

Planning Committee

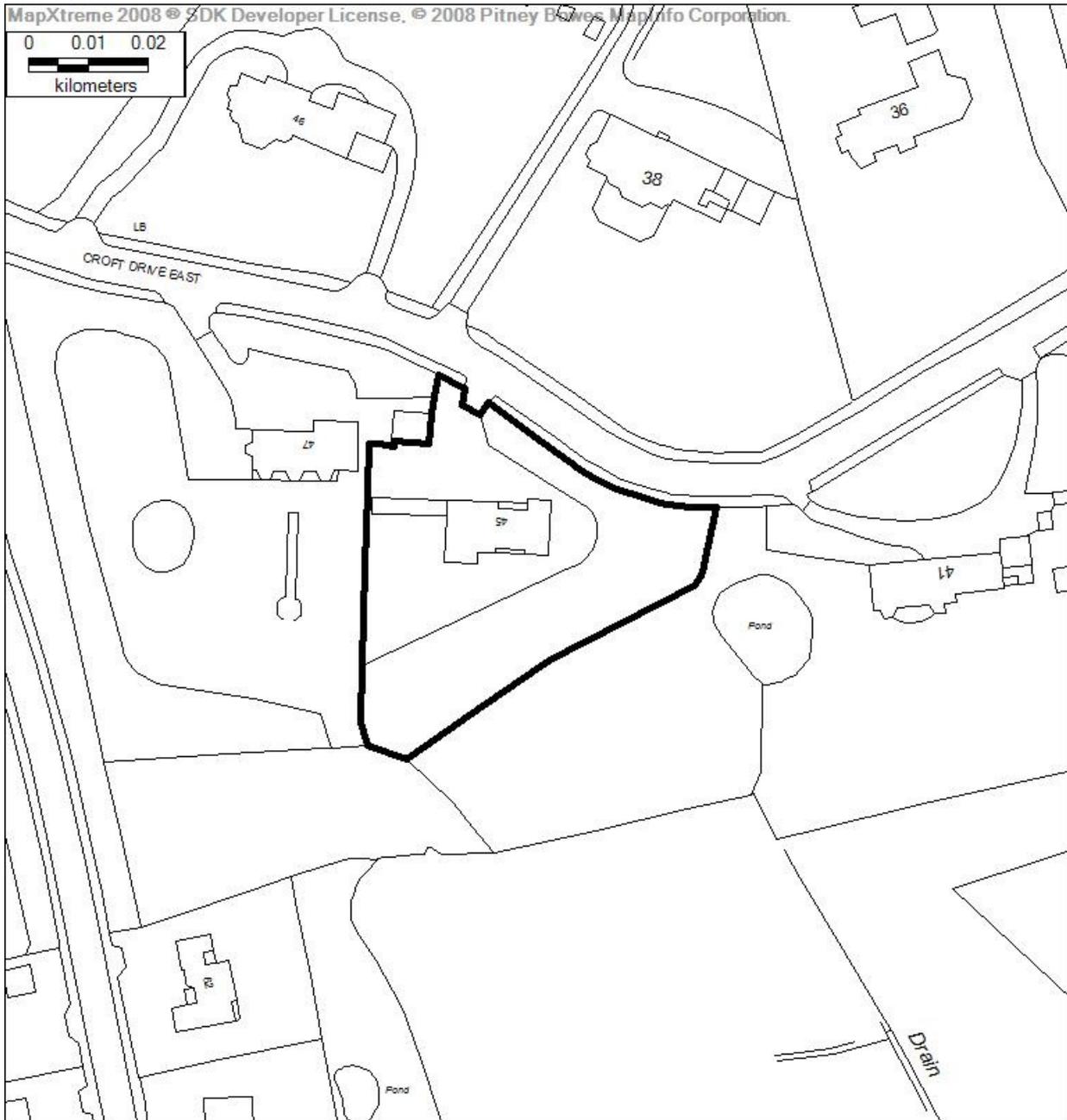
20 January 2016

Reference: APP/15/01375 **Area Team:** North Team **Case Officer:** Miss A McDougall **Ward:** West Kirby and Thurstaston

Location: Cuckoos Flight, 45 CROFT DRIVE EAST, CALDY, CH48 1LX
Proposal: Remodelling of existing dwelling including, extension, with front dormers and remodelled entrance, loft conversion and internal alterations

Applicant: Mr & Mrs Jacobie
Agent : Kettle Design

Site Plan:



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Development Plan allocation and policies:

Conservation Area (for illustrative purposes)
Density and Design Guidelines Area
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 from 38 Croft Drive East, listing the following grounds:

1. reduce privacy
2. scale of the extension
3. proximity to no.47

CONSULTATIONS:

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

Caldy Conservation Advisory Committee - Scale of the extension is excessive having regard to the plot

Director's Comments:

Consideration of this application was deferred from Planning Committee on 17 December 2015 to allow for a formal Member's Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Watt has requested the application be taken out of delegation due to the size, scale and overdevelopment of the plot.

INTRODUCTION

The proposal is for the remodelling of the existing dwelling to include extension, front dormer windows, remodelled entrance, loft conversion and associated internal alterations.

The planning application has been amended following consultation with the agent in order to improve outlook and protect privacy.

PRINCIPLE OF DEVELOPMENT

The property is an existing house of no architectural merit located within Caldly Conservation Area, the principle of extending and remodelling the house is acceptable.

