

Planning Committee

17 June 2014

Reference:
APP/14/00277

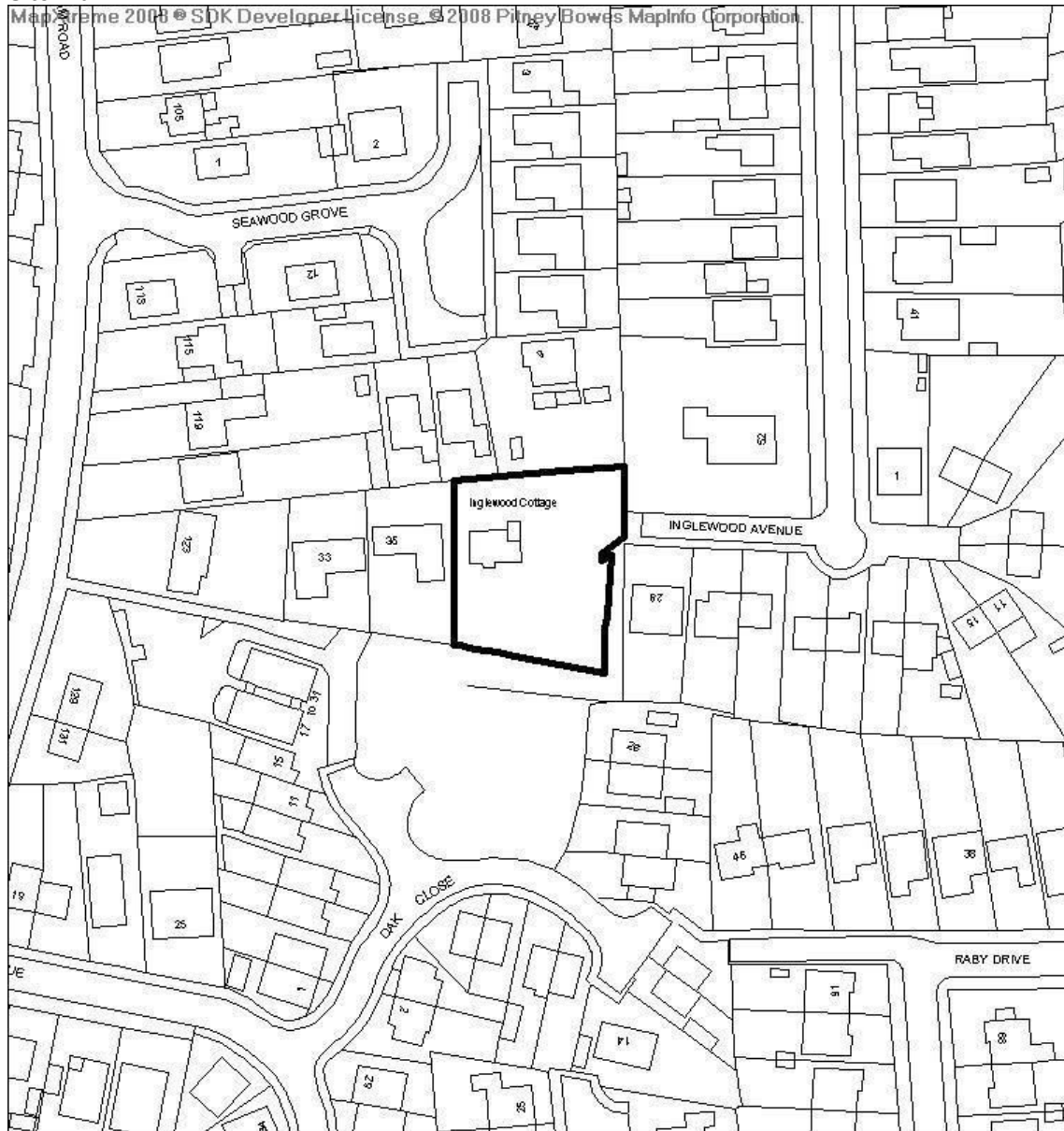
Area Team:
North Team

Case Officer:
Mrs S Williams

Ward:
**Moreton West and
Saughall Massie**

Location: Inglewood Cottage, INGLEWOOD, MORETON, CH46 0SD
Proposal: Convert bungalow to a house with first floor
Applicant: Mr Neil Ward
Agent : Oakdale Property Consultants Ltd.

Site Plan:



Development Plan allocation and policies:

Primarily Residential Area
Urban Greenspace

Planning History:

Location: Inglewood Cottage, Inglewood, Moreton. L46 0SB
Application Type: Full Planning Permission
Proposal: Demolition of existing cottage and erection of a detached bungalow.
Application No: APP/93/06735
Decision Date: 07/01/1994
Decision Type: Approve

Location: Inglewood Cottage, Inglewood, Moreton, L46 0SB
Application Type: Full Planning Permission
Proposal: Demolition of existing garage and erection of a garage/workshop.
Application No: APP/98/05485
Decision Date: 22/05/1998
Decision Type: Approve

Summary Of Representations and Consultations Received:

6 letters of notification were sent out to occupiers at neighbouring properties and in addition a site notice was displayed. As a result two objections were received from the occupiers at 9 Seawood Grove and 10 Seawood Grove. Objections can be summarised as:

1. Loss of light
2. Proposal will tower over 9 Seawood Grove
3. Protected trees (TPO's) are within falling distance
4. Lights being switched on and off and opening from first-floor rear windows
5. Subject to noise from bedroom, bathroom and landing
6. Previous planning permission indicated that the building could not be built any higher than what it already was
7. Setting a precedent
8. Submitted location plan appears to show Inglewood Cottage further away than what it is on site
9. Garage is not shown on submitted location plan
10. Dominate the sky line
11. Detrimental to way of life (not wanting to use conservatory/dining room)
12. Have to use blinds on bedroom window day and night
13. Do not want to live as prisoners in own home

In addition to the above objections, Councillor Blakeley has requested the application to be taken out of delegation.

