

Planning Committee

24 June 2015

Reference:
APP/15/00233

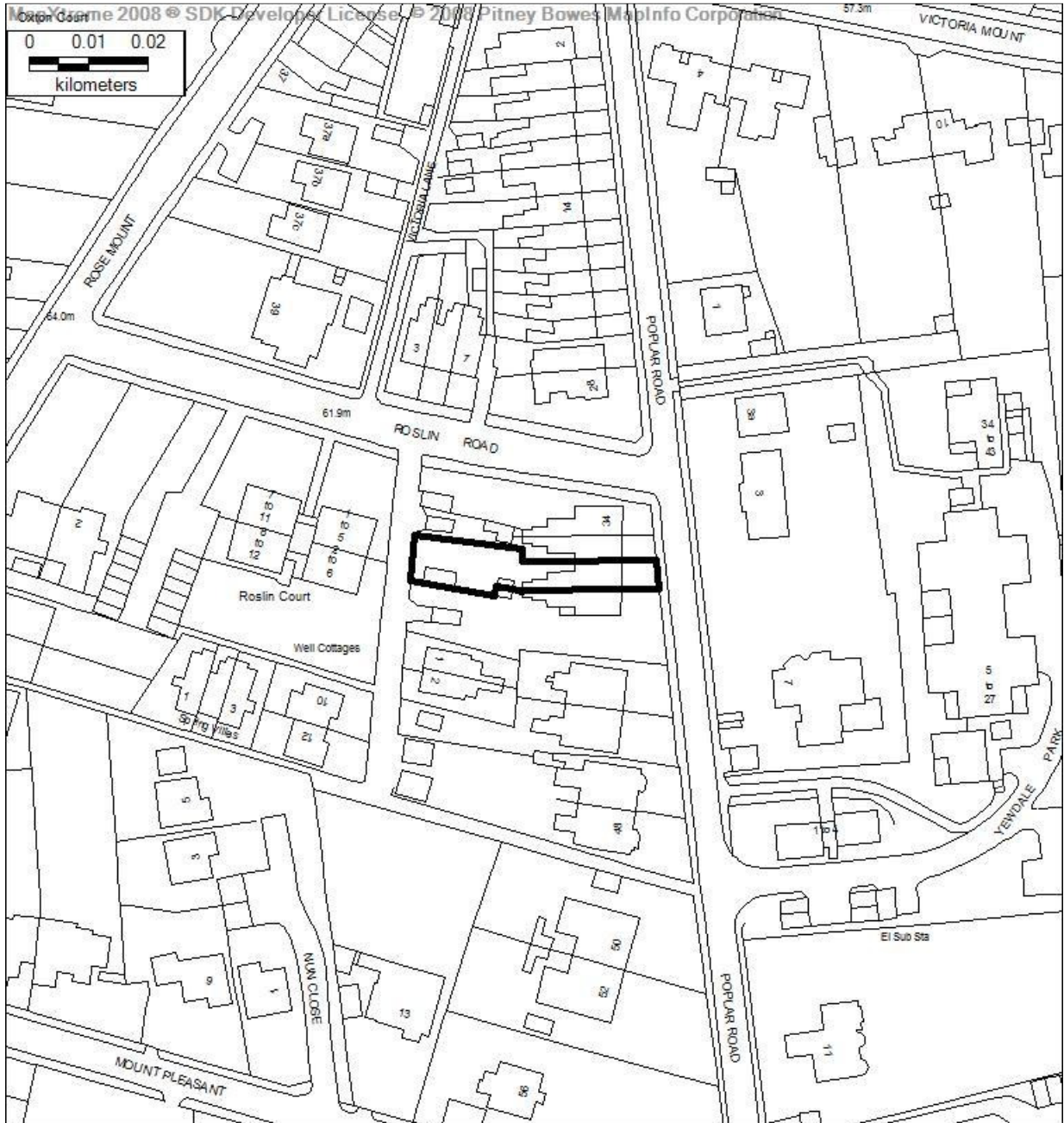
Area Team:
North Team

Case Officer:
Mrs J Malpas

Ward:
Oxton

Location: 38 POPLAR ROAD, OXTON, CH43 5TB
Proposal: Single storey rear extension (amended dimensions)
Applicant: Mr James Golding
Agent : SDA Architecture & Surveying

