

**Planning Committee**

20 February 2014

**Reference:**  
**APP/14/00039**

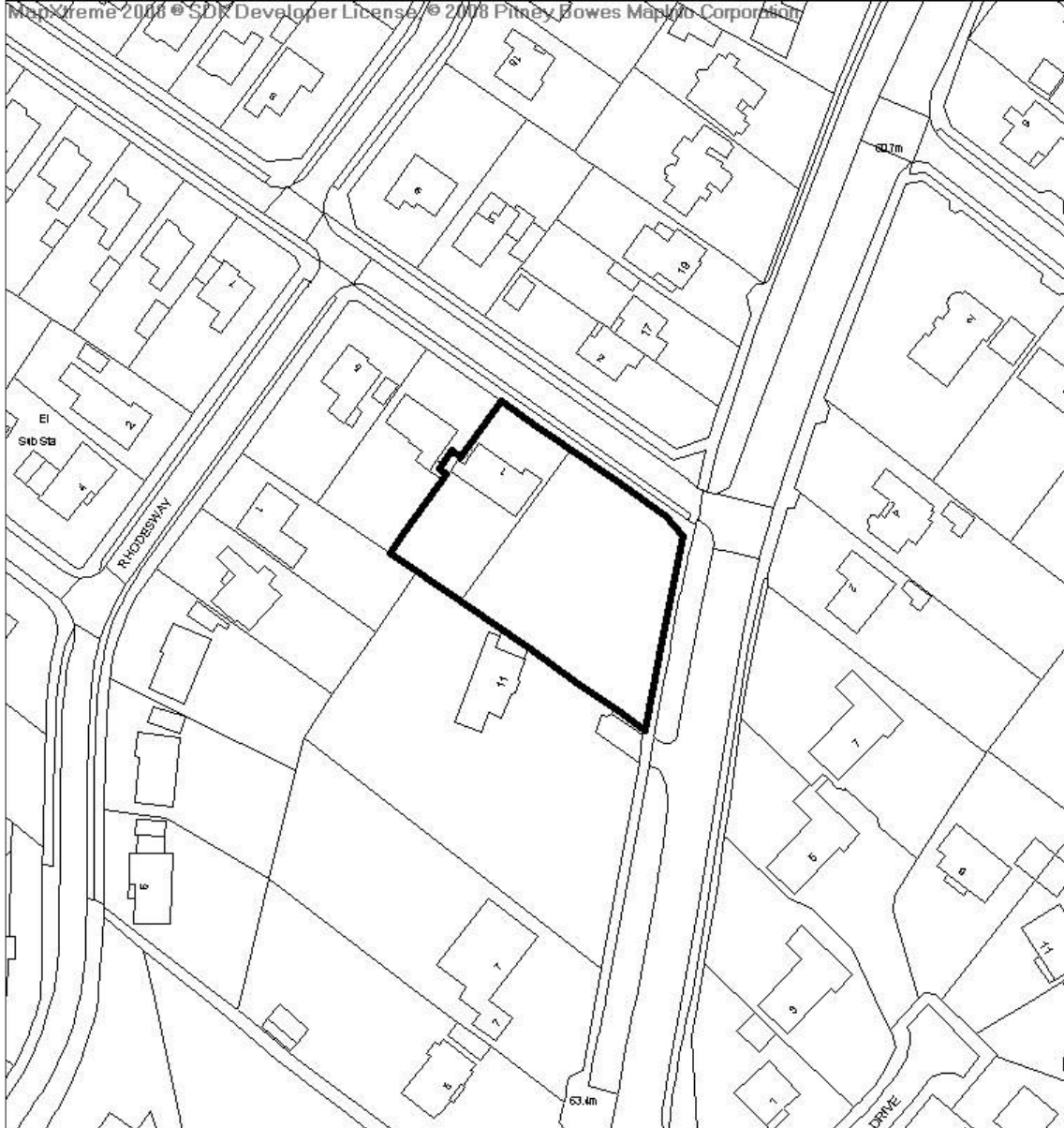
**Area Team:**  
**South Team**

**Case Officer:**  
**Mrs J McMahon**

**Ward:**  
**Heswall**

**Location:** 1 BORDER ROAD, BARNSTON, CH60 2TN  
**Proposal:** First floor side extension and conservatory  
**Applicant:** Mr Damien Finn  
**Agent :** SDA Architects & Surveyors

**Site Plan:**



**Development Plan Designation:**  
Primarily Residential Area

## **Planning History:**

Location: 1 Border Road, Barnston, Wirral, CH60 2TN  
Application Type: Full Planning Permission  
Proposal: Erection of a part single, part two storey side extension.  
Application No: APP/02/05397  
Decision Date: 18/04/2002  
Decision Type: Approve

Location: 1 Border Road, Barnston, Wirral, CH60 2TN  
Application Type: Full Planning Permission  
Proposal: Erection of a single storey side extension  
Application No: APP/04/06206  
Decision Date: 07/07/2004  
Decision Type: Approve

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

### **REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Planning Applications, 4 notifications have been sent to adjoining properties and a site notice was displayed near the site - no representations had been received at the time this report was written

### **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 first floor side extension and a ground floor conservatory extension at the rear.

The conservatory extension would fall within permitted development legislation, though has been included within the application submitted.

### **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 site is located on the corner of Border Road and Barnston Road and is occupied by a detached house. The plot is some 70 metres wide by 30 metres deep, the house is situated close to the right hand (north-western) boundary shared with the adjacent property, 3 Border Road.

### **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 published on 27th March 2012; this 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 existing property has been extended and altered several times with 2-storey and ground floor extensions added to either side elevation. The proposed 1st floor extension would be built above part of an existing ground floor shower/utility room added to the right (north-western) side elevation. It would be set back 5 metres from the main front elevation and have a low pitched roof that would follow the angles of existing roofs.

The adjoining property, 3 Border Road, has existing single storey outbuildings next to the common boundary with the application site and will not be affected by the development.

The conservatory is modest in scale, and would have no significant impact to the amenities of adjoining residential properties.

Overall, the proposal will have very little impact outside the application site.

### **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 development would have no detrimental impact on neighbouring property and is acceptable in design terms. The proposal satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, Supplementary Planning Guidelines: House Extensions and 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 development would have no detrimental impact on neighbouring property and is acceptable in design terms. The proposal satisfies the criteria set out in 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 15 January 2014 and listed as follows:

146\_2013\_02 dated 14 January 2014.

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

**Last Comments By:** 17/02/2014 12:06:03

**Expiry Date:** 12/03/2014