

Planning Committee

17 December 2015

Reference:
APP/15/01349

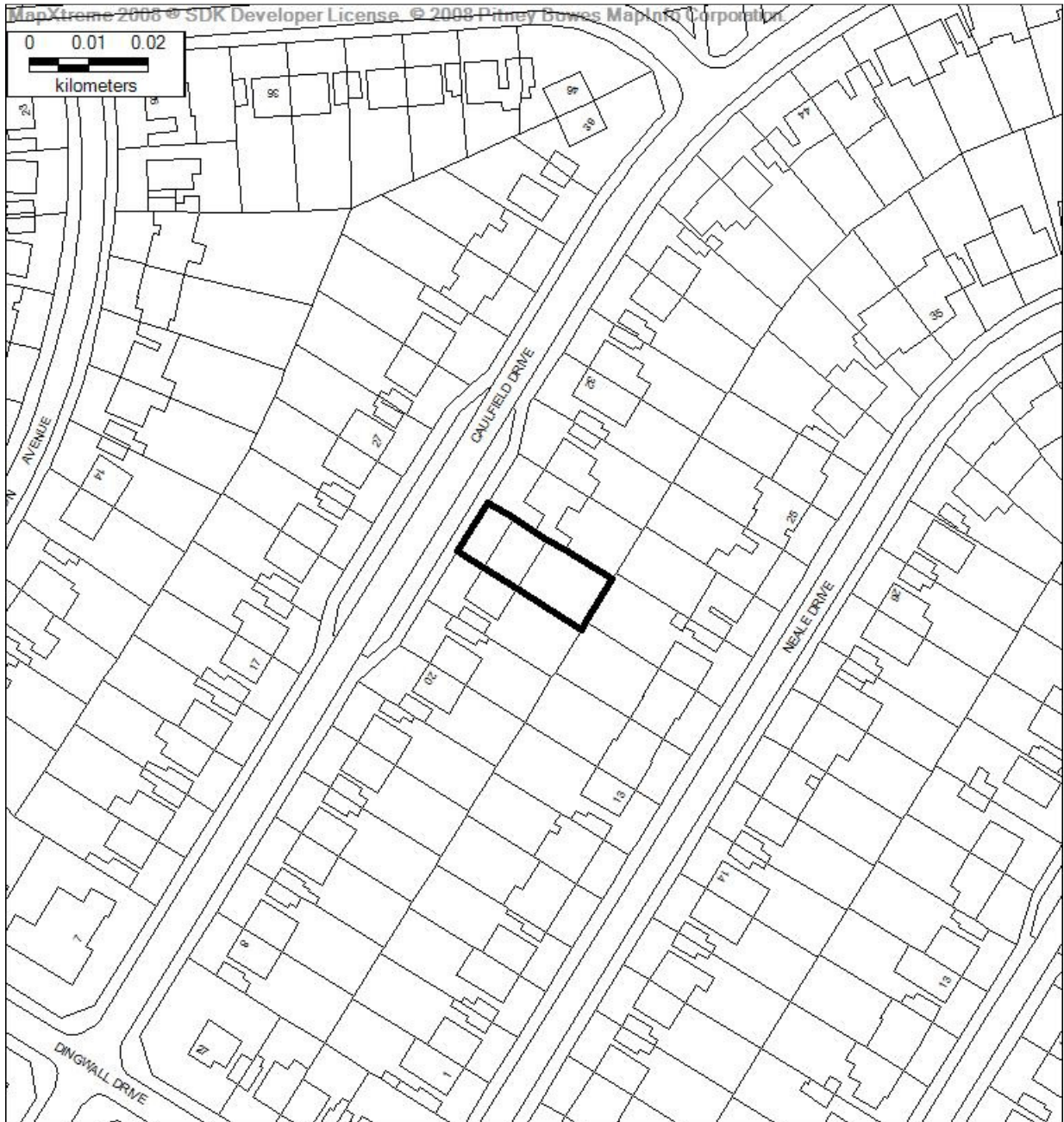
Area Team:
North Team

Case Officer:
Mrs MA Jackson

Ward:
**Greasby Frankby
and Irby**

Location: 26 CAULFIELD DRIVE, GREASBY, CH49 1SN
Proposal: Double storey side extension and single storey rear extension
Applicant: Mr Craig Brack
Agent : SDA Architecture & Surveying

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

None

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 one objection has been received listing the following points:

1. Possible damage to existing garage.
2. Encroachment
3. Right to be able to extend their house in the future.

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. Therefore, under the provisions of the Scheme of Delegation for Determining Planning Applications, this application is required to be considered and determined by the Planning Committee.

