

Planning Committee

19 March 2015

Reference:
APP/14/01532

Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Pensby and Thingwall

Location: 560 PENSBY ROAD, THINGWALL, CH61 7UE
Proposal: First floor side extension with internal alterations and extension to existing dormer
Applicant: Mrs Sally Clegg
Agent : SDA

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 560 Pensby Road, Thingwall, Wirral, CH61 7UE
Application Type: Full Planning Permission
Proposal: Erection of single storey side and rear extension and dormer extension at the rear.
Application No: APP/08/05430
Decision Date: 30/04/2008
Decision Type: Approved

Summary Of Representations and Consultations Received:REPRESENTATIONS

Having regard to the Council's Guidance on Publicity for Planning Applications, 4 notifications have been sent to adjoining properties and a site notice was displayed near the site - 1 response has been received from 562 Pensby Road objecting on the grounds of;

1. The side extension would be visually unappealing
2. The current symmetry would be lost
3. Overlooking/loss of privacy
4. Loss of light/sunlight
5. Structural implications of building on the boundary adjoining their garage

CONSULTATIONS

No consultations necessary

DIRECTORS COMMENTS:

This application was deferred from Committee on 19 February 2015 to allow for a formal Members Site Visit.

REASON FOR REFERRAL

The application is submitted by SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council, an objection to the proposed development has been received from a neighbouring property.

INTRODUCTION

The application is for the erection of a first floor extension above the original garage and the extended kitchen, the extension creates an additional bedroom and a games room.

**The extensions to the roof shown on the submitted drawings amount to a volume of approximately 44 cubic metres and do not require planning permission.*

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The property is a semi-detached house located on the east side of Pensby Road within a mixed street scene. The house is one in a row of only 4 that are identical and built with mock tudor features to the front elevation. The 4 houses are set well back from the highway, centrally positioned with similar

sized front and rear gardens. The garages of nos. 560 and 562 are conjoined and set back behind the front elevation.

POLICY CONTEXT

Unitary Development Plan Policy HS11 (House Extensions) and the Supplementary Planning Policy Guidance Note 11: *House Extensions* and the National Planning Policy Framework (NPPF), have been considered in the determination of this application.

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.

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.

APPEARANCE AND AMENITY ISSUES

The proposed first floor extension would be built directly above the original garage/kitchen, the originally submitted roof design has been amended from a hip to a gable end to tie in with the proposed roof extension (which is permitted development) and the extended roof of the adjoining property, 562 Pensby Road. In design terms the development is acceptable.

The extension would be set back 3.3 metres behind the main front elevation, which will ensure the extension is subordinate to the host dwelling and also that terracing would not occur should the adjoining property add a similar development.

The detached neighbouring house (562) has no habitable room windows in the side elevation and although the extension may cast a shadow when the sun is low the garden is large enough for there to be no significant impact.

Overall the proposed development is considered to be acceptable both in terms of its design and its impact on neighbouring property.

SEPARATION DISTANCES

The distance between the extension and the property behind is 25 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 proposal is considered to have no significant impact on neighbouring property and is acceptable in terms of its impact on the character of the original dwelling and the street scene. The development satisfies the criteria 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 proposal is considered to have no significant impact on neighbouring property and is acceptable in terms of its impact on the character of the original dwelling and the street scene. The development satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan, Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

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 4 December 2014 and amended on 28 January 2015 and listed as follows: Drawing Nos.81_2014_01 and 02, Revision B, dated 22 January 2015.

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

Further Notes for Committee:

Last Comments By: 12/01/2015 15:34:10
Expiry Date: 29/01/2015