Site Plan:



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Development Plan allocation and policies:
Density and Design Guidelines Area

Primarily Residential Area
Conservation Area (for illustrative purposes)

Planning History:

Location: 38 POPLAR ROAD, OXTON, CH43 5TB
Application Type: Prior Approval Householder PD
Proposal: Erection of a single storey rear extension which would extend beyond the rear wall of the original house by 5m for which the maximum height would be 3.7m and for which the height of the eaves would be 2.4m
Application No: RESX/15/00179
Decision Date: 12/02/2015
Decision Type: Permission Required

Location: 36 Poplar Road, Oxton, Wirral, CH43 5TB
Application Type: Full Planning Permission
Proposal: Removal of existing garage and erection of new garage.
Application No: APP/07/06868
Decision Date: 05/11/2007
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 two letters of concern were received.

There concerns are summarised as follows:

1. Due to the nature of work and the age of the terrace will a party wall survey (PWS) be required?
2. No objection to the application itself as I will not be able to see it from my property or garden, but concerned about water flow from the roof at the rear. My only concern is the risk to my own property through the impact of any work or subsequent flow of rain water.
3. Not consulted on the amended plans and believe the radical change justifies a new application.

CONSULTATIONS:

No consultation responses have been received.

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. The Council is in receipt of one objection to this proposal and as such, under the Scheme of Delegation for Determining Planning Applications, this application is required to be considered by the Planning Committee.

INTRODUCTION

Permission is sought for the erection of a single storey rear extension

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principal subject to policy HS11 and Supplementary Planning Guidance Note 11 on House Extensions.

SITE AND SURROUNDINGS

38 Poplar Road is located within Zone B of Oxton Conservation Area, which is in the core of the Conservation Area. The property itself is part of a row of 4, two storey terraces that are recognised as making a positive contribution to the Conservation Area within the Conservation Area Character Appraisal. The Regency style terraces were built around 1850-1875. They have tall sliding sash windows to the principal elevation, small panes (6 over 6) to the first floor and large panes at ground

floor, main entrance door is 4 panelled. The character to the front is consistent throughout the terrace. The terrace is set back from the foot way with a small front garden. The terraces has two points of access, main is to the front via a pedestrian gate, parking is on Poplar Road. The secondary access is to the rear via an unadopted road Well Lane. The rear garden is long (30 metres) and narrow (9 metres). The site is bounded by stone walls around the terrace structure, to the rear (facing Well Lane) and to the remaining sides: timber fence and vegetation. The rear elevations are staggered outwards at full height. Poplar Road is has gradual sloping gradient towards the Village core, the houses are also elevated up from each adjacent property and therefore the levels of land a different from each other.

POLICY CONTEXT

The site is a residential dwelling located within Oxton Village Conservation Area. Policy HS11 states; Proposals for house extensions will be permitted subject to all the following criteria being complied with:

- (i) 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 and not so arranged as to result in significant overlooking of neighbouring residential property.
- (ii) the materials matching or complementing those of the existing building;
- (iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;
- (iv) dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof;
- (v) flat roofs being restricted to the rear or side of the dwelling and only acceptable on single storey extensions;
- (vi) where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses;
- (vii) where the rear extension is two storey and the existing house semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary;
- (viii) to avoid the effect of 'terracing, where two storey side extensions are added to the sides of semi-detached houses of similar style with a consistent building line and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1.0 metre from the front elevation and 1.0 metre from the common boundary; or at least 2.0 metres from the front elevation;
- (ix) single storey extensions on terraced dwellings allowing an adequate area of amenity space to be retained.

Policy CH7 states; In relation to Oxton Village Conservation Area the principal planning objectives for the area will be to:

- (i) retain the character of the early Victorian commuter settlement;
- (ii) preserve the sense of contrast between houses in spacious grounds and cottage-scale groups of dwellings;
- (iii) retain unifying features throughout the Area, such as narrow roads and paths, mature trees, and stone walls; and
- (iv) retain visual coherence within the retail area, in terms of elevational treatment and the design of shop fronts.

