

Planning Committee

23 January 2014

Reference:
APP/13/01462

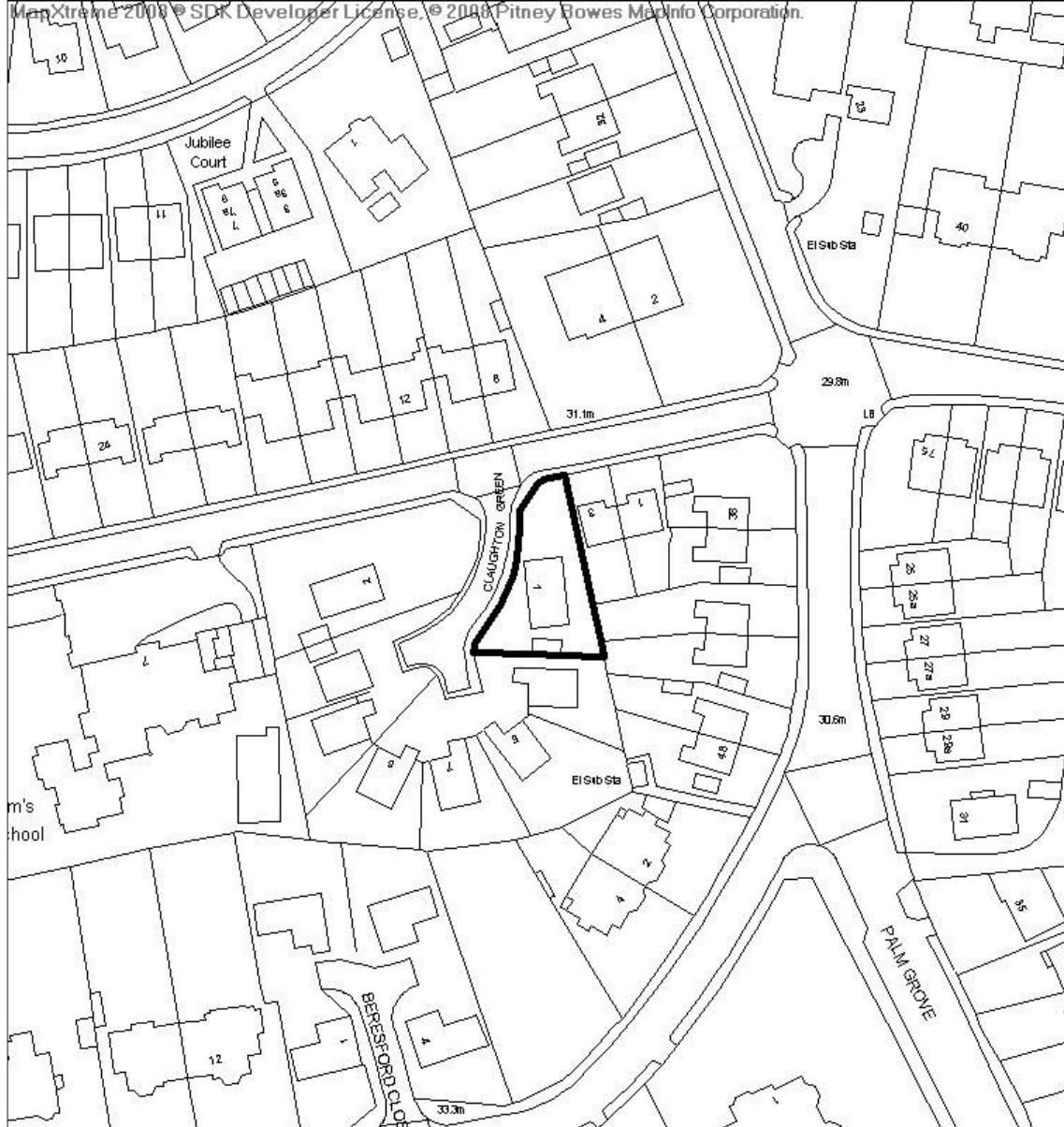
Area Team:
North Team

Case Officer:
Mrs S Williams

Ward:
Oxton

Location: 1 CLAUGHTON GREEN, OXTON, CH43 1YA
Proposal: Erection of a side extension and garage
Applicant: Mrs Angela Fitzgerald
Agent : SDA Architects & Surveyors

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area
Density and Design Guidelines 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 no representations were received.

CONSULTATION:

Head of Environment and Regulation (Traffic and Transportation Division) - Raised no objection

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 side extension and garage.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

1 Claughton Green is a detached bungalow which is sited within a small cul-de-sac comprising of two storey dwellinghouses. However, the property directly opposite the application site, 2 Claughton Green is a detached bungalow. 3-10 Claughton Green all contain garages which project forward of the properties front elevations.

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.

APPEARANCE AND AMENITY ISSUES

The ridge line of the proposed side extension would run flush with the original roof line of the property. The material used within its construction would match the material of the original building and therefore would remain in keeping with the character and appearance of the original building itself. The design and scale of the proposed extension is not considered to be detrimental to the area. The extensions are not considered visually obtrusive or out of keeping with the street scene given the examples of other garages projecting forward of front elevations. Due to the developments reasonable scale and design there are no issues of loss of light or privacy to neighbouring properties.

It is deemed that the proposal would not cause any harm to the character and appearance of the area. 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 proposed development complies with relevant Council policies and is therefore considered acceptable.

SEPARATION DISTANCES

SPG11 states habitable room windows directly facing each other should be at least 21 metres apart, and main habitable room windows should be at least 14 metres from any blank gable. In this instance the proposed development complies with all separation distances set out above. The proposed

extension is not considered to result in direct overlooking or result in loss of light or privacy.

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 the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with policy NPPF, HS11-House Extensions and SPG11-House Extensions, and is recommended for approval.

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 the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with policy NPPF, HS11-House Extensions and SPG11-House Extensions, and is recommended for approval.

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 15th November 2013 and listed as follows: drawing numbers 156_2013_01 and 156_2013_02 (dated 30.10.2013).

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

Last Comments By: 19/12/2013 10:54:30

Expiry Date: 10/01/2014