

Planning Committee

17 September 2015

Reference:
APP/15/00902

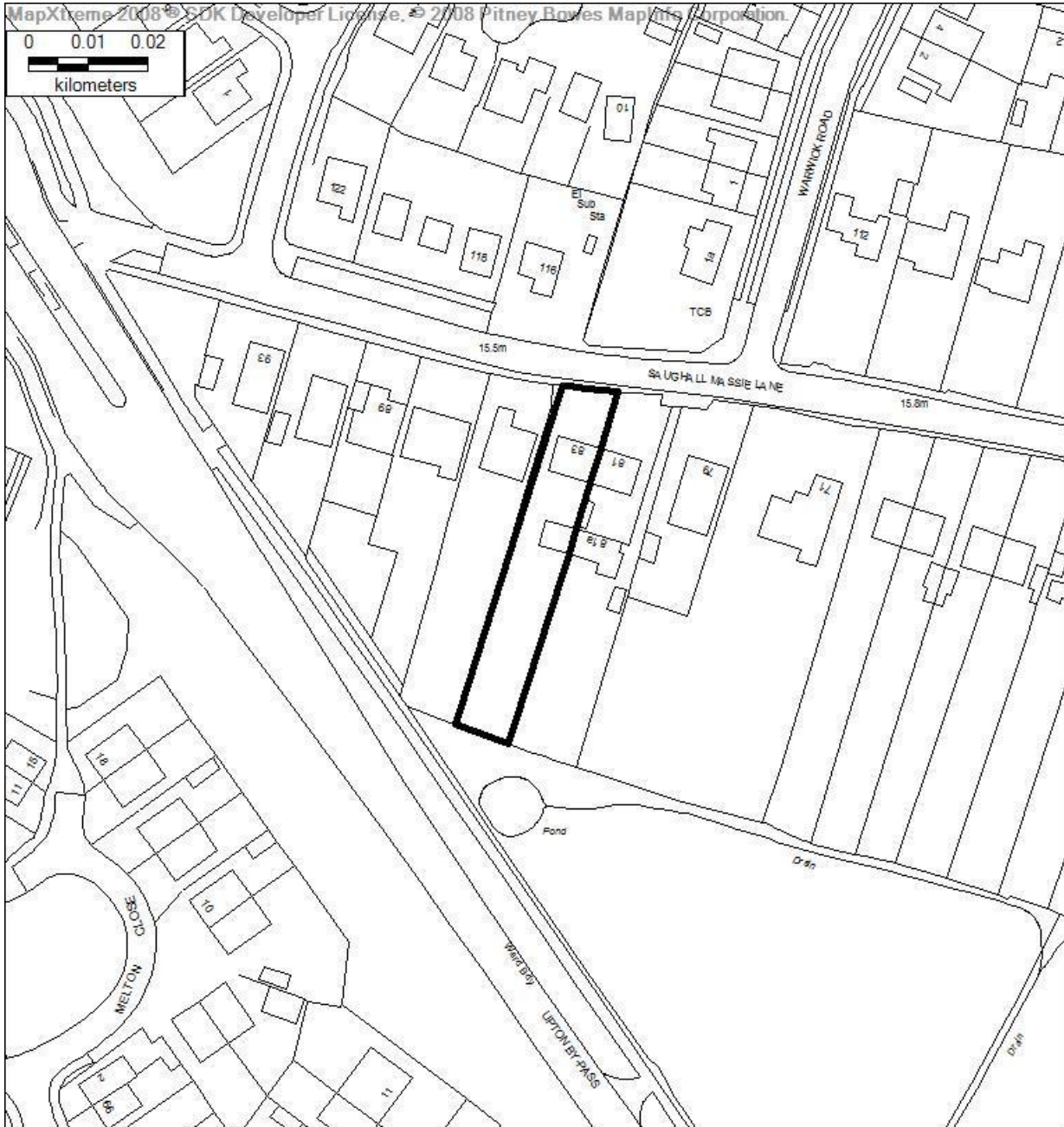
Area Team:
North Team

Case Officer:
Mr P Howson

Ward:
Upton

Location: 83 SAUGHALL MASSIE LANE, UPTON, CH49 6LZ
Proposal: Conversion of current outbuilding into a separate self-contained dwelling
Applicant: Mrs G Robertson
Agent : KJP Architecture

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 83 Saughall Massie Lane, Upton, Wirral, CH49 6LZ
Application Type: Outline Planning Permission
Proposal: Erection of two storey dwelling house in side garden.
Application No: OUT/03/05430
Decision Date: 24/04/2003
Decision Type: Approve

Location: Land West of (adj) , 83 Saughall Massie Lane, Upton, Wirral, CH49 6LZ
Application Type: Full Planning Permission
Proposal: Erection of a dwelling house
Application No: APP/03/06774
Decision Date: 09/01/2004
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance for Publicity on Planning Applications, 5 notifications were sent to neighbouring properties and a Site Notice was displayed. At the time of writing, three letters of representation have been received objecting to the proposal. The objections can be summarised as follows:

1. Traffic
2. Parking
3. Overshadowing
4. The extension would be more than the 50% allowable area

CONSULTATIONS

Head of Environment & Regulation (Traffic and Transportation Division) - No objections

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Tony Smith has removed the application from delegation on the grounds of potential impact on neighbouring amenities.

