

Planning Committee

20 January 2015

Reference:
APP/14/01367

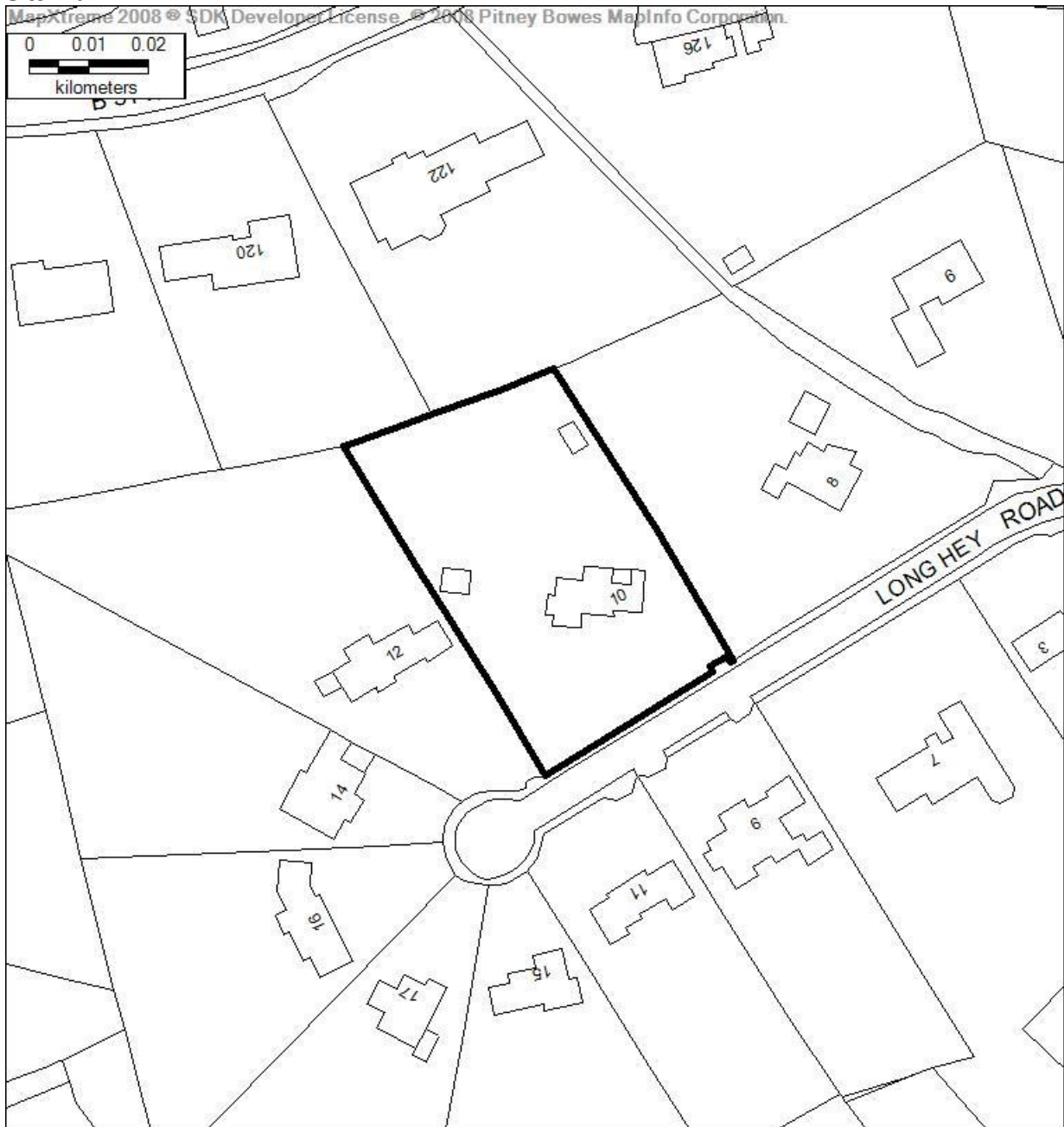
Area Team:
North Team

Case Officer:
Mrs MA Jackson

Ward:
**West Kirby and
Thurstaston**

Location: Northwood Edge, 10 LONG HEY ROAD, CALDY, CH48 1LZ
Proposal: Proposed construction of a two storey garage to rear garden to replace an existing timber garage.
Applicant: Mr Neil Crowden
Agent : RADM Architects

