

Planning Committee

17 December 2015

Reference:
APP/15/01288

Area Team:
South Team

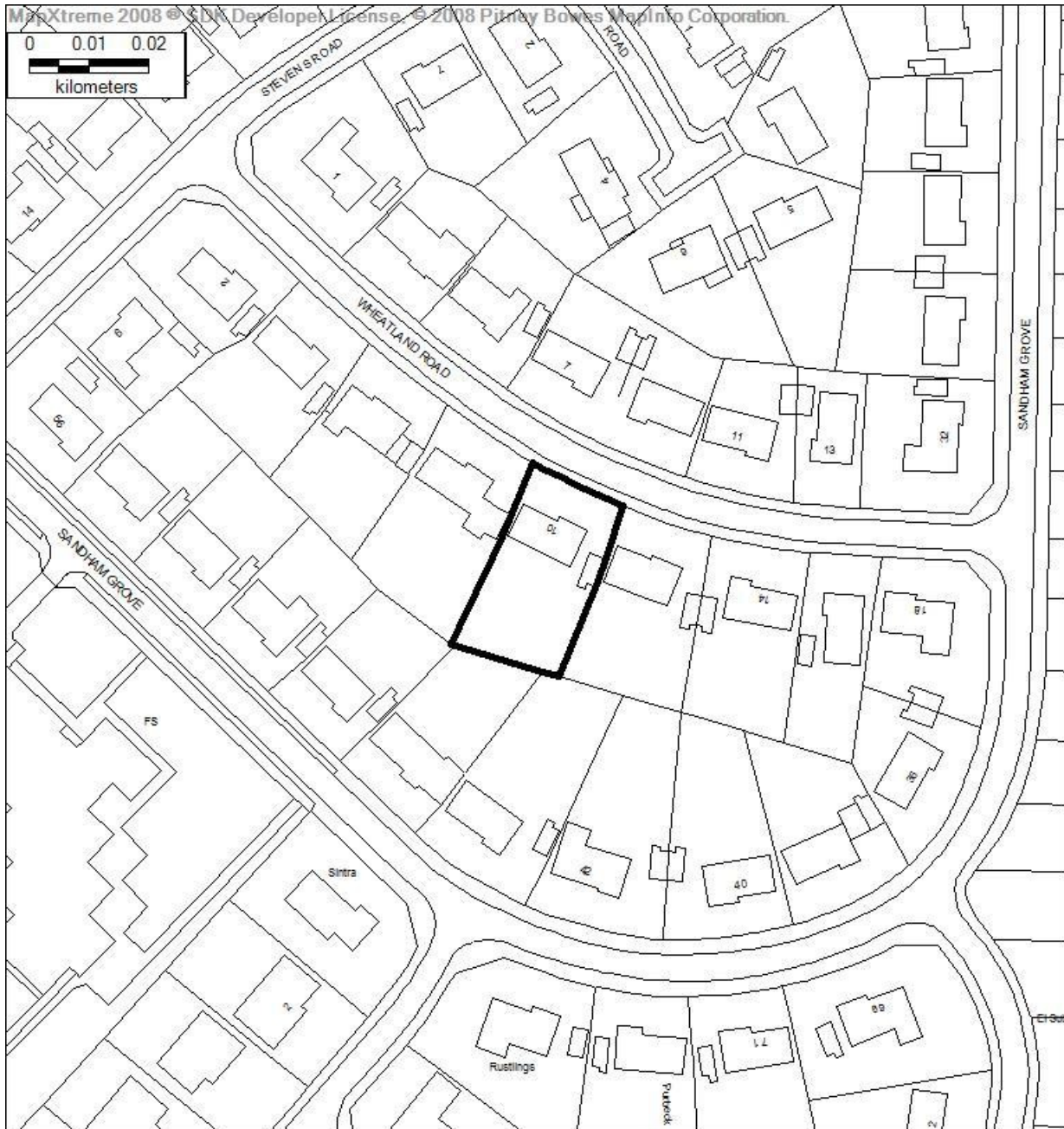
Case Officer:
Miss A McDougall

Ward:
Heswall

Location: 10 WHEATLAND ROAD, BARNSTON, CH60 1XY
Proposal: Redevelopment of house to include ground and first floor extensions, dormer windows and a balcony.

