

Planning Committee

20 April 2016

Reference:
APP/15/01545

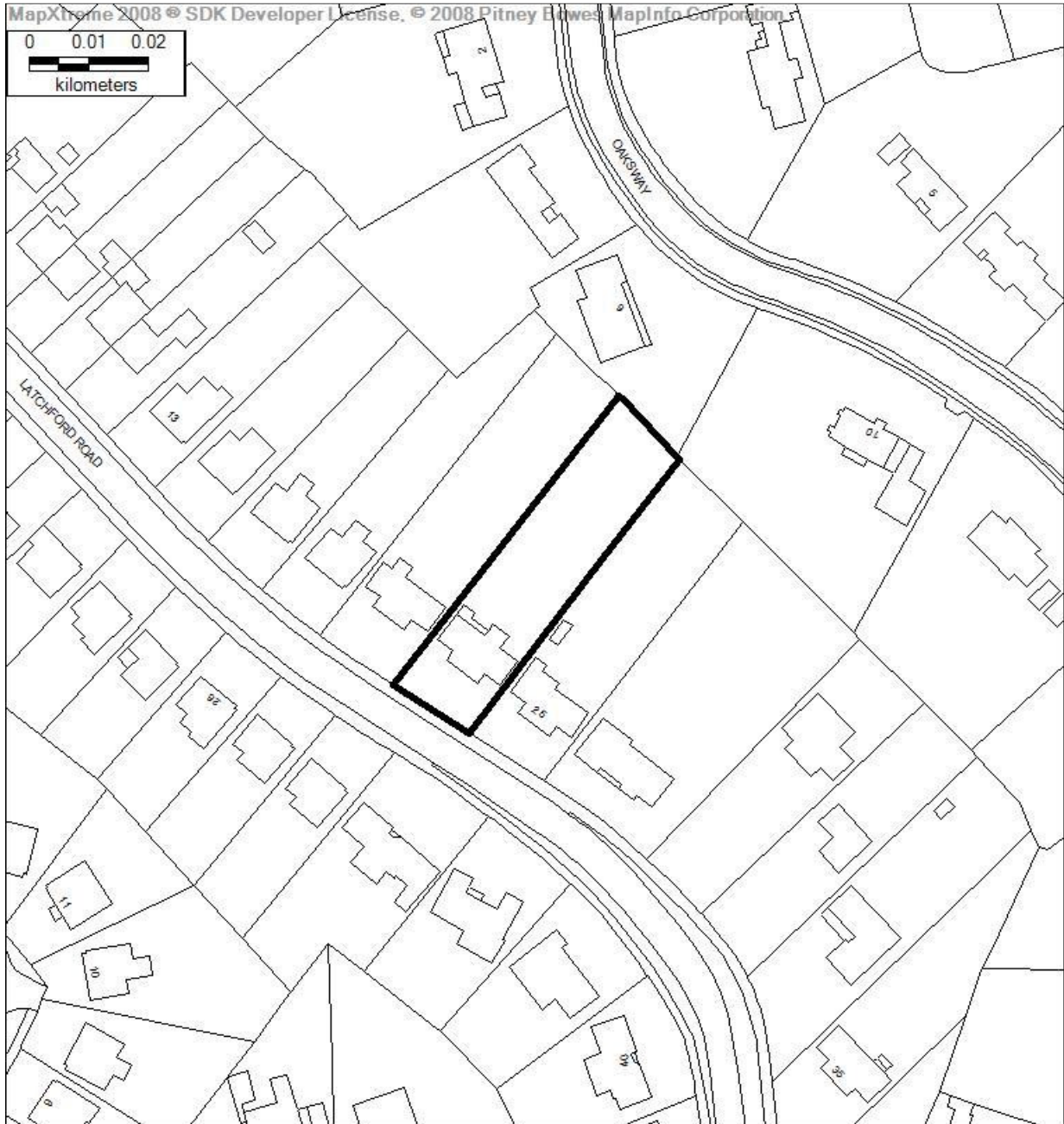
Area Team:
South Team

Case Officer:
Mrs J McMahon

Ward:
Heswall

Location: 23 LATCHFORD ROAD, GAYTON, CH60 3RN
Proposal: Various extensions and internal alterations
Applicant: Mr Mike Stott
Agent : SDA Architecture & Surveying

