the plot without detracting from the character of the area.

In terms of design, there is a drop in the ridge height of the extension. The side extension is stepped in by 1 metre of the principal elevation. The set back is acceptable in principal as the effect of 'terracing' is avoided also due to the neighbours' forward garage extension. Therefore the extension is not considered to appear unneighbourly or visually obtrusive. The siting of the proposal is acceptable and does not protrude beyond the line of the existing ground floor feature.

The proposed extensions are not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. There are no windows situated in the side elevation therefore the development is not considered to result in direct overlooking or a loss of outlook to neighbours. The proposals comply with policies outlined above and is recommended for approval.

#### **SEPARATION DISTANCES**

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. There are no windows in the side elevation. The proposal is therefore not considered to result in direct overlooking to neighbouring 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 proposal is not considered to have an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of privacy or outlook. The proposed extension is not considered detrimental to the character of the area or the character of the host dwelling. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of 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 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 amended plans received by the local planning authority on 06th January 2014 and listed as follows: 154\_2013\_01 28.10.2013.

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

**Further Notes for Committee:**

**Last Comments By:** 16/12/2013 16:20:47

**Expiry Date:** 13/01/2014