

# Planning Committee

19 February 2015

**Reference:**  
**APP/14/01445**

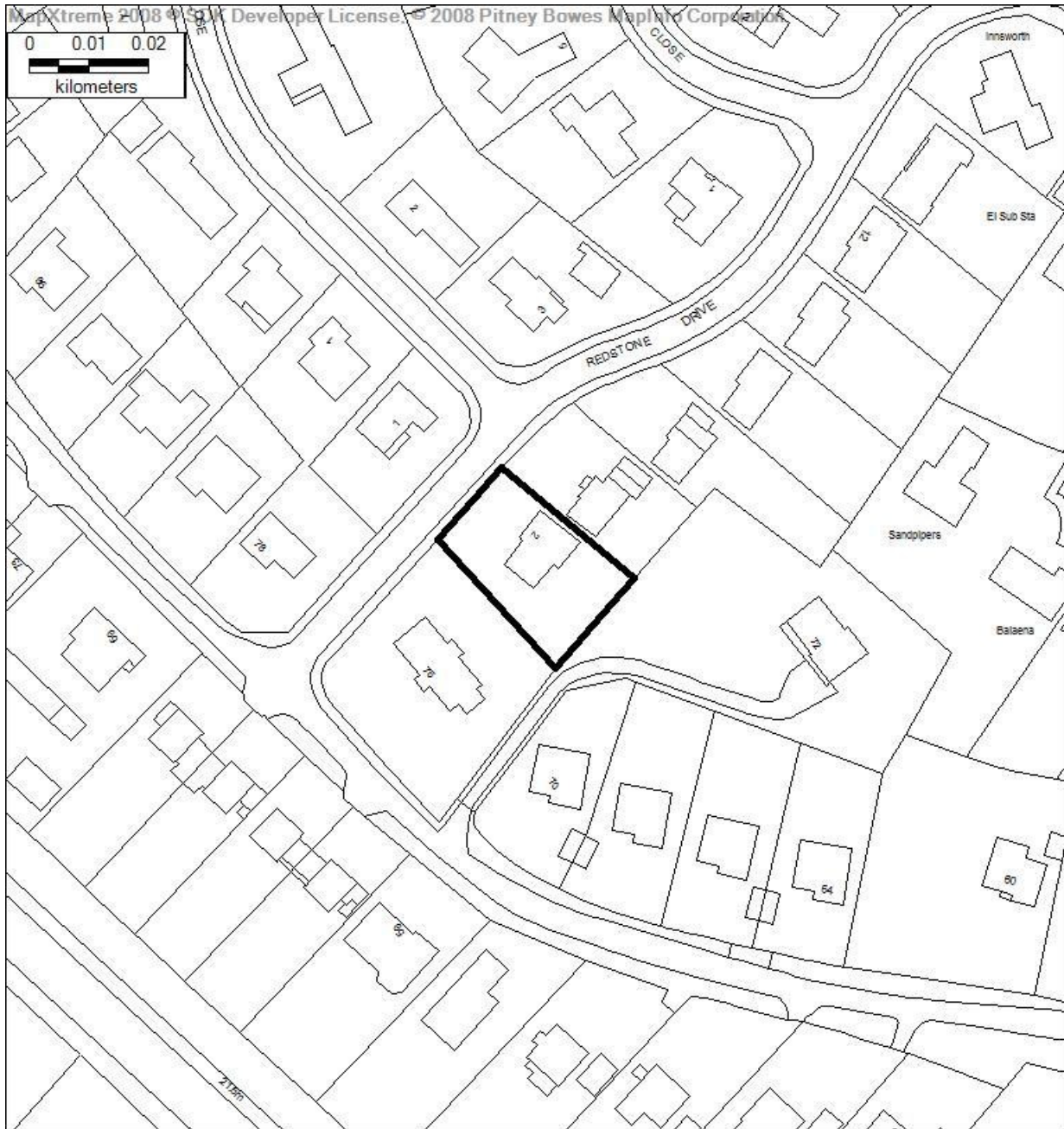
**Area Team:**  
**South Team**

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

**Ward:**  
**Heswall**

**Location:** 2 REDSTONE DRIVE, HESWALL, CH60 9HH  
**Proposal:** Raise height of roof by 0.8m with rear dormer, extension to existing garage with glazed balustrade above and single storey extension to the rear.  
**Applicant:** Mr D Roland  
**Agent :** RADM Architects

## Site Plan:



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**Development Plan allocation and policies:**

Primarily Residential Area

**Planning History:**

Location: Pine Ridge, 2, Redstone Drive, Heswall. L60 9HH  
Application Type: Full Planning Permission  
Proposal: Erection of an extension to provide granny flat and new garage.  
Application No: APP/88/07389  
Decision Date: 02/02/1989  
Decision Type: Approve

