

Planning Committee

17 June 2014

Reference:
APP/14/00304

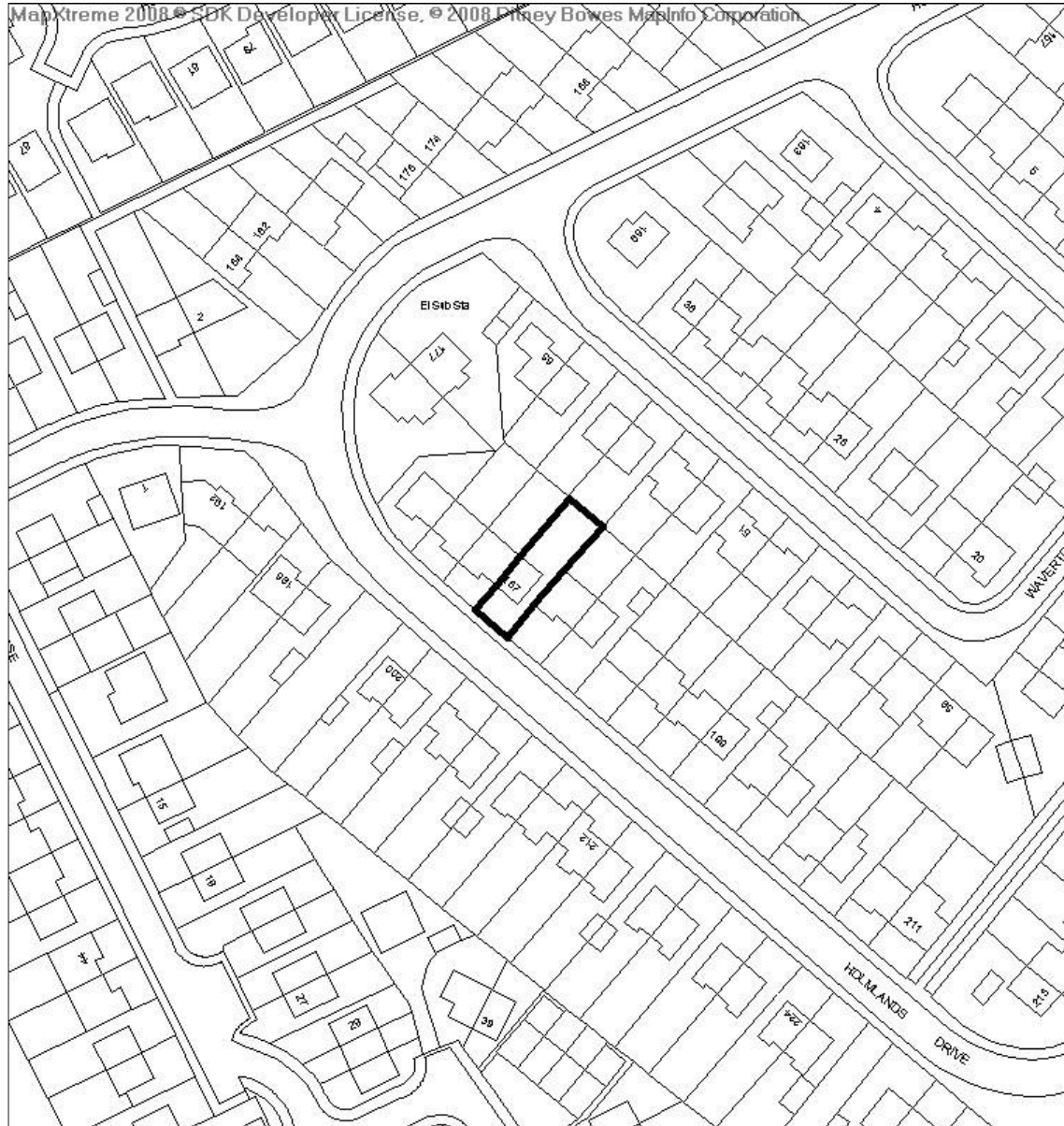
Area Team:
South Team

Case Officer:
Mrs MA Jackson

Ward:
Oxton

Location: 187 HOLMLANDS DRIVE, OXTON, CH43 0US
Proposal: First floor side extension and sloping roof to porch
Applicant: Mr J Steen
Agent : SDA

Site Plan:



Development Plan allocation and policies:
Primarily Residential Area

Planning History:

Location: 187 Holmlands Drive, Oxton, Wirral, CH43 0US
Application Type: Full Planning Permission
Proposal: Erection of a porch and side extension.
Application No: APP/09/06041
Decision Date: 16/10/2009
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications 5 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 1 objection have been received, listing the following grounds:

1. Blocking of natural light
2. Overlooking and loss of privacy.
3. Loss of view.
4. Depreciation of property

CONSULTATIONS:

No Statutory Consultations required with this application

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 and one objection has been received. Therefore, under the provisions of the current Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

The proposal seeks planning permission for the erection of a first floor side extension and sloping roof to the existing front porch. The extension supersedes the original ground floor extension to create a proposed first floor plan. This application will extend bedroom 3 and create a further bedroom.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The site comprises a semi detached two storey brick property in an area of similar design. Some of the properties in the streetscene have been extended. The dwelling is situated within a primarily residential area. The first floor extension is forward of the original building line and numerous other houses have the same design in the estate. Concerns raised by the occupier of number 55 Waverton Avenue include the blocking of natural light to the rear garden. As the proposed extension is in line with the rear elevation of the existing dwelling and 14 metres from the rear boundary of the garden, it is not anticipated that loss of light to 55 Waverton Avenue would occur. Again, with regard to other concerns regarding overlooking and lack of privacy, the distance from the two properties is over 25 metres therefore exceeding the 21 metres interface distance.

The remaining issues raised in relation to the proposal were devaluation of neighbouring properties and drainage issues. These are not planning considerations and a refusal would not be sustained on this basis.

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 proposal is set forward from the neighbouring property. Therefore the extension will not create a terrace appearance or appear out of scale with the original dwelling. The roof ridge to the extension lowered by 0.4 M. The windows set within the front elevation of the proposal match the style and proportions of the original dwelling. This compliments the overall appearance of the extension. The roof tile canopy will be created over the original porch and proposed front elevation.

It is considered that the proposed extension would have nominal impact to the occupiers at neighbouring properties due to the orientation of the properties, the acceptable separation distances it achieves and its design. There is a good distance between neighbouring properties and the proposal occupies a position in the cul-de-sac that is not one of the most prominent.

Overall, in terms of the proposals design, appearance and scale, the development satisfies relevant Council policies. It is considered that the proposed extension is acceptable in design terms and should not affect the occupiers of neighbouring properties, the design of the house or the character of the area.

SEPARATION DISTANCES

SPG11 stated that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. The proposed extension would exceed this requirement.

HIGHWAY/TRAFFIC IMPLICATIONS

There are no Highway Implications relating to this proposal.

ENVIRONMENTAL/SUSTAINABILITY ISSUES

There are no health implications relating to this application.

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 6 Mar 14 and listed as follows:
36_2014_Steen/36_2014_01, 20.02.2014.

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

Further Notes for Committee:

Last Comments By: 11/04/2014 16:17:37

Expiry Date: 01/05/2014