

Planning Committee

20 January 2016

Reference:
APP/15/01482

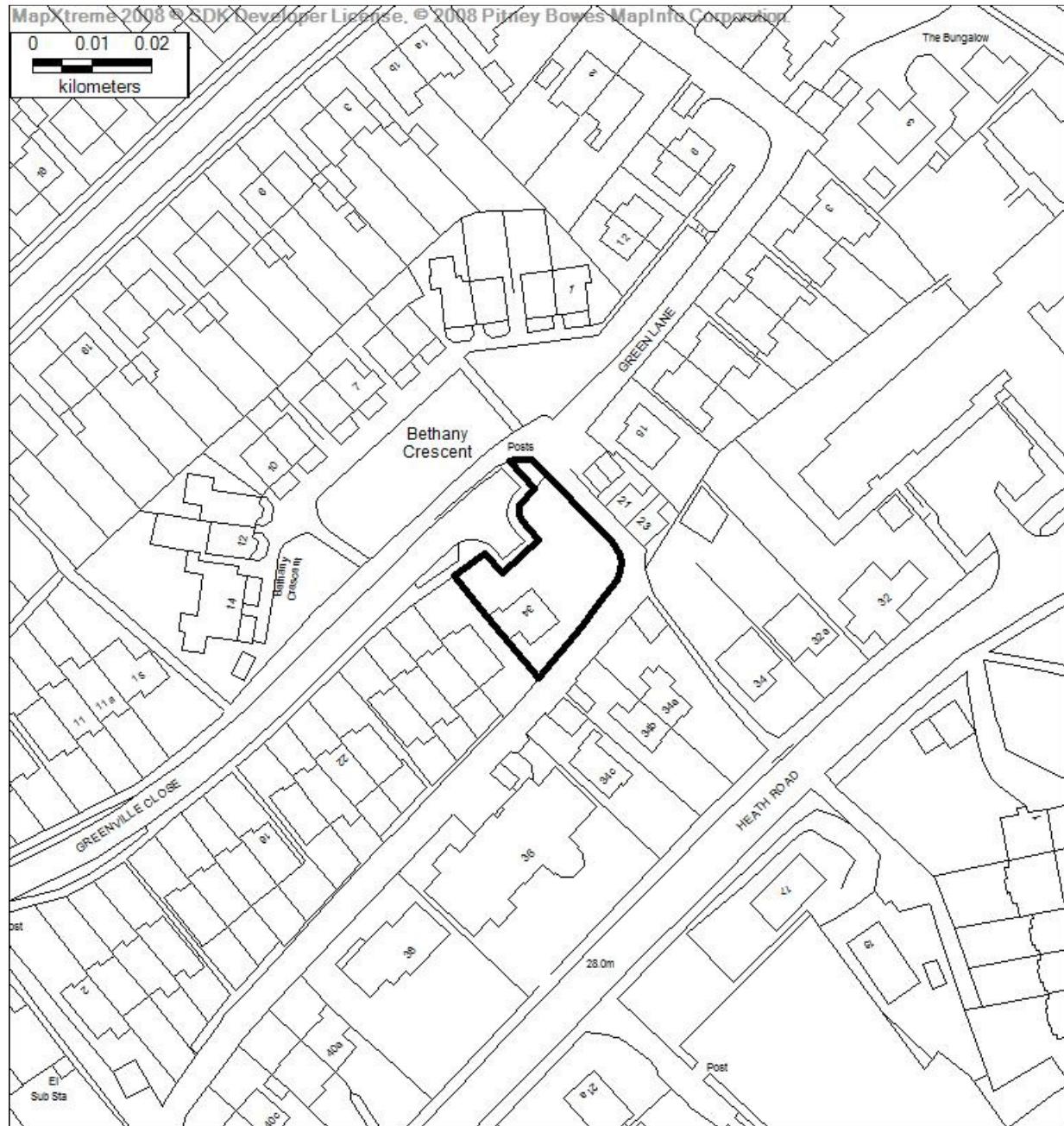
Area Team:
South Team

Case Officer:
Mr P Howson

Ward:
Bebington

Location: 34 GREENVILLE CLOSE, BEBINGTON, WIRRAL, CH63 7SD
Proposal: Two storey side extension and rear/side single storey extension to house.
Applicant: Mr P Graves
Agent : BDS

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 34 Greenville Close, Bebington, CH63 7SD
Application Type: Full Planning Permission
Proposal: Erection of greenhouse.
Application No: APP/78/09546
Decision Date: 12/05/1978
Decision Type: Approve

Location: 34 Greenville Close, Bebington, Wirral, CH63 7SD
Application Type: Outline Planning Permission
Proposal: Erection of a new dwelling in the garden of the existing house
Application No: OUT/08/06580
Decision Date: 12/12/2008
Decision Type: Refuse

Location: 34 GREENVILLE CLOSE, BEBINGTON, CH63 7SD
Application Type: Full Planning Permission
Proposal: Erection of a two storey dormer bungalow
Application No: APP/13/00024
Decision Date: 22/03/2013
Decision Type: Refuse

Location: 34 GREENVILLE CLOSE, BEBINGTON, CH63 7SD
Application Type: Permitted Development Enquiry
Proposal: Two storey side extension
Application No: PD/15/00344/NOAP
Decision Date: 21/09/2015
Decision Type: Permitted development

Location: 34 GREENVILLE CLOSE, BEBINGTON, CH63 7SD
Application Type: Full Planning Permission
Proposal: Erection of a two-storey detached house
Application No: APP/15/00688
Decision Date: 19/11/2015
Decision Type: Refuse

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing a single letter of representation has been received objecting to the proposal, which is summarised as follows:

1. Loss of privacy;
2. overshadowing;
3. Impact of streetscene;
4. Overbearing extension; and
5. Reduction in neighbours outlook

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

Councillor Jerry Williams requested that the application be taken out of delegation for reasons of overdevelopment of the site.

