

Planning Committee

20 February 2014

Reference:
APP/14/00012

Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Bebington

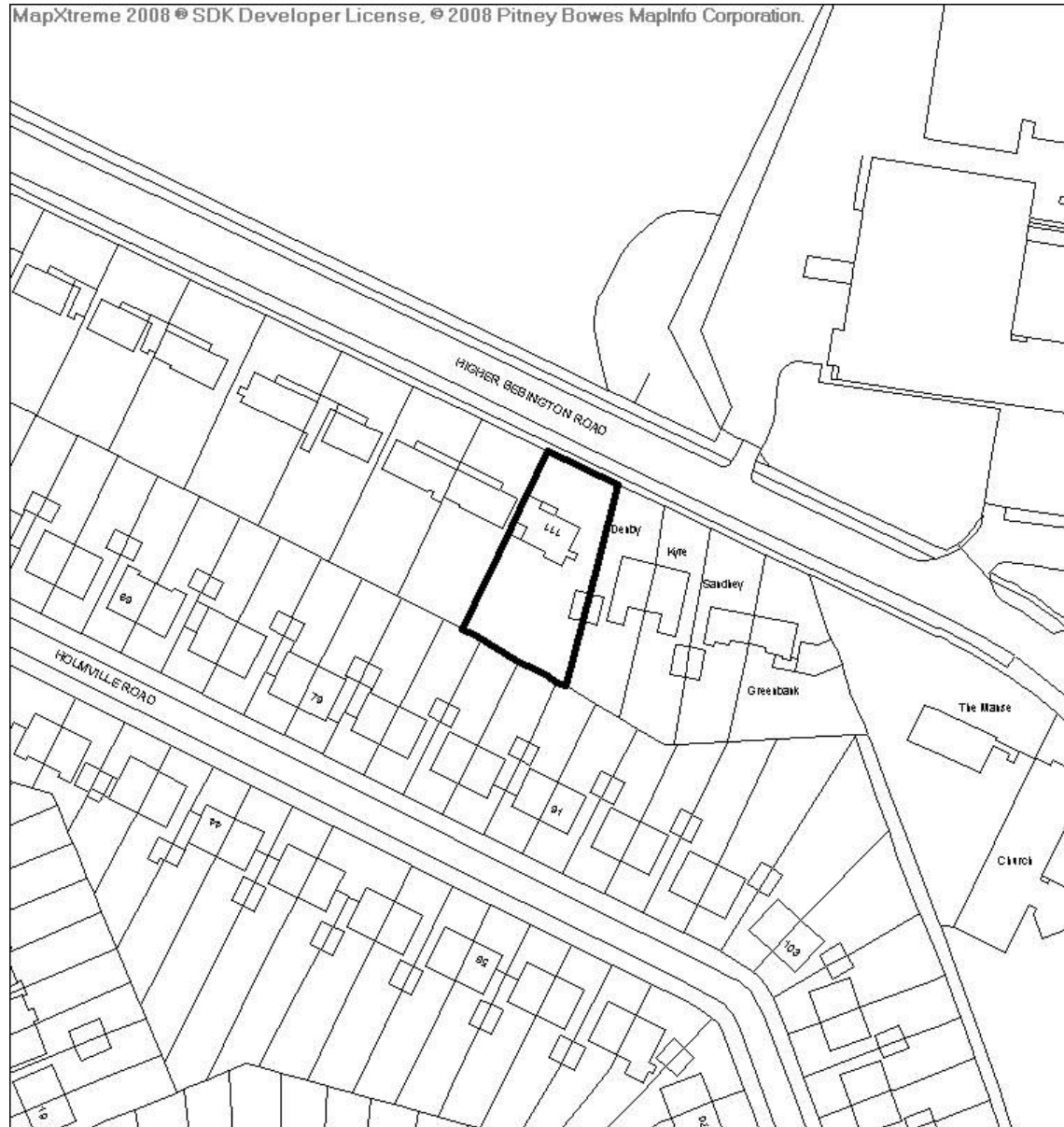
Location: Summer House, 111 HIGHER BEBINGTON ROAD, HIGHER BEBINGTON, CH63 2PL

Proposal: Erection of a front extension, change the existing flat roof to a lean to roof and a side extension

Applicant: Mr M Matthews

Agent : SDA Architects & Surveyors

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 Council's Guidance on Publicity for Planning Applications, 6 notifications were 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 pitched roof on an existing flat roofed part of the original house and a single storey side extension.

The proposed side extension would be added to the left (east) side elevation and provides an extended kitchen and dining room. The extension would be 3 metres wide and would be flush with the main front and rear elevations.

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 south side of Higher Bebington Road directly opposite Bebington High School.

The application property is a modern detached house built using a mix of tile hanging, brick and render. The house has an original flat roofed structure that provides an entrance porch at the front and wraps around the side elevation extending the full depth of the west side elevation.

The houses to the west are similar in age and design to the application property, the houses to the east are older traditional style semi-detached houses.

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 proposed tiled roof would be built on an original flat roofed element of the house, which will be extended slightly across the front elevation to include a cloakroom. The new roof creates an asymmetrical gable projecting forward of the principle front elevation. Because of the mixed street scene this element will not appear incongruous or out of place.

The proposed side extension will have no detrimental impact on the neighbouring property, a distance of 1.8 metres will remain between the extension and the boundary shared with 109 Higher Bebington Road.

The materials will match the existing dwelling and the design is considered to complement the shape scale and proportions of the original dwellinghouse.

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 properties and is acceptable in terms of design. 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 properties and is acceptable in terms of design. 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 Decision: **Approve**

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 7 January 2014 and listed as follows:
167_2013_01 dated 29 November 2013.

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

Last Comments By: 11/02/2014 15:13:33

Expiry Date: 04/03/2014