

**Planning Committee**

20 March 2014

**Reference:**  
**APP/14/00090**

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

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Bebington**

**Location:** 12 BRACKEN LANE, HIGHER BEBINGTON, CH63 2LZ  
**Proposal:** Single storey rear extension

**Applicant:** Mr Anderson  
**Agent :** SDA Architects & Surveyors

**Site Plan:**



**Development Plan Designation:**

Primarily Residential Area

**Planning History:**

No previous planning history.

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

Having regard to the Council Guidance on Publicity for Applications, 4 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 2 objections have been received, listing the following grounds:

1. works have started without planning permission
2. noise and dust from development
3. party wall act not complied with
4. too close to the boundary

**CONSULTATIONS**

None required

**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 & 2 objections to the proposals have been received.

**INTRODUCTION**

The proposal is for the erection of a single storey rear extension, works have started on site including laying the foundations and the partial construction of the side walls.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for a single storey rear extension, the extension is for the provision of a kitchen to an existing dwelling. The principle of development is acceptable.

**SITE AND SURROUNDINGS**

The property is a semi-detached dwelling, adjoining number 10 Bracken Lane and has a passageway between the next door dwelling number 14, the houses appear to be in a row of four but are divided. The rear gardens of 12 and 14 can both be accessed via the passageway, number 14 Bracken Lane has a large outtrigger along the party boundary.

**POLICY CONTEXT**

The development will be assessed against Wirral's UDP Policy HS11 which states; Proposals for house extensions will be permitted subject to 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, the materials matching or complementing those of the existing building, design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building and where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses.

**APPEARANCE AND AMENITY ISSUES**

Development on site has been started however only the slab and a dwarf brick wall have been constructed. The original proposal was for a brick built rear extension that had a projection of 3.8m, due to the location of the extension within 1m of the boundary with no.10 Bracken Lane, the extension has been reduced in depth to 3m in order to meet the current policy guidance.

The proposed development which has only partially been constructed is to project outward 3m along the party boundary and is cut in 1.2m from the party boundary with a further projection of 3.8m. The

proposed roof is pitched and slopes away from the party boundary with no.10 Bracken Lane and has a height of 2.1m to the eaves and 3.4m to the top of the pitch. The design, scale and siting of the proposed extension is acceptable having regard to Wirral's UDP Policy HS11.

Concerns have been raised with regards to the proximity of the extension to the boundary fence however the proposed extension is to be constructed within the application site and set 30cm in from the party boundary, which will provide an allowance for gutters to be contained completely within the application site boundary.

#### **SEPARATION DISTANCES**

The proposed extension is single storey and has a side and rear window, both of which have outlook onto the existing boundary walls.

#### **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 amendments to the proposed development are acceptable having regard to appearance, siting, scale and Wirral's UDP 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 amendments to the proposed development are acceptable having regard to appearance, siting, scale and 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 6 March 2014 and listed as follows:  
19\_2014\_01.

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

**Last Comments By:** 03/03/2014 14:01:33  
**Expiry Date:** 24/03/2014