Applicant: Ms Nicky Hall
Agent : SDA Architecture & Surveying

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History

No planning history

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

Having regard to the Council Guidance on Publicity for Applications, 7 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. loss of privacy from balcony

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 and the Council has received one letter of objection.

INTRODUCTION

The proposal is for the redevelopment of an existing dwelling that includes extensions, dormer windows and a balcony. The initial plans have been amended following consultation with the agent, amendments were made to the rear balcony, the plans were received on 17 November 2015.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The existing property is a dormer bungalow, the neighbouring properties are all of a similar scale, the properties to the rear are also of a similar scale. The character of the area is residential, the plots are a good size with substantial rear gardens.

POLICY CONTEXT

The proposal is for extensions to a dwelling, the proposal will therefore be assessed in accordance with Wirral's UDP Policy HS11 and SPG11.

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 overall scheme is a redevelopment of the original bungalow, the extensions include the removal of the side garage and replacement, widening of the front gable, additional and reworked dormer window extensions to front and rear and a rear central extension that includes a covered balcony. With the exception of the rear extension, the building lines of the original dwelling remain as does the height of the dwelling.

The proposed side extension continues the front and rear building line of the house and replaces the existing single storey garage, the extension also includes new front and rear dormer windows. The extension mirrors the original design of the house and relates well in terms of the continued frontages along Wheatland Road.

To the rear the proposal includes a rear extension which projects approximately 3m from the rear elevation, the extension is set in from both side elevations to create an extended kitchen/living area, above this is a covered balcony that sits under the eaves of the roof extension.

The design of the balcony has been amended, the initial scheme was for an open roof top terrace that had a greater seating area with visibility to either side and the rear. The amended scheme reduces the useable external area and provides screening under the eaves to the side elevations. The rear outlook will remain, the views are now restricted down the garden which has a depth (from the extension) of 18m, the distance of the balcony to the rear elevations of the houses on Sandham Grove are approximately 35m.

The redevelopment of the property creates a dwelling that has a modern finish but retains the character of the street scene in terms of scale and appearance, the rear covered balcony is of a scale and siting that will not result in an unacceptable loss of privacy to neighbouring properties or residential gardens.

It is considered that the proposed development as a whole is acceptable in terms of appearance, scale and impact onto existing neighbouring houses.

SEPARATION DISTANCES

The redevelopment of the dwelling introduces additional windows to the roof space of the property at front and rear, to the front the houses are set approximately 22m away and to the rear are approximately 35m, the covered balcony is also set at approximately 35m and is considered to be appropriate in terms of the Councils current interface distances of 21m window to window.

The covered balcony is set back approximately 18m from the rear garden boundary with neighbouring dwellings on Sandham Grove, it is considered that this distance is sufficient to retain residential privacy both to the houses and the residential gardens.

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

The amended scheme results in a development that is in keeping with the character of the area and will not result in an adverse impact in terms of loss of privacy to neighbouring properties. The proposal is considered acceptable having regard to Wirral's UDP Policy HS11 and SPG11.

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 amended scheme results in a development that is in keeping with the character of the area and will not result in an adverse impact in terms of loss of privacy to neighbouring properties. The proposal is considered acceptable having regard to Wirral's UDP Policy HS11 and SPG11.

Recommended Approve
Decision:

Recommended Conditions and Reasons:

1. The development hereby permitted shall be begun before the expiration of 3 years from the date of this permission.

Reason: To comply with the provisions of Section 91 of the Town and Country Planning Act 1990 (as amended).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 17 November 2015 and listed as follows: 166_2015_02 Revision B (16.11.2015).

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

Last Comments By: 11/11/2015 10:38:19
Expiry Date: 19/11/2015