APPEARANCE AND AMENITY ISSUES

The proposal would constitute a single storey rear extension which measures 9.5 metres, with a glass lean to roof sloping away from the far rear elevation and glass doors to the rear elevation. Whilst on site the applicant stated that they had been advised that a glass roof of that size to meet building regulations would be very costly and therefore they have changed it to a slate roof with Conservation rooflights. (Amended Plans received 19.05.15). Adjacent neighbours were not re-consulted on this amendment as the size and shape of the proposal has not change and therefore no further impact is envisaged. To the neighbour's advantage these amended material changes (slate with conservation rooflights) further reduces any loss of privacy or overlooking outwards into neighbour's first floor windows, as such complies with HS11*(i) and SPG11. In addition to this the proposal, even more so harmonises better with the character of existing property, as such complies with policy HS11*ii and CH7*i.

With regards to the length of the proposed extension at 9.5 metres, this does not comply with Policy HS11*vi. However, it is considered that the majority of the height will not exceed the height of the existing boundary. The highest part of the roof near to house will be 3.5 metres which will project 0.4 metres above the sandstone wall as the roof is a lean-to the slope reduces to 2.6 metres high. The adjoining property; No. 38 Poplar already has a rear extension (APP/10/01382) which projects out 4.85 metres from the rear of the terrace, along the shared boundary wall. As part of the proposed development the land around the terrace elevations will be excavated by 1.6 metres and therefore the land on the site will be lower by 0.22 metres which reduce any impact on No. 36 Poplar Road. Therefore it has been concluded due to different levels of land, the minimal height and the existing extension at No.36 Poplar Road the impact on neighbouring properties will be minimal.

The rear garden is long (30 metres) and narrow (9 metres). Therefore the scale is acceptable as there is an adequate area of amenity space to be retained (HS11*i, ix). The extension will sit between the existing two storey out rigger and the boundary shared with number 36 and 40 Poplar Road. Given the extension is situated to the rear of the terrace and occupies a discrete location which is essentially a void between the outrigger and the existing sandstone wall (which will remain), the impact on neighbouring properties (HS11*i) and Oxtou Conservation Area (CH7*iii) is minimal.

Although the proposal will not be seen from the public domain, the proposal has been sympathetically designed (*iii) the addition to the terrace would not undermine the architectural integrity of the existing property and as such complies with policy CH7. The extension sits just higher than the existing boundary wall with a simple lean too roof sloping back away from the towards the main rear elevation and ensuring there is no interference with the existing window on the rear elevation. The materials proposed would match those on the existing dwelling with a slate roof and render. The application form does not state the material of the glass doors to be installed in the rear elevation of the extension. Given that this is a Conservation Area and the building is of architectural value in its own right I would not consider uPVC as an appropriate option. I appreciate that the existing property has a mix of uPVC and timber windows but this has been beyond the Councils control and doesn't make the use of an unsympathetic man made material any more acceptable.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be affected by the proposed development.

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 not considered to have a detrimental impact on the character of the terrace or the surrounding conservation area. The proposal is acceptable in terms of scale and design, and complies with Policies HS11 and CH7 of the adopted Wirral Unitary Development Plan and NPPF Section 12.

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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is not considered to have an adverse impact on the character of the building or the conservation area. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design, complies with Policies HS11 and CH7 of the adopted Wirral Unitary Development Plan, SPG11-House Extensions and the Oxtou Village Conservation Appraisal and Management Plan.

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 10 March 2015 and listed as follows: 06_2015_01 Rev A (12.01.15) and 06_2015_02 Rev B (19.05.15).

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

3. Before any construction work commences, samples and details of the roofing material including cross section drawings (scale 1:2 or 1:5) of conservation rooflights and rain water goods 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 Policy HS11 and CH7 of the Wirral Unitary Development Plan.

4. Before any construction commences, details of the facing and glass doors 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 Policy HS11 and CH7 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 15/04/2015 14:50:04
Expiry Date: 05/05/2015