Location: Pine Ridge, 2, Redstone Drive, Heswall. L60 9HH  
Application Type: Full Planning Permission  
Proposal: Proposed front and rear ground floor extensions and pitched roof on existing flat roof at front.  
Application No: APP/94/05699  
Decision Date: 01/07/1994  
Decision Type: Approve

Location: 2 REDSTONE DRIVE, HESWALL, CH60 9HH  
Application Type: Full Planning Permission  
Proposal: Extension to garage providing open terrace, raise height of main roof by 1.4 metres and creation of recessed balcony in the gable end and erection of single storey extension to the rear.  
Application No: APP/14/00988  
Decision Date: 23/09/2014  
Decision Type: Withdrawn

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

Having regard to the Council's Guidance on Publicity for Planning Applications, 6 notifications were sent to adjoining properties and a site notice was displayed near the site - a qualifying petition of objection comprising 30 signatures and 3 individual objections from nos. 70, 76 and 78 Pipers Lane have been received. The objections can be summarised as follows:

1. Loss of privacy
2. Noise and disturbance from proposed terrace
3. Proposed terrace would be out of character in the street scene
4. Overlooking from proposed dormer extension, gable window and from windows in the front roof slope
5. Proposed rear dormer is dominant and out of keeping
6. Overdevelopment
7. Loss of property value
8. The increase in the height of the roof would break the symmetry of properties on the s.w. side of Redstone Drive

**The Heswall Society** - the development would be intrusive and constitutes unneighbourly development

**CONSULTATIONS**

No statutory consultations required for an application of this type.

**DIRECTORS COMMENTS:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

A qualifying petition signed by 30 signatures has been received. As such, under the provisions of the Scheme of Delegation for Determining Planning Applications, this application is required to be considered and determined by the Planning Committee.

## **INTRODUCTION**

The application is an amendment following the withdrawal of the previous scheme (14/00988). Following negotiations with the agent the current scheme has also been amended since the original submission.

The proposal now involves raising the height of the roof, the erection of a rear dormer extension and a small single storey rear extension.

*\*A new gable window and roof terrace above an extended garage has been deleted from the proposals.*

## **PRINCIPLE OF DEVELOPMENT**

The site is located within an area designated as primarily residential where the erection of extensions to dwellings is acceptable in principle.

## **SITE AND SURROUNDINGS**

The property is a modern detached house; it is the end house in a row of similar dwellings built on a hill and on a staggered building line.

The house to the north-east is higher up the hill and similar in design, the property to the south-west (76 Pipers Lane) is a detached dwelling that is centrally located on a corner plot, its principal elevation faces Pipers Lane and its rear elevation faces the south-western side of the application property. The ground rises significantly from the front to back of this corner plot resulting in the ridge of no.76 being at a similar height to the ground floor level of the application property.

## **POLICY CONTEXT**

National Planning Policy Framework, UDP Policy HS11 (House Extensions) and the Supplementary Planning Guidance Note 11: 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.

UDP Policy HS11 (House Extensions) 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 proposal has been scaled back such that only the raising of the height of the original roof by around 0.8m, the construction of a rear facing dormer and a small single storey rear extension is now proposed.

Because of the difference in levels the increase in height of the roof will have very little impact in the street scene or a significantly greater impact on neighbouring property over that of the existing dwelling. The proposed rear dormer sits low on the roof and is in scale with the rear elevation, planting on the boundary and a distance of some 13 metres between the dormer and the rear boundary ensures no loss of amenity in adjoining gardens.

The proposed windows in the front roof slope form a flush window in the same way a roof light does when closed. Given their limited use, the fact they do not create additional volume/floorspace and that there is no external platform, they can be installed as permitted development under Class B of the GPDO.

The proposed single storey rear extension creates around 6 square metres of additional floorspace and will have no impact outside the application site.

## **SEPARATION DISTANCES**

The gable to rear distance between 2 Redstone Drive and 76 Pipers Lane is approximately 18.5 metres.

## **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 proposed amended scheme is considered acceptable in that it would not result in any significant impact in the street scene or on neighbouring property. The proposals satisfy the requirements 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 proposed amended scheme is considered acceptable in that it would not result in any significant impact in the street picture or on neighbouring property. The proposals satisfy the requirements set out in Policy HS.11 of Wirral's Unitary Development Plan, Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

**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 23 January 2015 and listed as follows:  
Drawing No. L(91)002 and 012, Rev.P7.

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

#### **Further Notes for Committee:**

**Last Comments By:** 24/12/2014 14:08:42

**Expiry Date:** 21/01/2015