

**Planning Committee**  
07 May 2014

**Reference:**  
**APP/13/01211**

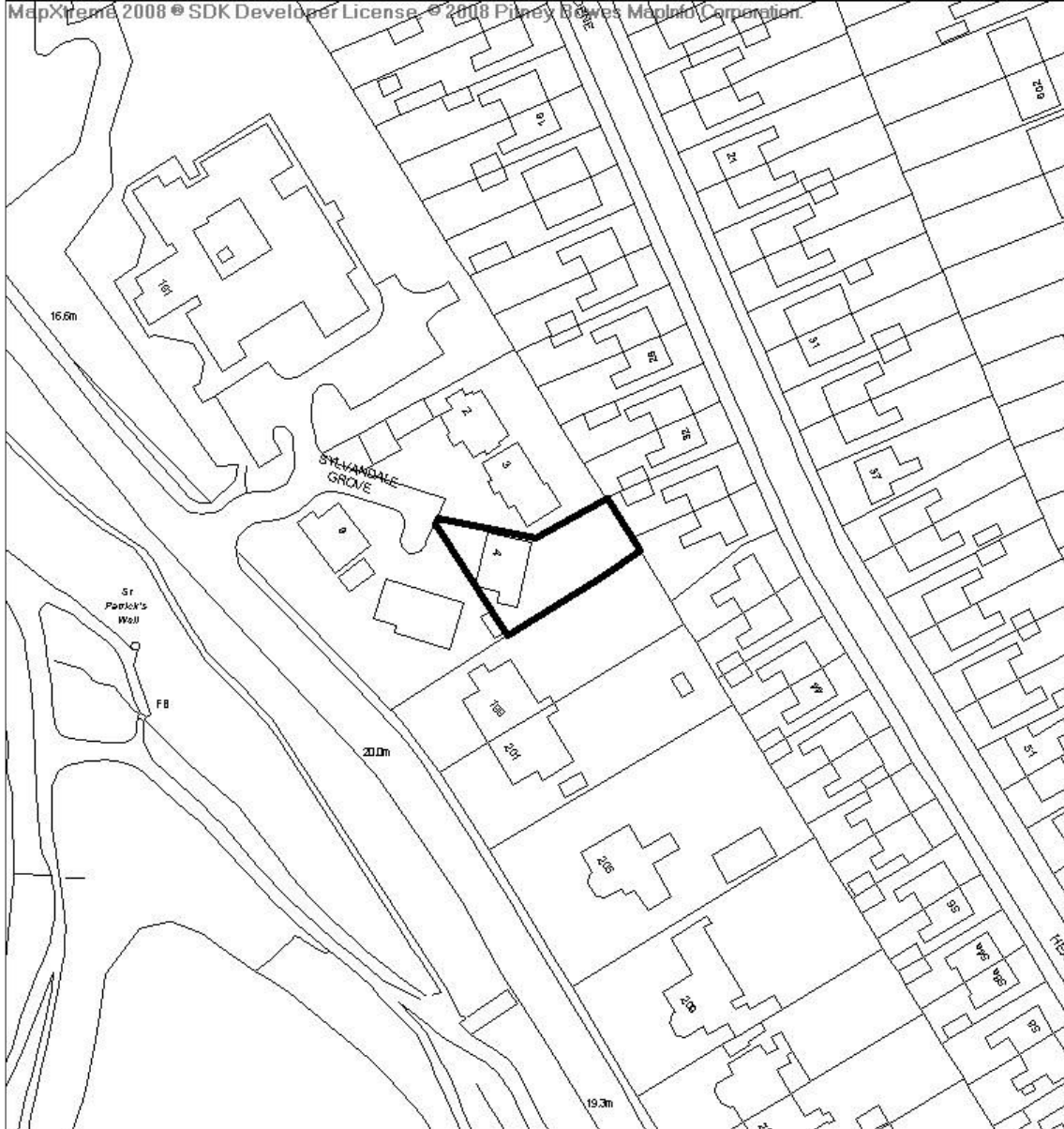
**Area Team:**  
**South Team**

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

**Ward:**  
**Bromborough**

**Location:** 4 SYLVANDALE GROVE, BROMBOROUGH, CH62 2AG  
**Proposal:** Double storey side extension  
**Applicant:** Mr Wayne Bryant  
**Agent :** SDA

**Site Plan:**



**Development Plan allocation and policies:**  
Primarily Residential Area

**Planning History:**

No planning history

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

#### **REPRESENTATIONS**

Having regard to the Council's Guidance on Publicity for Planning Applications, 7 notifications were sent to adjoining properties and a site notice was displayed near the site - 4 objections have been received from 3, 5 and 6 Sylvandale Grove and 199 Spital Road stating:

1. Loss of light and overshadowing
2. Loss of privacy
3. Extension would be disproportionate
4. Extension would be too close to neighbouring property
5. Extension would impact on the spacing between the houses

#### **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 2-storey side extension, at ground floor level the development incorporates the footprint of an existing detached garage, porch and utility room.

#### **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 occupied by a modern detached house that is one of 5 houses that vary slightly in design, the houses a large buildings built on relatively small plots arranged around a short cul-de-sac.

#### **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 original scheme has been revised reducing the impact of the extension and resulting in a form of development that relates well to the existing dwelling. The amended scheme is considered to complement the shape and proportions of the original building, the set back of 1 metre will ensure the extension remains in scale and subordinate to the main house.

The house sits at an angle to the house behind, 199 Spital Road, because of the lack of screening on the boundary all of the rear windows currently overlook the rear garden of no.199. A tree in the garden of this neighbouring property currently affords some privacy immediately behind the house. The new windows in the proposed extension will be closer to the shared boundary and therefore a condition will be imposed requiring all new glazing to be obscure and non-opening up to 1.7 metres

from the finished floor level.

A loss of spacing between the houses has been cited as one of the reasons for objection, however, the street scene is already fairly cramped because of the angles the houses sit at to each other. The set back and the lower ridge will ensure the extension would not appear overly dominant in the street picture. The adjacent property, 5 Sylvandale Grove, has 3 small windows in the side elevation facing the application property, these windows are a design feature and provide a secondary source of light.

#### **SEPARATION DISTANCES**

Separation distances do not apply in this instance.

#### **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 is acceptable in design terms and will have no significant impact on neighbouring property. 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 is acceptable in design terms and will have no significant impact on neighbouring property. 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 2 April 2014 and listed as follows: drawing nos. 132\_2013\_01 and 02 dated 28 March 2014.

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

3. All new glazing in the south-east facing elevation shall be obscure and non-opening up to a height of 1.7 metres from the internal finished floor level and shall remain as such thereafter.

**Reason:** In the interests of residential amenity.

**Further Notes for Committee:**

**Last Comments By:** 20/11/2013 10:13:17

**Expiry Date:** 11/12/2013