

Planning Committee

21 August 2014

Reference:
APP/14/00798

Area Team:
North Team

Case Officer:
Mrs MA Jackson

Ward:
**Greasby Frankby
and Irby**

Location: 28 SHERWOOD AVENUE, IRBY, CH61 4XB
Proposal: Rear loft conversion
Applicant: Mr & Mrs Richardson
Agent : The Kenefick Jones Partnership Ltd

Site Plan:



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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 Guidance on Publicity for Applications 7 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 8 objections have been received, listing the following grounds: Additionally a petition of 37 signatures was presented.

1. Out of character
2. Overlooking
3. Loss of privacy
4. Effect on valuation of properties
5. Loss of light

CONSULTATIONS:

None Required

Director's Comments:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

This application was taken out of delegation and is reported to Planning Committee following receipt of a qualifying petition (signed by 37 signatures).

Councillor Wendy Clements also requested that the application be removed from delegation because of the impact on the street scene and issues of overlooking and privacy that might result if the development is allowed.

INTRODUCTION

The proposal is for a rear loft conversion following approval of permitted development (APP/14/00187) to erect a single storey extension and to change the roof pitch from hips to gable to provide additional living accommodation in the roof. The plans show the permitted development alterations as completed.

PRINCIPLE OF DEVELOPMENT

The proposal is for an extension to an existing dwelling, the principle of development is acceptable.

SITE AND SURROUNDINGS

The property is a detached bungalow, the immediate properties within the vicinity of the proposal along Sherwood Avenue are all similar in terms of scale and type of design. The rest of the road has semi detached and detached houses with front dormers. The character of the road is post war character which is well kept with a wide highway and pretty well kept grass verge. The bungalows within the road all have front gardens, driveways and small boundary redbrick boundary walls along the highway.

POLICY CONTEXT

The proposal is for an extension to a dwelling, the house is located within the designated Primarily Residential Area and will be assessed against Wirral's UDP Policy HS11. Policy HS11 states; Proposals for house extensions will be permitted subject to all 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. The materials of the proposed development should be 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.

APPEARANCE AND AMENITY ISSUES

The proposed alterations include altering the roof area to create further living space. The rear loft conversion measures 2.3 metres in height and 9.4 metres in length. The proposal has been assessed with regards to the fact that the hipped roof will be changed to a gable under Permitted

Development. The house from the front elevation will be increased in height and will visually give a contrast appearance to the other bungalows, however the application site is on a fairly large plot to accommodate this change. Furthermore other properties at the beginning of the road all have front dormers. The rear dormer will have two windows and it has been considered whether these would be visually intrusive to the rear neighbours. The separation distance between the two properties is over 26 metres, Policy SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Therefore the proposal is not considered to result in overlooking. Another consideration has been the immediate neighbours and whether this extension will have any impact on them. It is accepted that there may be a slight overshadowing to the neighbouring property, however this will be at a minimum and will not be to any habitable rooms. The neighbouring properties rooms along the gable are a bathroom and WC.

The proposed changes to the roof do not dominate the scale and appearance of the original dwelling and will not introduce windows that will have an undue level of overlooking onto neighbouring properties. The proposal will have a minimal impact in terms of the overall appearance of the house within the street scene.

Concerns have been raised with regards to this application and a petition was presented to a Councillor. One representation received from 13 Far Meadow Lane stated that they had not been informed, therefore a duplicate notice was sent out and also a site notice was put on a lamppost. A further concern was regarding privacy issues, as the applicants property is over 26 metres away from the objector, it is deemed that the separation distances are adequate and therefore privacy and overlooking issues are not a concern. Further concerns were regarding the erection of scaffolding alongside the property making it difficult for the neighbour to use a motorised scooter. If the applicant erects scaffolding alongside the property, this is a civil matter between neighbours and not a planning consideration. A further detailed representation was received from No. 20 Sherwood Avenue regarding building regs and load bearing walls etc, these matters are not for planning consideration. A government approved inspector has been appointed by the applicant and these matters will fall under the inspectors jurisdiction. A representation received from No. 26 who are the immediate neighbours, states that the conversion will cut out light to both kitchen and bathroom along with privacy. This point has been addressed at the beginning of this report. A further representation is regarding the saleability and value of properties within the immediate area, this is not a planning consideration. The altering of the roof to create two bedrooms and a gable end design balance the design, scale and appearance of the original house, the proposal is therefore acceptable having regard to Wirral's UDP Policy HS11.

SEPARATION DISTANCES

SPG11 states 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. There are no windows in the side of the proposal. The proposal is therefore not considered to result in overlooking to neighbouring properties.

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 alterations to the roof of the original dwelling are acceptable in terms of appearance and scale having regard to the criteria set out in 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 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 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 17/06/14 and listed as follows:001 Existing Details Project No: Richa13, 06 of June 2014, 002 Existing Details Project No: Richa13, 06 of June 2014,003 Existing Details Project No: Richa13, 06 of June 2014.

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

Further Notes for Committee:

Last Comments By: 24/07/2014 08:58:44
Expiry Date: 12/08/2014