Site Plan:



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Development Plan allocation and policies:

Conservation Area
Density and Design Guidelines Area
Primarily Residential Area

Planning History:

Location: Northwood Edge, 10 LONG HEY ROAD, CALDY, CH48 1LZ
Application Type: Full Planning Permission
Proposal: Erection of detached garage to rear garden to replace existing timber garage
Application No: APP/13/00157
Decision Date: 31/05/2013
Decision Type: Approve

Location: Northwood Edge, 10 LONG HEY ROAD, CALDY, CH48 1LZ
Application Type: Full Planning Permission
Proposal: Erection of two storey rear extension to existing dwelling to create ground floor living room / kitchen utility and first floor additional bedroom, en suite and roof terrace
Application No: APP/10/01527
Decision Date: 11/03/2011
Decision Type: Approve

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 3 objections have been received, the objections can be summarised as:

1. The development is 144 sq m, which suggest it is not merely a garage.
2. Substantial trees that will need to be cut back to enable the development.
3. Close to boundary fence and will affect light in garden.
4. Set up precedent for mixed use ancillary dwellings in Caldys gardens.
5. Appears as a 2 storey house.
6. Unneighbourly and alien

CONSULTATIONS:

The Head of Environment and Regulation (Traffic and Transportation Division) - no objections.

Caldy Conservation Advisory Committee objects as follows:

1. The development is close to the side and rear boundaries and would have the appearance of a modest 2 storey house.
2. The current proposal is inappropriate and unneighbourly and alien in this situation.

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

Councillor Watt requested that the application was removed from delegated powers following representations made by local residents of Caldys who are concerned that the proposal is of such a size as may constitute the development of a separate dwelling, thus causing a detrimental change to the character of the area and to their private residential amenity, contrary to policies HS4 and CH11 of the Wirral Unitary Development Plan and to the Caldys Conservation Area Appraisal & Management Plan.

INTRODUCTION

The application proposes a detached garage to the far northern corner of the rear garden space. It will stand within the same area as the existing timber garage. A planning application for a similar scheme was approved by Planning Committee under application number APP13/00157. This application is intended as a ground floor garage with floor space providing a car area, kitchen area and wet room. The first floor space will provide a storage area for garden equipment and furniture.

PRINCIPLE OF DEVELOPMENT

The site is located within a primarily residential area. The proposal is for a detached garage within the rear garden that will be ancillary to the main dwelling. It is considered to be acceptable in principle subject to the provisions of policies HS11 (House Extensions), HS5 (Density and Design Guidelines - Caldý) CH2 (Development Affecting Conservation Areas) and CH11 (Caldý Conservation Area) and the Caldý Village Conservation Area Appraisal and Management Plan.

SITE AND SURROUNDINGS

The street scene contains lots of different styles of housing with numerous designs. The dwelling house is a large detached property set within extensive grounds. The dwelling is turned at an angle to Long Hey Road and has been extended to the rear and side. There are a number of large mature trees and hedges within the rear garden area.

POLICY CONTEXT

The site is designated as a Primarily Residential Area, Conservation Area and Density and Design Guideline Area. The application has been assessed against Policies HS5, (Density and Design Guidelines), HS11 (House Extensions), Policy CH2 (Development Affecting Conservation Areas), Policy CH11 (Caldý Conservation Area) of the adopted Wirral Unitary Development Plan, SPG11 (House Extensions) and the Caldý Conservation Area Appraisal.

