

Planning Committee

18 February 2016

Reference:
APP/15/01576

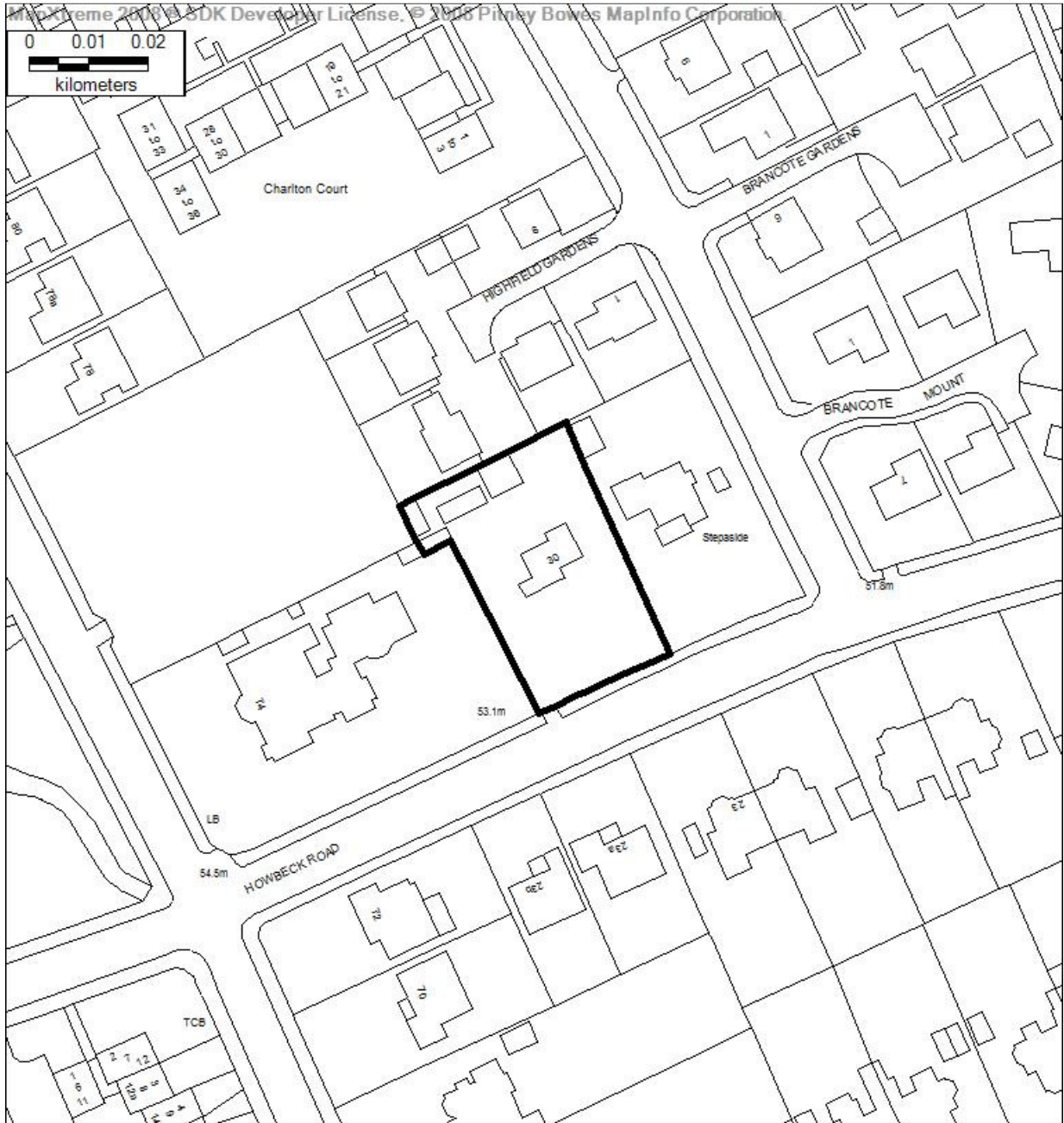
Area Team:
North Team

Case Officer:
Mrs MA Jackson

Ward:
Claughton

Location: Foxdale, 30 HOWBECK ROAD, OXTON, CH43 6TQ
Proposal: Single Storey Rear Extension and Internal Alterations
Applicant: Mr & Mrs Frowe
Agent : SDA Architecture

Site Plan:



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Development Plan allocation and policies:
Density and Design Guidelines Area

Primarily Residential Area

Planning History:

No planning history relating to this site.

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications 4 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. I do not object to the extension in principle however I object to the external finish.
2. The finish does not form an aesthetic and harmony finish with the surroundings.
3. The extension is very modern larch cladding that does not mesh well with the brick faced finish and would look like a garden shed.
4. The bad aesthetics will be visible from adjacent properties.

CONSULTATIONS:

No consultations required for this application.

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.

INTRODUCTION

The proposal is seeking planning permission for a 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 detached property in an area of mixed design. The brick built house is set in a substantial area plot of land. The front of the property has an ornate glass design side extension. The driveway to the side of the property leads to a garage at the rear. The site has a traditional stone built wall to the front adjacent to the highway. Some of the properties in the street scene benefit from extensions both single storey side extensions and also two storey side extensions. 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.

APPEARANCE AND AMENITY ISSUES

The property a detached dwelling built with a traditional brick design. The proposed development is for a single storey rear extension. The extension projects out 1.8 metres from the rear elevation and is approximately 9.4 metres in length. The extension at its widest point projects 3.4 metres from the rear elevation. A representation was received from No2 Highfield Gardens stating the following points:-

- I do not object to the extension in principle however I object to the external finish.

- The finish does not form an aesthetic and harmony finish with the surroundings.
- The extension is very modern larch cladding that does not mesh well with the brick faced finish and would look like a garden shed.
- The bad aesthetics will be visible from adjacent properties.

It is considered that the external finish of the extension being buff brick, Scottish Larch Vertical Cladding with slate/peal grey UPVC windows is an acceptable finish for the proposal. Due to the extensive screening treatment along all boundaries and given the interface distance between properties it is not considered that the rear single storey extension will be very visible from adjacent properties.

It is deemed that the extension does not dominate or appear overbearing to the original dwelling and therefore overall the design of the extension has been reasoned to be acceptable. 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 extension is considered to be comfortably accommodated well within the plot without detracting from the character of the area. The proposed extension is 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

Separation distances do not apply in this instance.

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 not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF - 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 8/12/2015 and listed as follows:
220_2015_01, 02/12/15, 220_2015_02, 02/12/2015.

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

Further Notes for Committee:

Last Comments By: 06/01/2016 16:28:52

Expiry Date: 02/02/2016