CONSULTATION:

Head of Regeneration & Planning (Tree Conservation) - No Objections

Director's Comments:

The application was deferred from Planning Committee on May 7th to allow additional information to be provided to a Ward Councillor following representations that he had received from a local resident.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Blakeley has requested the application to be taken out of delegation and to be heard at planning committee following on from objections raised from the occupier at 9 Seawood Grove.

INTRODUCTION

The proposal seeks planning permission for the erection of a first-floor extension. Amended plans were requested to reduce the size of the first-floor west facing windows as it was considered the scale of the original windows would introduce an element of direct overlooking. Amended plans were received on 14th April 2014. The original windows have now been replaced with two high level windows (raised 1.7 metre above floor level) on the west elevation.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

Inglewood Cottage is a detached building which is located within an area of mixed design residential properties. The property itself is surrounded by two-storey dwellinghouses and other detached bungalows. There is a large open grassed area sited to the south of the dwelling and a detached garage to the east. The property is not prominent within the street scene due to its setting and location.

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, Unitary Development Plan Policy HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance. Both require extensions to dwellings to not have an adverse impact on neighbouring properties or the appearance of the host building.

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.

APPEARANCE AND AMENITY ISSUES

The proposed first floor extension would be located above the existing building and therefore the footprint of the dwelling would remain the same. The windows located within the principle elevation of the property all vertically correspond and appear to match the style and proportions of the property itself. It is considered that the overall design of the proposal is acceptable. There are two secondary windows located within the east gable of the neighbouring property 35 Oak Close which appear to serve non-habitable rooms. Despite no objection being received from this neighbouring property amended plans were requested. The standard window design within the first-floor west facing gable of the proposal have now been replaced with high level windows (raised 1.7 metres above floor level). This was in order to prevent direct overlooking. Additionally, the rear wall of this neighbouring property protrudes further to the rear of Inglewood Cottage. In this instance it is deemed that the proposed first floor extension would not have an adverse impact on the amenities of this neighbouring property.

Our records show that there would be a 9.9 metre separation distance achieved from the rear wall of Inglewood Cottage to the rear boundary of the site. In cases such as these, the recommended distance is usually 10 metres. The property directly to the rear, 9 Seawood Grove is a detached bungalow. There is a ground floor clear glazed window in the rear elevation which appears to serve a habitable room. This neighbouring property also contains a rear conservatory, which does not form part of the original dwelling house and therefore separation distances are not relevant. The separation distance achieved from the rear elevation of Inglewood to the original rear elevation of 9 Seawood Grove (where the clear glazed window is located) is approximately 16.5 metres. House extension policies recommends that where two habitable rooms to a principle elevation face one another such that direct overlooking is likely to occur, the windows should be a minimum of 21 metres apart. Additionally, where a sole window faces a blank wall a minimum distance of 14 metres should be achieved. The rear window of 9 Seawood Grove would look directly between Inglewood Cottage and 35 Oak Close. The rear windows within the proposal would serve a bedroom, landing, bathroom and study and would all be constructed from obscure glazing to prevent direct overlooking to the occupiers at the rear. In this instance, due to the acceptable separation distances achieved and the installation of obscure glazing it is deemed that objections raised relating to loss of light and privacy do not warrant a refusal. Additionally, it is deemed that the first-floor extension would not create anymore noise than what the existing bungalow creates.

Concerns have also been raised relating to the location plans submitted not showing the detached garage and appearing to show Inglewood Cottage further away than it actually is on site. It should be noted that the location plan that has been submitted along with the planning application does correspond with the Council's records and therefore is accurate. Additionally, the detached garage does not bear any influence on the decision of this planning application and therefore due to the fact it

has not been shown on the location plan this is not a relevant concern.

The property, Inglewood Cottage is surrounded by both bungalows and two-storey dwellinghouses and therefore the proposal is considered to be within keeping with the character and appearance of the area itself. Due to the setting of the area, it is not deemed that the proposed first-floor extension would set a precedent.

To address concerns relating to the previous planning permission indicated that the building could not be built any higher than it already was, both history files have been reviewed. The first planning application was submitted in 1993, planning application number APP/93/6735 - Demolition of existing cottage and erection of a bungalow. This application was granted permission on 7th January 1994. There were no details within this file to suggest that a first-floor extension could not be erected at a later stage. A further application was submitted in 1998, planning application number - APP/98/5485 - Demolition of existing garage and erection of a garage/workshop. Amended plans were requested to slightly reduce the scale of the garage. This proposal was granted planning permission on 22nd May 1998 and again, there was no suggestion that a first-floor extension could not be erected on the bungalow. Nevertheless, planning policy has changed since these previous permissions were granted. The Wirral Unitary Development Plan was adopted in February 2000 and later, the Supplementary Planning Guidance Note 11 for House Extensions in July 2004. These policies consider 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. Overall, it is considered that the proposed extension complies with house extension policies and is therefore considered acceptable.

It is considered that the 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 are discussed in further detail above.

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 14th April 2014.

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

3. Before the development hereby permitted is brought into use all first-floor windows in the rear elevation of the first-floor extension facing north shall be obscurely glazed with frosted glass and shall be retained as such thereafter.

Reason: In the interests of neighbouring amenity.

Last Comments By: 11/04/2014 11:25:27
Expiry Date: 25/04/2014