

Planning Committee

23 January 2014

Reference:
APP/13/01498

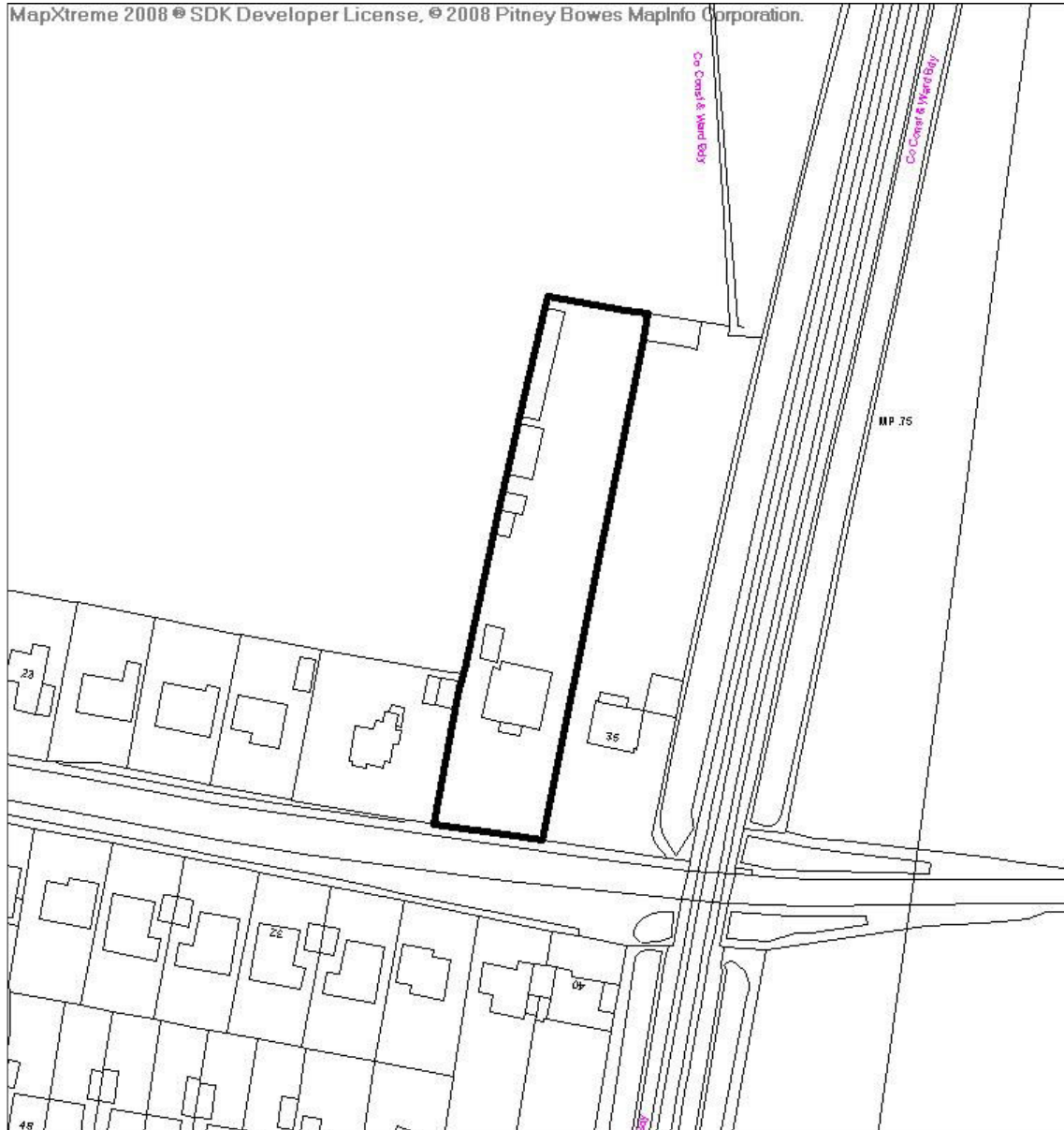
Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Heswall

Location: 33 WHITEHOUSE LANE, BARNSTON, CH60 1UD
Proposal: Erection of first floor rear extension and roof alterations.
Applicant: Mr R Wilkie
Agent : SDA Architects & Surveyors

Site Plan:



© Crown copyright and database rights 2011 Ordnance Survey 100019803

Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No planning history relevant to this current application.

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

Having regard to the Council Guidance on Publicity for Applications, 5 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 consultation with statutory bodies or other organisations required for this application.

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 the erection of a first floor rear extension and alterations to the original roof.

PRINCIPLE OF DEVELOPMENT

The proposed development is for a residential extension to a dwelling, therefore the principle of development is acceptable.

SITE AND SURROUNDINGS

The property is a detached house with a relatively small first floor, the house is located on a large plot that has a depth of approximately 95m. The rear section of the plot is located within the designated Green belt, the rear elevation of the dwelling is set at a distance of 13m from the boundary with the designated Green Belt land, the proposed development is not located within the Green Belt. The neighbouring houses are typically detached houses and there is a mix of styles, the character of the area is residential, the rear of the properties to the application side of Whitehouse Lane is designated Green Belt.

POLICY CONTEXT

The proposed extension to the dwelling is located within the Primarily Residential Area, the proposed extension is to the rear of the first floor, including alterations to the original roof. The proposed extension will be assessed against Wirral's UDP Policy HS11. 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.

APPEARANCE AND AMENITY ISSUES

The proposed alteration to the dwelling have a positive impact in terms of the appearance of the dwelling within the street scene, from the front elevation the amendment to the house are to the increase in roof height and amendment to window design. The roof has been altered from a hip to a gable end and the height of the dwelling increases from 7.5m to 8.5m, the alterations to the roof balance the front elevation of the dwelling and are an improvement in this instance.

The proposed extension to the rear of the first floor of the dwelling is contained within the original footprint of the dwelling and provides two additional bedrooms at first floor. The proposed extensions and alterations are proportionate to the dwelling, the existing plot and the relationship with the neighbouring properties.

The proposed development is not out of character or out of scale and would have a positive visual impact onto the appearance of the dwelling.

SEPARATION DISTANCES

The extension of the dwelling introduces three additional windows to the rear elevation, due to the depth of the rear garden being approximately 70m, 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 to the dwelling is acceptable in terms of appearance and scale, the proposal is appropriate within this location and does not have a detrimental impact onto the house itself or the character of the area. The proposal is therefore acceptable having regard to Wirral's Unitary Development Plan Policy HS11.

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 extensions and alterations are a positive contribution to the appearance of the dwelling and are acceptable having regard to Wirral's UDP Policy HS11.

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 29 November 2013 and listed as follows: 159_2013_01.

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

Last Comments By: 27/12/2013 16:02:10

Expiry Date: 24/01/2014