

Planning Committee

20 April 2016

Reference:
APP/15/01657

Area Team:
North Team

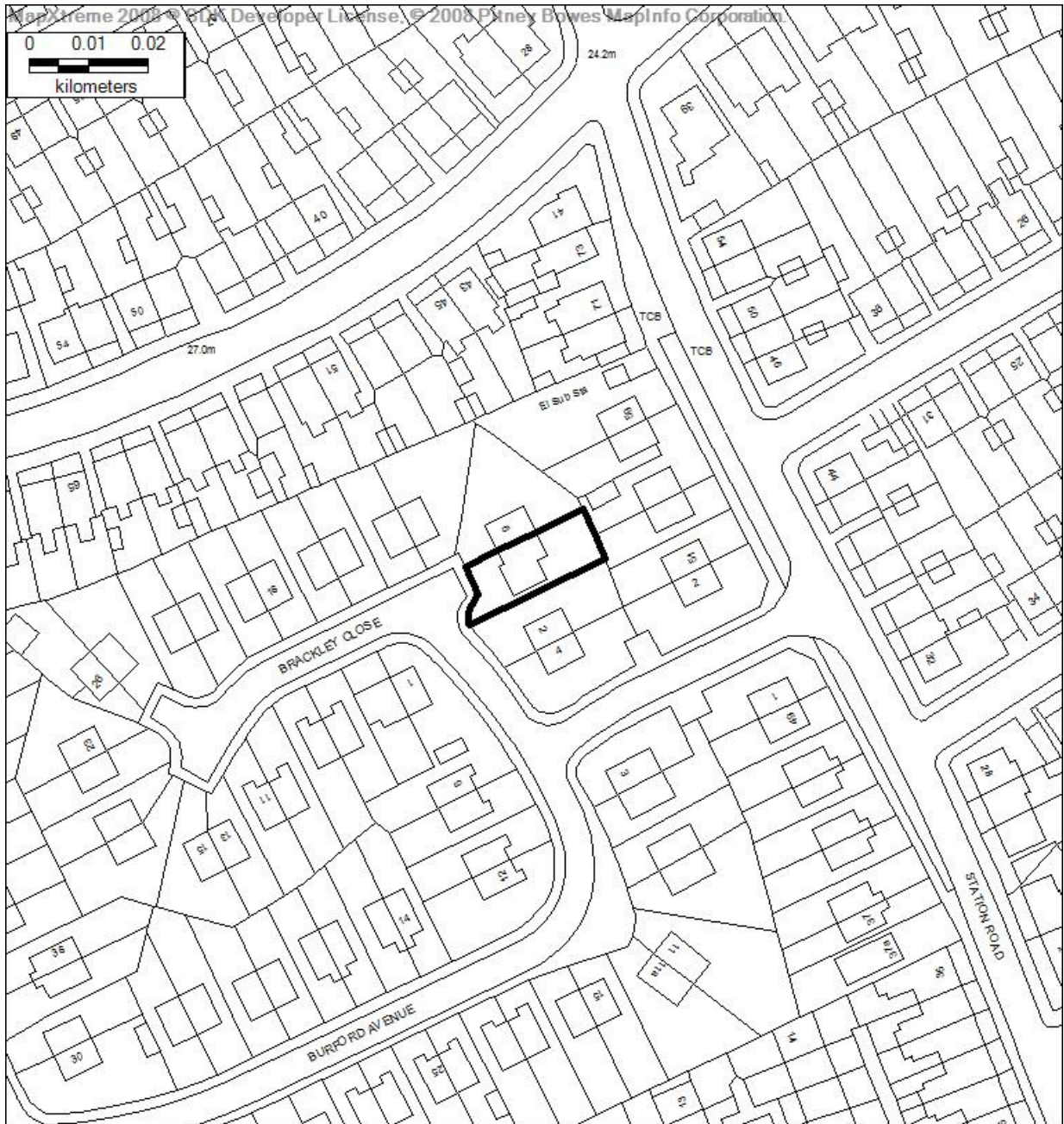
Case Officer:
Mrs MA Jackson

Ward:
Liscard

Location: 4 BRACKLEY CLOSE, LISCARD, CH44 3EJ
Proposal: Double storey side extension and loft alterations with dormers & front porch.
(Alterations to previously approved APP/08/06693) (Amended plans)

Applicant: Mr J Birk
Agent : SDA

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 4 Brackley Close, Liscard, Wirral, CH44 3EJ
Application Type: Full Planning Permission
Proposal: Erection of single storey rear extension, first floor extension above and two storey extension to rear of side garage and front porch alterations. (amended description)
Application No: APP/08/06693
Decision Date: 28/11/2008
Decision Type: Approve