The criteria set out within Policy HS11 would require that the size of the extension should be 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 and loss of privacy.

SPG11 is also directly relevant in this instance. In its criteria for development of this nature it outlines that the extension should not result in a significant loss of privacy, daylight or sunlight to neighbouring properties nor be visually overbearing or dominant when viewed from adjoining houses. SPG11 states that it is always important to consider the specific character of the building to be extended and to take into account the context of the property.

Policy HS5 reasons that many of the existing dwellings are large and require adaptation and conversion to accommodate today's smaller households.

Policy CH2 permits development within conservation areas where the visual and operational impact of the proposals would not adversely impact on the general design and layout of the area, including the relationship between buildings, trees and characteristic open spaces and that special regard should be given to matters of design, especially within main frontages and prominent elevations, and to the nature and quality of materials proposed to be used.

Policy CH11 seeks to retain the character of the low density, maturely landscaped suburb with substantial houses in large grounds. The Conservation Area Appraisal supports this seeking to restrict the over development of plots. The Conservation Area designates the building as a category B, therefore making a positive contribution to the area.

APPEARANCE AND AMENITY ISSUES

The proposal comprises of a large detached garage structure set within the northern corner of the rear garden. The access will remain unchanged, the existing driveway along the eastern boundary will serve the garage, and this will have a tarmac driveway. The proposed garage will occupy a larger footprint than the original timber garage. The proposal measures 6.5 m in width and extends 10.2 metres in length. The roof length measures 11.7 metres in width. The overall height is 5.5 metres. The front dormer extends 2 metres out from the main roof of the garage. The garage includes an area within a steeply pitched roof and dormer to provide a first floor area kitchen area and wet room. The design of the proposal has been developed to ensure there are no significant impacts in relation to residential amenity with regards to outlook or loss of privacy. The proposed windows and dormer have been sited within the elevation fronting the applicants own garden to prevent overlooking. The proposal includes roof lights along the top ridge of the roof.

The scale is considered acceptable given its location and its distance from any other property and the size of the plots in which it sits and its relationship with the main dwelling house and those surrounding. It is situated over 30m from the nearest neighbouring property and appears as a stand-alone structure in relation to the main dwelling. The proposal will be visible from the properties situated to the rear and eastern boundaries of the site. It is not considered that the partial views of the garage from that distance would have any significant impact in terms of outlook. It therefore accords with policy HS11 of the adopted Wirral Unitary Development Plan.

The garage is set some 48m from the frontage of the conservation area and would therefore not result in any visual impact in relation to the area of the street scene. Its positioning within the site would also ensure that it is partially screened by the siting and orientation of the existing property. The proposal will not have any significant impact on the low density, landscaped character of the site and would preserve the character and landscaped setting of the conservation area. It therefore accords with Policy CH11. It would not undermine the Conservation Area Appraisal

The design of the garage is considered acceptable. The garage will be largely constructed of timber with an oak frame and timber cladding over brick plinth. An objection received from no. 12 Long Hey considers the development to be a 2 storey dwelling house. The application is for a two storey garage and thus it will be assessed as that. The applicant also sent an email to the planning office following neighbours' concerns. This email confirmed that the application is for a garage. . Additionally further concerns were raised regarding the application having a severe impact on amenity and privacy to the adjacent houses sharing a boundary. It is considered that the garage and design of the dormer are not significantly larger than the previous application that was approved. Given the scale of the gardens, the application is not deemed to be overly bearing and therefore does not have a severe impact on amenity or privacy to adjacent properties. The scheme was amended following advice from a Principal Planning Officer to reduce the overhang on the side proposals from 0.5 metres to 0.2 metres. The amended application therefore reduces the overall roof space ensuring that the new proposal has a more pleasing symmetrical design.

