

Planning Committee

20 February 2014

Reference:
APP/13/01022

Area Team:
North Team

Case Officer:
Mrs S Williams

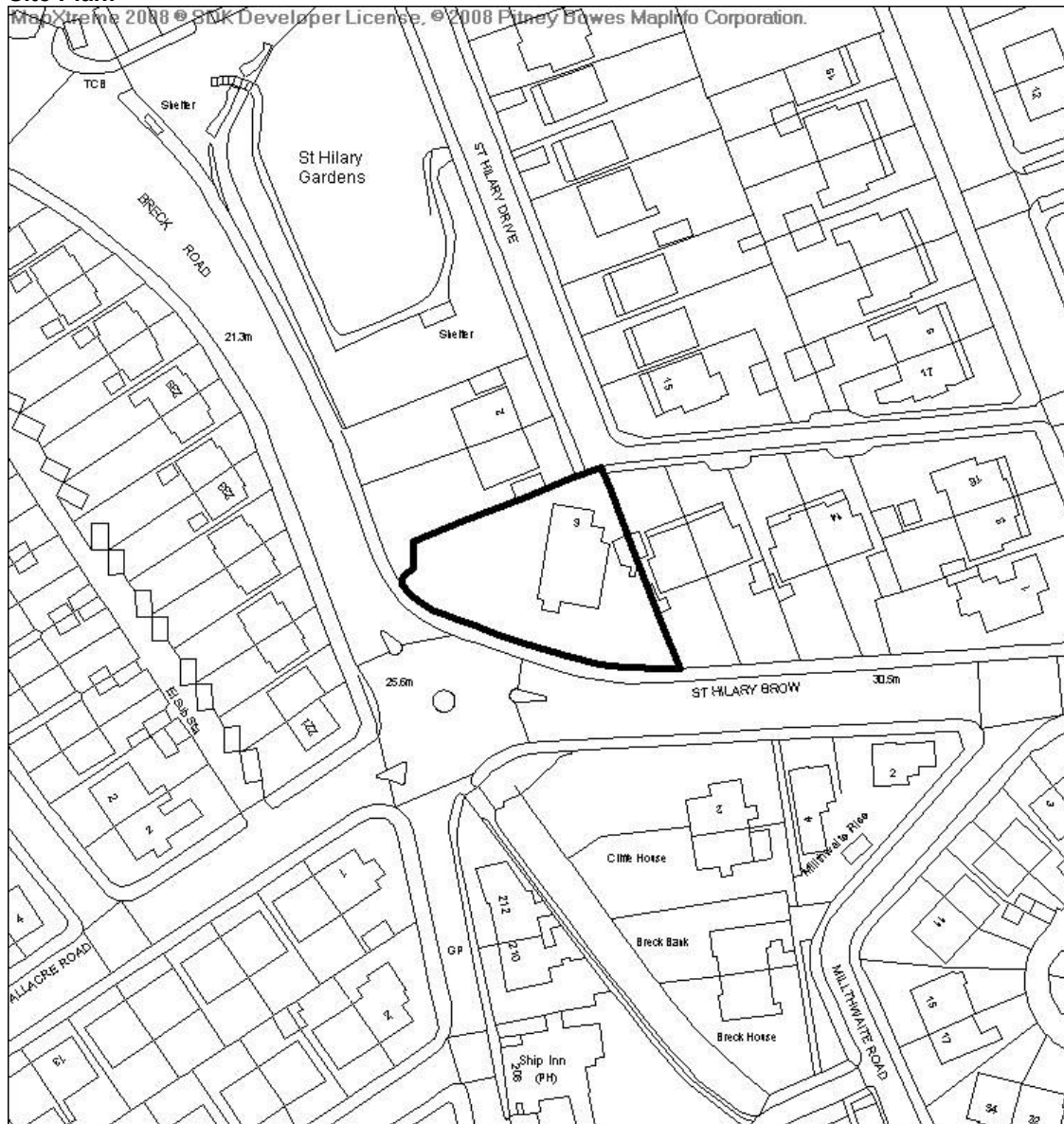
Ward:
Wallasey

Location: St Hilary Manor, 6 ST HILARY DRIVE, WALLASEY VILLAGE, CH45 3NB

Proposal: Reconstruction of ground floor balcony/terrace to include glass room extension and basement improvements including swimming pool and spa; erection of an east facing dormer, and; erection of balcony at first floor level and rooflights to west facing elevation (AMENDED DESCRIPTION)

Applicant: Mrs Carol Gurney
Agent : SDA

Site Plan:



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Development Plan Designation:

Primarily Residential Area

Planning History:

No planning history relevant to this application

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

Having regard to the adopted Guidance on Publicity for Planning Applications, 15 letters were sent to occupiers at neighbouring properties and in addition a Site Notice was displayed. As a result one letter of objection was received from the occupiers at 15 St Hilary Drive, in which raised the following concerns:

1. Proposal/any development to be out of keeping
2. Loss of privacy
3. Loss of light
4. Loss of view

CONSULTATION:

Head of Environment and Regulation (Traffic and Transportation Division) - no objections.