SITE AND SURROUNDINGS

The property is a detached house set on a substantial plot, the existing property is two storey and has a swimming pool development to the side along the boundary with no.47, the plots have large frontages and the houses are set good distanced from one another, with the exception of no.45 and 47, no.47 has recently had an approval to replace the building including large sections that adjoin the boundary with no.45.

The plots are well screened from the highway of Croft Drive East due to the mature boundary treatment and the set back from the front boundary, no.45 is set at an angle and approximately 20m back. The proposed extension seeks to redevelop the existing house and utilise the built up area around the existing swimming pool.

POLICY CONTEXT

The property is a detached house located within the designated Conservation Area, Caldly Village Density and Design Guidelines Area Zone 1 and the designated Primarily Residential Area and will be assessed in accordance with Policies CH11, HS11 and SPG8 (Zone 1).

Policy CH11 states; In relation to Caldý Conservation Area the principal planning objectives for the area will be to:

- (i) retain the character of a low density, maturely landscaped suburb with substantial houses in large grounds;
- (ii) retain the unifying features of design, layout and building materials within the old village core;
- (iii) preserve the unity of strongly enclosed boundary treatment incorporating high walls, dense landscaping or dark-stained, close-boarded, timber fences in the area outside the old village core; and
- (iv) preserve, wherever practicable, views of the Dee Estuary and of the North Wales coast beyond.

Only primarily residential uses will be permitted within this 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.

SPG8 Zone 1 states; The core of the village, its character is best protected by limiting densities to 2.5 dwellings per hectare.

APPEARANCE AND AMENITY ISSUES

The proposed remodelling of the dwelling will alter the external appearance of the dwelling, to the front the dwelling will retain the angle and the majority of the footprint, with the exception of the extensions, the front will include a central entrance feature that will improve the frontage design of the house and allow for additional internal floor space. The roof will be raised from 9.2m to 9.5m and will be pitched from the front with the rooms at first floor utilising dormer windows, to the rear the extensions on the

main portion of the house will be three-storey and the central section will include covered balconies. This section of the remodelled dwelling will have a minimal impact onto the character of the street scene or the neighbouring properties, subject to the right finish and materials the house when viewed at this point will not have an adverse impact onto the character of the conservation area or its continued preservation.

The main additional bulk of building work that is to be introduced is the removal of the boat house, outbuildings, covered area and pool and its replacement with a two-storey extension that will provide an indoor pool, associated facilities and two guest bedrooms to the front. In terms of Policy CH11, the siting of the extension follows the established built relationship with the neighbouring house. The extension has been designed to include a low sloping roof to the rear, this reduces the mass of the extension in relation to the boundary of no.47, the main pitch of the roof is 7.8m sloping down to the rear, the eaves height is 2.3m, the bulk of the extension roof is set relatively low and is the majority of the roof mass.

The extension projects further forward than the main building line of the house however the extension has a lower height and due to the curve of the road and the vehicle entrance point the structure will be well screened and set at an angle to the road. This section of the plans has been amended, no.47 has a large detached garage fronting the proposed extension, the windows proposed would therefore not meet the separation distances, the revised plans now include oriel windows with outlook set to the north east, the glazing panel to the north-west will be fixed and obscurely glazed. This element of the building is sited within close proximity to no.47 however the low sloping design of the roof (eaves height is 2.3m), the scale of the building at no.47 and the mature boundary will lessen any harmful impact.

Concerns have been raised regarding the proximity of the property to neighbouring houses, the properties opposite are located approximately 50m away, to the rear is garden and then land forming part of the Golf Course. Concerns have also been raised with regards to density, having regard to SPG8 the proposal is not for an additional dwelling, the plot is an existing residential plot and the proposal is for extensions to this plot in terms of the criteria set out in SPG8 Zone 1, the application complies.

The plot is of a scale and orientation that can withstand a building of this scale, the remodelled dwelling will improve a building that currently has a neutral impact onto the conservation area.

SEPARATION DISTANCES

Due to the scale of the plot and the oriel windows proposed, the proposed development as amended meets the Council's separation distances of 21m window to window.

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

It is considered that the plot can withstand an extension of this scale without having an adverse impact onto the character of the conservation area, the street scene or existing neighbouring residential amenity having regard to Wirral's UDP Policies CH11, HS11 and SPG8.

Summary of Decision:

Having regard to the individual merits of this application the decision to grant Planning Permission has been taken having regard 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:-

It is considered that the plot can withstand an extension of this scale without having an adverse impact onto the character of the conservation area, the street scene or existing neighbouring residential amenity having regard to Wirral's UDP Policies CH11, HS11 and SPG8.

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 1 December 2015.

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

3. Before any construction commences, samples of the 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 CH11 of the Wirral Unitary Development Plan.

4. On insertion, the three oriel windows as shown on the hereby approved plans shall contain fixed and obscure glazing to the north-west panel and retained as such thereafter.

Reason: Having regard to residential amenity and outlook.

5. NO DEVELOPMENT SHALL COMMENCE ON SITE until details of the stopping up of all existing accesses rendered obsolete by the development hereby approved, both pedestrian and vehicular, have been submitted to and approved in writing by the Local Planning Authority. Such stopping up shall include for all footways to be reinstated to standard footway levels. The stopping up shall take place in accordance with the approved details within three months of the first occupation of the development.

Reason: In the interests of highway and pedestrian safety having regards to Policy HS11 of the Wirral Unitary Development Plan.

Last Comments By: 29/11/2015 17:19:23
Expiry Date: 21/12/2015