The previous application APP13/00157 had the same height as this proposal measuring overall height of 5.5 metres. The overall roof length with the amended plans received on 11/12/14 now has the same length of roof of 11 metres as the previous application. The dormer has a slightly enlarged from 1.5 metres extended to 2 metres from the main roof of the garage.

Another objection was received from Caldys Conservation Advisory Committee. This objection stated that the development has the appearance of a modest 2 storey house. This objection has been addressed in this report stating that the application is for a garage and that is what is being assessed. Councillor Watt also made comments regarding the application the proposal is of such a size as may constitute the development of a separate dwelling, if in the future the applicant did want to consider the garage to be a separate dwelling, a material change of use application would be pursued. This would be then assessed at that time and due processes followed. A further objection received from No.122 Caldys Road raised concerns regarding loss of light to their garden. It is considered that the proposal will be situated over 3 metres from the boundary, this proposal will not result in a loss of light to the garden. The objections also raised concerns regarding the use of the garage as a separate dwelling; the application is to be assessed as a garage as the applicant has described the proposal. As with the previous approval, this application is for a proposed garage ancillary to the main dwelling. It is considered that the proposal is ancillary to the main dwelling; if its use changed a further planning application would then be required for change of use. The objection also stated that the proposed construction will have to cut back trees. This matter was addressed in the earlier application APP13/00157. It was concluded by the tree officer that he had no objection to this.

In terms of the location of the site within the Conservation Area, the design of the garage is now considered to be acceptable. It is simple in design and detailing. The garage is largely constructed from timber and although this is not a particular feature of the Conservation Area it is considered appropriate for a detached structure within a planted garden and overtime it will become weathered and will sit comfortably within the landscaped setting and local vernacular. It is therefore considered that the proposed garage will not result in any detrimental impact upon the character of the Conservation Area.

SEPARATION DISTANCES

The proposal has been designed to ensure that there are no impacts arising in terms of overlooking. The windows have been positioned within the elevation overlooking the applicants own garden. The occupier of no. 12 Long Hey has also objected to the application on grounds of privacy. I would not consider this to result in any detrimental impact in respect of loss of privacy to this particular property. The dormer window is in excess of 32m from this boundary and benefits from high evergreen planting. The Wirral Councils Supplementary Planning Guidance 11 requires a distance of 21m between habitable room windows. The proposed development would achieve a distance of 32m from the garden boundary with no. 12 Long Hey with an even greater separation distance to the property itself.

HIGHWAY/TRAFFIC IMPLICATIONS

At the time of writing, the head of highways has not written back with any objections.

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 considered acceptable in scale, siting and design; it will not result in any detrimental impact to the amenity of surrounding properties and will not impact upon the scale or character of the conservation area. It is therefore considered to comply with Policy HS11, CH11 of the adopted Unitary Development Plan, SPG11 (House Extensions) and the National Planning Policy Framework and the adopted Caldý Conservation Area Appraisal.

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 considered acceptable in appearance and scale and is not considered to have any detrimental impact on the amenity of properties or the character of the area. The proposal is considered acceptable under the National Planning Policy Framework. - Requiring Good Design, HS11 - House Extensions and SPG11. The proposal is not considered to harm the character and setting of the Caldý Conservation Area 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 28th October 2014 and listed as follows: L(91)010 P1 Mar 2014, L(91)002 P1 Mar 2014, L(70)001, RA1421, P1, Mar 2014

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

3. Notwithstanding the provisions of the Town & Country Planning (General Permitted Development) Order 1995 (as amended) (or any Order revoking or re-enacting or amending that Order with or without modification), the garage hereby permitted shall not be converted to habitable accommodation nor used as a separate unit of accommodation.

Reason: To safeguard the amenities and character of the area and in the interests of residential amenity of adjoining occupiers.

4. NO DEVELOPMENT SHALL TAKE PLACE UNTIL samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies HS11 and CH2 of the Wirral Unitary Development Plan.

Last Comments By: 10/12/2014 17:34:05
Expiry Date: 23/12/2014