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 reconstruction of a rear ground floor balcony to include a glass room extension and basement improvements; the erection of an east facing dormer, and; balcony provisions at first and second floor level. Amended plans were requested and have been received to reduce the width of the first-floor balcony. The amended plans now show the first-floor balcony located within the centre of the property. A glass box dormer to the rear at second floor level has also been removed from the scheme and replaced with two velux rooflights.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

St Hilary Manor is a large three storey detached dwellinghouse which is located within a primarily residential area. The property itself is sited amongst bungalows and traditional semi-detached dwellings.

The property is located on a large plot with dense hedge screening to the eastern and southern boundaries of the site. The setting of the rear garden steeply slopes down towards the highway to the rear, Breck Road. The property is highly visible on the street scene of Breck Road due to its elevated setting.

The neighbouring property, 4 St Hilary Drive is a semi-detached dormer bungalow. The boundary to this side remains relatively open. This neighbouring property contains three southern facing obscurely glazed windows which appear to serve non-habitable rooms.

9 St Hilary Drive contains a side dormer which faces towards the front elevation of the application site. The window within this dormer appears to consist of obscure glazing. The boundary to this side consists of high brick wall screening and detached garages sited in both gardens.

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

The original proposal included a first-floor balcony along the full width of the original property. Amended plans were requested to reduce the width of this balcony to address concerns relating to the impact the proposal may have on the occupiers at 4 St Hilary Drive. The balcony is now located within the centre of the rear elevation of the property (to the extent of the middle two bedrooms) and projects 1 metre from the facade of the building. The proposed elevations show that each side of this balcony would be screened by a 1.8 metre high timber screen. The separation distance from the rear first-floor balcony to the party boundary of neighbouring property, 4 St Hilary Drive achieves 11 metres. In cases like this, a 10 metre separation distance is usually recommended and therefore the proposal is satisfying this distance. Due to the acceptable separation distance and the introduction of the privacy timber screens, it is considered that this part of the development would have minimal impact to the occupiers at neighbouring properties.

The property already contains a ground floor terrace area. The depth of the proposed ground floor balcony would increase by 1 metre. It is considered that the minimal increase of 1 metre depth would not have an adverse impact to the occupiers at 4 St Hilary Drive. The ground floor plans also include the erection of a glazed box. This extension would be located on the far south west gable of the property and is therefore located a sufficient distance away from neighbouring properties.

The proposed east facing dormer is minimal in scale and sits well within the existing roof. This part of the development is not considered to have a harmful impact to the character of the area or to the appearance of the original property.

The introduction of the proposed basement would be barely visible to the occupiers at neighbouring properties due to its underground location and the screening of the ground floor balcony, and therefore this would not harm residential amenity. It is deemed that the excavation works and basement area would not have an adverse impact to the character of the area, the dwellinghouse or to neighbouring properties amenities.

The original submission included a dormer within the western elevation. This rear elevation of the property is considered to play an important role on the street scene of Breck Road. At the time of conducting a site visit, it was noted that there were no other dormers of this style and scale along this part of the street scene. This, combined with the property being set on a much higher level and the proposal for a first-floor balcony was considered to cause an overdeveloped feature and would be detrimental to the character of the area. The applicant, given these concerns has agreed to remove the glazed rear dormer from the scheme and has replaced with velux rooflights. Although the velux rooflights are large in scale, they would have less impact to neighbouring properties with regards to amenity issues. Additionally, rooflights are a common feature on a dwellinghouse, and do not significantly alter the bulk of the building against the skyline, and therefore this will ensure that they will not have a harmful impact to the appearance of the property or to the character of the area.

Overall, it is considered that the amended 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

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 27th September 2013 and listed as follows: drawing numbers 101_2013_03 and 101_20013_04 (dated 30.09.2013).

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

3. Notwithstanding the approved plans, before the first use of the first-floor balcony hereby approved, a 1.8 metre high opaque glass screen or close board timber fencing shall be erected along the full length of the north and south facing side of the balcony. The screen shall be retained as such thereafter.

Reason: In the interest of residential amenity.

Last Comments By: 18/09/2013 16:19:57
Expiry Date: 01/10/2013