

Planning Committee

26 November 2015

Reference:
APP/15/01202

Area Team:
North Team

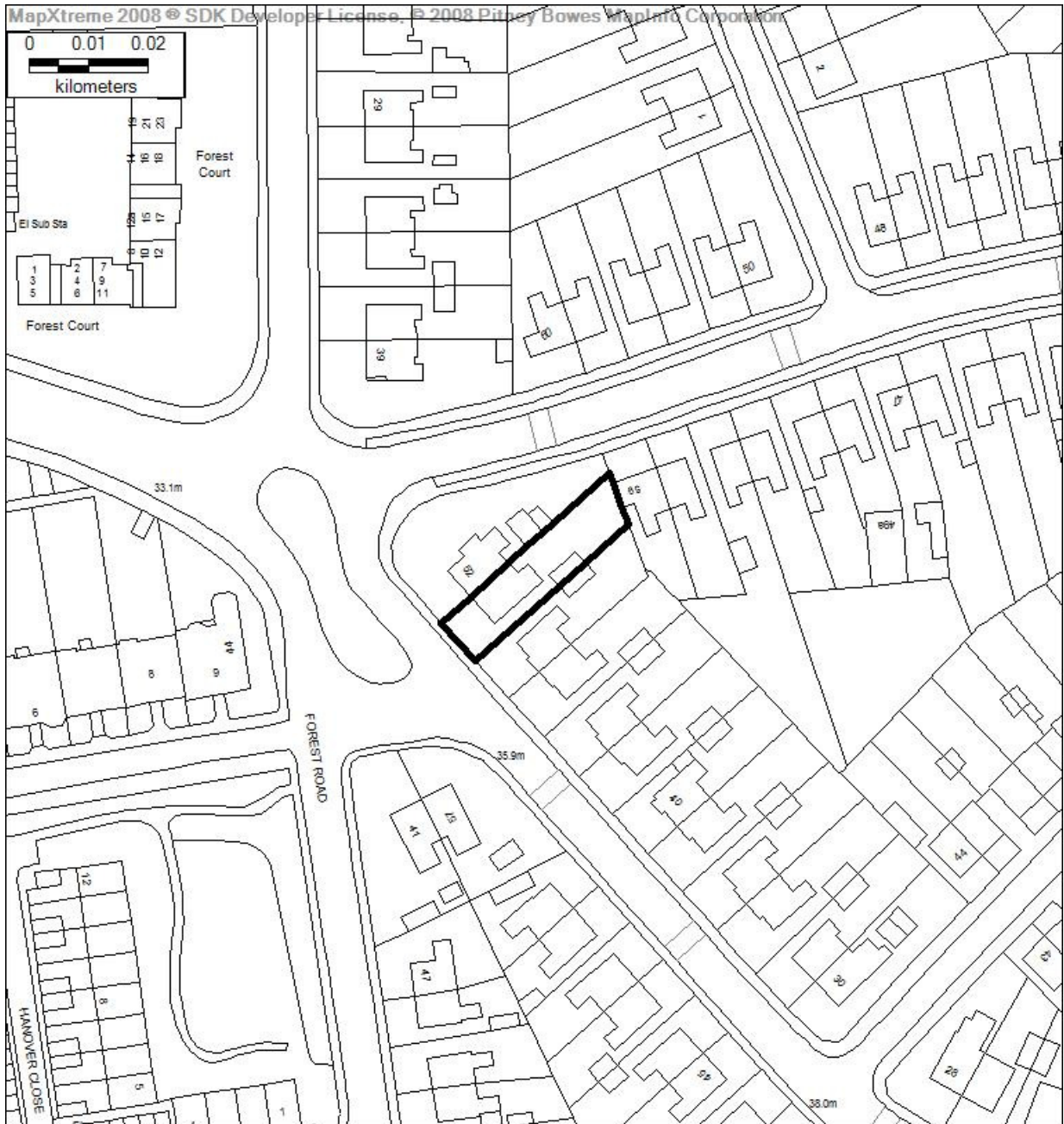
Case Officer:
Miss A McDougall

Ward:
Claughton

Location: 50 EGERTON ROAD, CLAUGHTON, CH43 1UJ
Proposal: Double storey rear extension, raised balcony and garage conversion to annexe room