INTRODUCTION

The proposal is seeking planning permission for a two storey side extension and single storey rear extension.

PRINCIPLE OF DEVELOPMENT

The principle of the development is acceptable subject to Policy HS11 of Wirral's Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

SITE AND SURROUNDINGS

The site comprises of a semi-detached property in an area of mixed design. The house has a single garage to the side elevation and is a half brick, half white render style. To the front is a recessed porch area, blocked pavement driveway with off road parking and a small garden. The neighbouring property has a garage that is set further back from the applicant's garage, both have similar designed driveways. Some of the properties in the street scene benefit from extensions both single storey side extensions and also two storey side extensions. The dwelling is situated in a primarily residential area. The proposed site has a good sized rear garden.

POLICY CONTEXT

The application property is located within a Primarily Residential Area. The proposal is assessed against the National Planning Policy Framework, which states that proposals should reflect good design as this is important in achieving sustainable development and should contribute positively to making places better for people.

Wirral Unitary Development Plan Policy HS11 relates to house extensions and states that proposals should be designed in such a way as to have no significant adverse effect on the appearance of the original property the character of the area in general or impact on the amenities of the occupiers of neighbouring properties in particular through overlooking, or an adverse effect on the area in general. Wirral Unitary Development Plan Policy Supplementary Planning Guidance states that two storey side extensions there is a risk that the extension will create a terraced appearance or will appear out of scale with the original dwelling. In order to...respect the character and scale of the original house, the following criteria should be met:- 'The width of the extension should be set back from the front of the dwelling by 1 metre and should have a lower ridge height;'

APPEARANCE AND AMENITY ISSUES

The property is semi-detached with the first storey having a white rendered scheme. The proposed development is for a two storey side extension and rear single storey extension. The two storey side

extension will replace the existing garage. The Agent submitted an earlier proposal with no drop in the ridge level that is suggested within Wirral Unitary Development Plan Policy SPG and no first floor setback. After discussions the original plan was superseded. The extension measures approximately 3.8 metres in width to the widest point and 5.3 metres in height to the eaves and also projects the full length of the house. The front bedroom will achieve a setback of 1 metre. The roof will have a lower ridge making it subordinate in appearance to the existing property. It is considered that the redesign of the plans now achieves compliance with the planning policies. The proposed single storey rear extension is to extend the kitchen area and extends approximately 2.025 metres from the original rear elevation. The rear extension will be 3 metres to the eaves and will be set in matching materials to the original property. It is deemed that the extensions do not dominate or appear overbearing to the original dwelling and therefore overall the design of the extension has been reasoned to be acceptable. It is therefore regarded that the extension is not considered to appear unneighbourly or visually obtrusive.

A representation was received from 28 Caufield Drive stating that whilst not against the redevelopment of the property the extension will encroach on property. (Following this representation the Agent signed Certificate B). Also damage to their existing garage could be made as the extension would impact on footings for the existing garage. It is not considered a planning matter regarding encroachment or Third Party Wall Act when evoked is a civil matter between neighbours and not something considered through planning. Additionally the letter contains a comment regarding the objector being able to extend their home in the future within their owned land. If a planning application is received at some future date, this would be assessed on its own merits and this application would not prejudice the objectors planning application. The general principles of Policy HS11 and SPG11 are that extensions should not over dominate the existing property and not be so extensive as to be unneighbourly. The existing house is capable of being extended, as have others in the area. The proposed extensions are considered to be comfortably accommodated well within the plot without detracting from the character of the area. The proposed extensions are not considered to have an adverse impact on the amenities which the occupiers of neighbouring properties can reasonably expect to enjoy. The application is considered acceptable.

SEPARATION DISTANCES

SPG11 states that habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable, the window in the neighbouring extension is not considered a main habitable room. There are no windows to be installed in the side elevation, the proposal is therefore not considered to result in direct overlooking.

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 an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of privacy or outlook. The proposed extension is not considered detrimental to the character of the area or the character of the host dwelling. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of 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 policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposal is considered acceptable in appearance and scale and is not considered to have any detrimental impact on the amenity of properties or the character of the area. The proposal is considered acceptable under the National Planning Policy Framework. - Requiring Good Design, HS11 - House Extensions and SPG11 and is therefore considered acceptable.

Recommended Decision: **Approve**

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 09/10/2015 and listed as follows: Amended plan 207_2015_01 revision C, 09.10.2015, Amended plan 207_2015_02 revision E, 05.11.2015.

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

Further Notes for Committee:

Last Comments By: 10/11/2015 10:34:20

Expiry Date: 04/12/2015