INTRODUCTION

The application seeks consent for the erection of a two storey side and single storey part side and rear extension to No. 34 Greenville Close, Bebington.

PRINCIPLE OF DEVELOPMENT

The application is for the extension of an existing dwelling within a primarily residential area and is therefore considered acceptable in principle.

SITE AND SURROUNDINGS

The application property comprises of a two storey detached residential dwelling with pitched roof ground floor bay window and attached garage which sits forward of the principal elevation. The property in question is sited within a large irregular end plot and is bound by Green Lane along its north-eastern axis.

Greenville Close is represented by blocks of terrace style dwellings set back from the highway within large regular plots. Properties are of uniform architectural style however a number of dwellings have undergone minor alterations lending a more individualistic appearance. The development site in question is sited within close proximity to the Bebington Conservation Area which encompasses Bethany Crescent to the north and Nos.21 & 23 Green Lane to the east.

POLICY CONTEXT

The National Planning Policy Framework (NPPF) provides for a presumption in favour of sustainable development which encompasses good design.

Policy HS11: House Extensions of the Wirral UDP seeks proposals for domestic extensions to be of a scale appropriate to the size of the plot, not overly dominant to the existing building with regard being had to the effect on light to and the outlook from neighbouring properties habitable rooms. Policy HS11 also seeks proposals to replicate the design features of the existing buildings and to be finished in matching or complementary materials.

Policy CH2: Development Affecting Conservation Areas of the Wirral UDP permits development within, adjacent to, or otherwise affecting the setting or special character of a Conservation Area provided that proposals can be demonstrated to preserve or enhance the distinctive characteristics of the Area including views into and out of the Area, the general design and layout of the Area including the relationship between its buildings, structures, trees and open spaces and the character and setting of period buildings which make a positive contribution to the Area.

The Supplementary Planning Guidance: House Extensions encourages better standards in design.

APPEARANCE AND AMENITY ISSUES

This application essentially comprises of two parts; the proposed two storey side extension and single storey part rear and side extension.

In consideration of the proposed two storey side extension this would be approximately 4.9 metres in width and 7.8 metres in depth. The proposal would be 4.6 metres to the eaves and 7 metres in height. The extension would sit flush with the application property and adopt the same ridge height. Greenville Close is predominantly comprised of blocks of terrace style dwellings of similar architectural style to the application property. Whilst it is recognised that the proposed two storey side extension would be contrary to the adopted guidance on residential extensions it is not considered that the resultant development would be at odds with the existing wider character of the street and is considered acceptable in this respect.

In regards to the proposed side and rear extension this would feature a simple pitched roof and would replicate design features seen on the application property. Matching materials will unify the proposed extensions and alterations to the application property and the proposal is considered acceptable in this regard.

The Supplementary Planning Guidance on House Extensions states that where habitable room windows face a blank wall they must be a minimum of 14 metres apart. Facing habitable rooms should be a minimum of 21 metres apart.

In consideration of neighbouring amenity the proposed two storey side extension would be sited approximately 16 metres from Nos. 21 & 23 Green Lane which are currently obscured from view by

areas of mature dense vegetation as such it is not anticipated that the proposal would give rise to any adverse impacts to the occupiers of these properties. The application proposes two additional rear openings which would service non-habitable rooms and would be sited 10 metres from the rear boundary of No. 34a Heath Road. The applicant has stated that the abovementioned windows would be obscure glazed and a condition has been imposed to this affect and the proposal is therefore considered acceptable.

Other Matters

Over the course of this application a single letter of representation has been received objecting to the proposal, summary of comments;

- a) Loss of privacy
- b) Overshadowing
- c) Impact of streetscene
- d) Overbearing extension
- e) Reduction in neighbours outlook

The proposed extension would be sited at least 18 metres from the rear of Nos. 34a & 34b Heath Road. The application proposes two additional rear openings which would service rooms not defined as habitable and is considered acceptable in this respect. Furthermore an obscure glazing condition has been imposed to safeguard neighbouring amenity.

The proposed extension would be sited within 10 metres of the rear boundary of the nearest residential dwelling with areas of mature dense vegetation forming the boundary as such it is not considered that scheme would result in significant levels of overshadowing to warrant refusal in this instance. In consideration of the impact upon the application property and the wider streetscene, Greenville Close is comprised of blocks of terrace style dwellings sited at regular intervals with a stepped building line as such it is not considered that the proposed extension would appear at odds within the street.

The objector has stated that the proposal would result in a loss of outlook from Nos. 21 & 23 Green Lane however there are existing hedges sited approximately 3 metres forward of the principal elevation of these properties approximately 4 metres in height as such the proposed extensions and alterations would not be visible when viewed from these properties.

SEPARATION DISTANCES

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

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 proposed extensions and alterations are considered acceptable in principle and will not have a significant adverse impact upon the streetscene or character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policies HS11 and CH2 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and 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 proposed extensions and alterations are considered acceptable in principle and will not have a significant adverse impact upon the streetscene or character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policies HS11 and CH2 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

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 09 November 2015 and listed as follows: W01, W02, W03 and Site Location Plan

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

3. The first floor rear elevation window(s) shown on drawing No. W03 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 HS11 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 14/12/2015 10:43:30
Expiry Date: 04/01/2016