Applicant: Mrs Moira Bridge
Agent : SDA Architecture & Surveying

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No related planning history

Summary Of Representations and Consultations Received:REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 3 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 1 objection has been received, listing the following grounds;

1. overhanging property
2. removal of boundary wall
3. impact onto existing window

CONSULTATIONS:

No consultations required for this householder development.

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

The agents for this application are SDA Surveyors and Architects, an architect and partner in which is also an elected Member of the Council. As one objection has been received, under the provisions of the Council's Scheme of Delegation for Determining Applications, this application is required to be considered and determined by the Planning Committee.

INTRODUCTION

The proposal is for the erection of a two-storey rear extension, with balcony and garage conversion. The plans have been amended following consultation with the agent, the amended plans show the extension brought in from the party boundary to allow room within the site to provide foundations and gutter without overhanging the adjoining dwelling, amended plans were received on 21st October 2015.

PRINCIPLE OF DEVELOPMENT

The proposal is for extensions and alterations to a dwelling, the principle of development is acceptable.

SITE AND SURROUNDINGS

The existing dwelling is a semi-detached property, the dwelling is located in a residential area and adjoins a property no.52 that is located on a corner. The adjoining property no.52 is currently in the process of constructing a single storey rear extension and a first floor rear extension.

POLICY CONTEXT

The proposal is to a dwelling in a residential area, the proposed development will be assessed in accordance with Wirral's UDP Policy HS11.

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.

APPEARANCE AND AMENITY ISSUES

The proposal is for the erection of a two-storey rear extension adjacent to the party boundary, a raised terrace and a garage conversion.

The proposed development contains a number of different elements, the main bulk of the extension is the proposed two-storey rear extension, this is to be built between the existing outrigger and the party boundary with no.50, the extension projects 2.6m out from the rear elevation and does not project any further out than the existing outrigger of no.50. The extension will have a flat roof with a lantern roof light and a full height window with balustrade.

Concern has been raised with regards to the impact of the extension to an existing window at first floor on the adjoining house, this window currently contains obscure glazing (this could be changed without planning consent) however the adjoining house has constructed a single storey rear extension and an extension to the outrigger which will restrict the outlook of this window. It is considered that the proposed extension will have an additional impact onto this window in terms of siting and projection however due to the existing treatment of this window, the extensions at no.52 and the proposed extension having a flat roof, the impact will not be so great as to cause a level of harm that would warrant refusing the application.

The alterations also include a raised patio, this will provide a level access from the original ground floor of the house into the gardens, the terrace is raised 0.5m from the garden level, the levels are the same at the adjoining house, having regard to the extension that has been constructed at the neighbouring property the terrace will not have a detrimental impact.

The conversion of the garage to additional living space does not require consideration under a planning application, the changes do not seek to extend the existing building although there are some external changes to the elevations. The changes proposed to the garage do not impact existing neighbouring properties and are considered appropriate.

SEPARATION DISTANCES

The window to the first floor of the rear extension is to an extended bedroom, this window is located approximately 20m from the blank side elevation of no.59 St David Road and therefore meets the Councils separation distances.

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.

CONCLUSION

Having regard to the existing relationship between the pair of semi-detached properties, the proposed extension is considered acceptable having regard to scale, outlook and Wirral's UDP Policy HS11.

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:-

Having regard to the existing relationship between the pair of semi-detached properties, the proposed extension is considered acceptable having regard to scale, outlook and Wirral's UDP Policy HS11.

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 3 November 2015 and listed as follows: 103_2015_01 Rev.B & 103_2015_02 Rev.B.

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

3. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

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

Last Comments By: 06/10/2015 16:35:31
Expiry Date: 22/10/2015