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

Having regard to the Councils adopted Guidance on Publicity for Planning Applications, 10 letters of neighbour notification were issued to adjoining residents and a Site Notice displayed. At the time of writing this report 7 representations of objection have been received. The objections are summarised as follows:

1. Not in keeping with the Close layout/uniformity.
2. Change the character of the estate.
3. Building a further floor would add additional weight and be too heavy.
4. If granted this could be turned into three flats.
5. Driveways will be blocked by work vehicles, skips etc. when carrying out the work.
6. The noise will be huge from the build project.
7. The build is too big for the estate.
8. The applicant already has four bedrooms.
9. Parking issues.
10. Residential open plan estate.
11. The proposed building bears no resemblance to other properties in the area and will block much of the evening light.
12. The property will lead to devaluation of their property and overlooking.

Angela Eagle MP has highlighted the concerns of her constituent who lives at 6 Brackley Close and asked the LPA to keep her informed of developments.

CONSULTATIONS:

Head of Environment and Regulation (Traffic and Transportation Division) – no objections

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 two storey side extension with loft alterations and a front porch.

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 application site comprises of a semi-detached property in an area of similar design houses. The property currently has a single storey extension that is used as a home gym located to the side of the property with a flat roof. The property a half brick, half tile style. To the front is a small porch area and

driveway providing off street parking. The surrounding area is an open plan estate consisting of similar two storey dwellings. The area is a primarily residential area.

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 where properties are relatively close together regarding 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 tiled scheme. The proposed development is for an extension to be built at first floor level over the existing gym and Velux windows to be inserted into the new roof area. A rear dormer will be built into the existing roof and a small porch extension will be built to the front of the property. At the time of writing this report 7 representations of objection have been received. The objections are summarised as follows:

1. Not in keeping with the Close layout/uniformity.
2. Change the character of the estate.
3. Building a further floor would add additional weight and be too heavy.
4. If granted this could be turned into three flats.
5. Driveways will be blocked by work vehicles, skips etc. when carrying out the work.
6. The noise will be huge from the build project.
7. The build is too big for the estate.
8. The applicant already has four bedrooms.
9. Parking issues.
10. Residential open plan estate.
11. The proposed building bears no resemblance to other properties in the area and will block much of the evening light.
12. The property will lead to devaluation of their property and overlooking.

Angela Eagle MP has highlighted the concerns of her constituent who lives at 6 Brackley Close and asked the LPA to keep her informed of developments.

The Local Planning Authority has negotiated with the agent and to amend the plans to ensure they were in accordance with policy HS11 of Wirral's Unitary Development Plan and to take on board neighbours' concerns. The neighbouring properties were reconsulted of the amendments.

With regards to the noise on site during construction, this is not a planning matter, nor would the value of homes as such a refusal on these grounds could not be sustained. Any future use of the property (i.e. turning it to flats) would be assessed at the time of any further applications received.

The amended plans have removed the front dormers and replaced them with Velux windows. The rear dormer across the whole rear roof has been replaced with a smaller dormer across the original roof. This dormer would now be considered permitted development and as such is acceptable in principle. It is considered that the introduction of a Velux window to the new roof area over the extension is acceptable and would limit any overlooking of neighbouring properties. Should members be minded to approve the scheme the rear dormer will be conditioned to have obscure windows to prevent overlooking of neighbouring gardens. The proposed roof will have a lower ridge making it subordinate in appearance to the host property.

The extension measures approximately 4 metres in width to the widest point and 5 metres in height to the eaves and also projects the full length of the house. It is considered that the redesign of the plans now achieves compliance with the planning policies. The proposed single storey front porch will extend the existing porch/front extension by a further metre in width. The proposed loft plan includes a further bedroom, bathroom dressing room and lounge area. The Head of Environment and Regulation (Traffic and Transportation Division) were consulted regarding any parking/highway safety issues and they have raised no objections.

It is considered that the amended plans are now acceptable, the extensions do not dominate or appear overbearing to the original dwelling and therefore overall the design of the extension is not considered to appear unneighbourly or visually obtrusive.

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 acceptably accommodated 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 and as such 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 that 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 and is recommended for approval.

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 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 that 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 and is recommended for approval.

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 28th January 2016 and listed as follows: 101_2015_01 (Dated 28.01.2016)

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

3. Before the development hereby permitted is brought into use the windows in the dormer on the proposed rear elevation as indicated drawing number 101/2015/01 Rev C (Dated 28.01.2016) shall be obscurely glazed with frosted glass and non opening up to a level of 1.8m above finished floor level and shall be retained as such thereafter.

Reason: In the interest of amenity having regards to policy HS11 of Wirral's UDP

Last Comments By: 10/03/2016 09:55:29
Expiry Date: 15/02/2016