INTRODUCTION

This application seeks permission for the extension of an existing outbuilding situated to the rear of No. 83 Saughall Massie Lane and its subsequent conversion into a residential dwelling.

PRINCIPLE OF DEVELOPMENT

The application property is situated within a Primarily Residential Area and therefore there is a presumption in favour of sustainable development. The proposal seeks consent for the extension and subsequent conversion of an outbuilding into a residential dwelling which is considered acceptable in principle, subject to other material planning considerations.

SITE AND SURROUNDINGS

The application property comprises of a semi-detached two storey residential dwelling with pitched roof and minimal architectural detailing. The property is sited within a large regular plot and benefits from off street vehicle parking for up to three vehicles.

The development site in question is situated to the rear of the main property which extends some 52 metres. The site features a two storey outbuilding currently in a poor state of repair with pitched roof and front and rear projecting gables. The property is attached to No. 81a Saughall Massie Lane.

POLICY CONTEXT

The NPPF provides for a presumption in favour of sustainable development.

Policy HS4: Criteria for New Housing Development of the Wirral UDP sets out a number of criteria for new housing development and is considered consistent with the NPPF in that it seeks to guide development to appropriate locations with regard had to the scale of proposals in relation to surrounding property, the character of the area, access and vehicle parking, landscaping and boundary treatment and adequate individual or communal garden space for each dwelling.

The Supplementary Planning Guidance: Designing for Self Contained Flat Development and Conversions sets out a number of criteria for new residential development with regard had to design, layout, privacy and daylight and is a material consideration the determination of this application.

APPEARANCE AND AMENITY ISSUES

The application proposes the extension of an existing outbuilding and its subsequent conversion into an additional residential dwelling. The proposed dwelling would replicate the simple architectural features seen on the existing building. Furthermore the proposed dwelling would be obscured from view by the application property, No 83 Saughall Massie Lane and would therefore not have any adverse impact upon the street scene and is therefore considered acceptable and in accordance with Policy HS4 (criterion i & ii) of the Wirral UDP.

In consideration of residential amenity, the proposed dwelling would be sited approximately 10 metres away from the rear of the application property and proposes three small openings that would directly overlook the rear amenity space of the application property. Given that the proposed openings would not service rooms defined as habitable it is not considered that the proposal would give rise to significant materially adverse impacts through overlooking to warrant refusal in this instance. Furthermore a condition has been imposed requiring these windows to be obscurely glazed.

The proposed extension would be sited approximately 3 metres from the common boundary with No. 85 Saughall Massie Lane and 2.1 metres from the boundary with the adjoining property No. 81a Saughall Massie Lane. It is not considered that the proposed extension would give rise to any significant levels of overlooking or overshadowing on the surrounding properties and is therefore considered acceptable in this respect.

The application proposes the extension and subsequent conversion of an existing outbuilding into an additional residential dwelling and the subdivision of an existing residential garden. The Local Planning Authority seeks to ensure adequate private amenity space for residential dwellings and usually seek minimum of ten metres from the rear elevation to the rear boundary wall. The application provides for a minimum of 10 metres for No. 83 and 37 metres for the proposed dwelling and is therefore considered acceptable.

Other Matters

Over the course of this application three letters of representation were received objecting to the proposal, summary of comments;

- a) Traffic
- b) Parking
- c) Overshadowing
- d) The extension would be more than the 50% allowable area

The application provides an additional two parking spaces within the curtilage of the proposal and meets the maximum requirements as set out within the SPG. Furthermore the Head of Environment and Regulations (Highway Management) has raised no objections to the proposal.

Amended plans were requested addressing concerns regarding overshadowing the adjoining property, No. 81a Saughall Massie Lane. Amended plans were submitted and the issue subsequently mitigated. With respects to the proposed works in relation to the area of the site the 50% increase relates to proposals within the Green Belt and does not apply in this instance.

SEPARATION DISTANCES

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

HIGHWAY/TRAFFIC IMPLICATIONS

The Supplementary Planning Guidance on Parking Standards provides advice on maximum levels of parking and states that there should be 1.5 parking spaces for two bedroom houses and 2 spaces for three bedrooms or more.

The application seeks to retain the two off street parking spaces which service the application property and proposes an additional two off street parking spaces to the rear of the proposal and the proposal is acceptable in this respect. Furthermore the Head of Environment and Regulations (Highway Management) has raised no objections to the proposal as such it is not considered that there are highway or traffic implications relating to the application.

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 dwelling is considered acceptable in principle and by virtue of its scale, form and siting would not have a significant adverse impact upon the street scene or character and appearance of the area or the amenity of the neighbouring properties. The application is considered in accordance with the principles of the NPPF and Policy HS4 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: Designing for Self Contained Flat Development and Conversions.

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 proposed dwelling is considered acceptable in principle and by virtue of its scale, form and siting would not have a significant adverse impact upon the street scene or character and appearance of the area or the amenity of the neighbouring properties. The application is considered in accordance with the principles of the NPPF and Policy HS4 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: Designing for Self Contained Flat Development and Conversions.

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 (insert date) and listed as follows: (insert plan/drawing numbers & date)

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

3. The ground floor window(s) within the north elevation shall not be glazed otherwise than with

obscured glass and non-opening up to 1.7 metres from the internal finished floor level and thereafter be permanently retained as such.

Reason: To safeguard the amenities of occupiers of adjoining properties and to comply with Policy HS4 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 17/08/2015 13:37:40

Expiry Date: 19/08/2015