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 23 Latchford Road ,Gayton L60 3RN
Application Type: Full Planning Permission
Proposal: Extension at rear
Application No: APP/78/10098
Decision Date: 16/08/1978
Decision Type: Conditional Approval

Location: 23 Latchford Road, Gayton, Wirral, L60 3RN
Application Type: Full Planning Permission
Proposal: Erection of dormer extension at the side
Application No: APP/99/05153
Decision Date: 15/03/1999
Decision Type: Approve

Location: 23 LATCHFORD ROAD, GAYTON, CH60 3RN
Application Type: Full Planning Permission
Proposal: Single storey rear extensions and extensions to existing roof to provide additional habitable accommodation
Application No: APP/12/01294
Decision Date: 21/12/2012
Decision Type: Approve

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regards to the Council's Guidance for Publicity of Applications, letters were sent to 5 neighbouring properties. One letter of objection has been received from 21 Latchford Road. The reasons for objection are as follows:

1. The extensions will result in shadowing to the patio and garden of 21 Latchford Road;
2. Extensions will have a permanent impact and may reduce property value; and
3. Disruption caused during building and construction work unless hours are restricted.

CONSULTATIONS:

Welsh Water- standard response suggesting applicants contact them to ascertain the location and status of sewers

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The agents for this application are SDA Surveyors and Architects, a partner in which is also an elected member of the Council. As one objection has been received, under the provisions of the Council's Scheme of Delegation for determination of planning applications, this application is required to be considered and determined by the Planning Committee.

INTRODUCTION

Extensions to existing dwelling to provide additional space at ground, first and second floor. This is achieved by extending the roof line of the building into the rear garden.

PRINCIPLE OF DEVELOPMENT

The proposal is acceptable in principle subject to UDP Policy HS11 and SPG11.

SITE AND SURROUNDINGS

The existing dwelling is a detached two storey house which has a steep pitched roof which contains the upper floor in the apex and has eaves which sweep down to single storey height on either side. The first floor rooms have windows in the front and rear gable and a small dormer in the north west elevation.

The properties on either side are of a similar design.

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.

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

APPEARANCE AND AMENITY ISSUES

The existing dwelling has a steep pitched roof which contains the upper floor in the apex and has eaves which sweep down to single storey height on either side. The first floor rooms have windows in the front and rear gable and a small dormer in the north west elevation.

The ground floor extension increases the footprint of the building along the eastern side of the garden by projecting a further 4.5m into the rear garden. This brings this side more in line with the western elevation which already projects 5.7m into the garden beyond the main elevation of the house. Whilst the footprint of the western side is not increased, the height of the existing single storey flat roofed structure is increased as the roof profile of the house is effectively extended into the rear garden. This means that the roof to either side of the property is increased in height. As the main increase to the first and second floor accommodation is contained in the central portion of the roof, the full height of the extensions does not impact directly on either side. Thus, although the full height of the extension is visible from gardens on either side, the roof is sloping steeply away from either side boundary and does not have the same impact as a true two storey extension in this position.

In addition, the existing property is set in from either side boundary by 1m.

It is considered therefore, that the impact of the extension, whilst visible from either adjacent garden, would not have an overbearing impact on adjacent gardens.

The proposal includes dormers to either side. These, although long, are relatively low in profile and will only contain obscurely glazed windows.

SEPARATION DISTANCES

Separation distances do not apply in this instance, as no residential properties will be overlooked 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 extension is considered acceptable in principle and will not have a significant adverse impact upon the character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS11 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 extension is considered acceptable in principle and will not have a significant adverse impact upon the character and appearance of the area or the amenity of the neighbouring properties. The application is considered to be in accordance with Policy HS11 of Wirral's Unitary Development Plan and the Supplementary Planning Guidelines: House Extensions and the National Planning Policy Framework.

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 30/11/2016 and listed as follows: Proposed plans and elevations, revision B

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

3. The proposed windows to both of the new side dormers shall be obscurely glazed and non-opening up to a height of 1.7m above the floor of the room they serve. They shall be installed before the roof alterations hereby approved, are brought into use and retained as such thereafter.

Reason: To protect the privacy of neighbouring properties in accordance with policy HS11 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 30/12/2015 13:14:11
Expiry Date: 25/01/2016