

Planning Committee

20 April 2016

Reference:
APP/16/00005

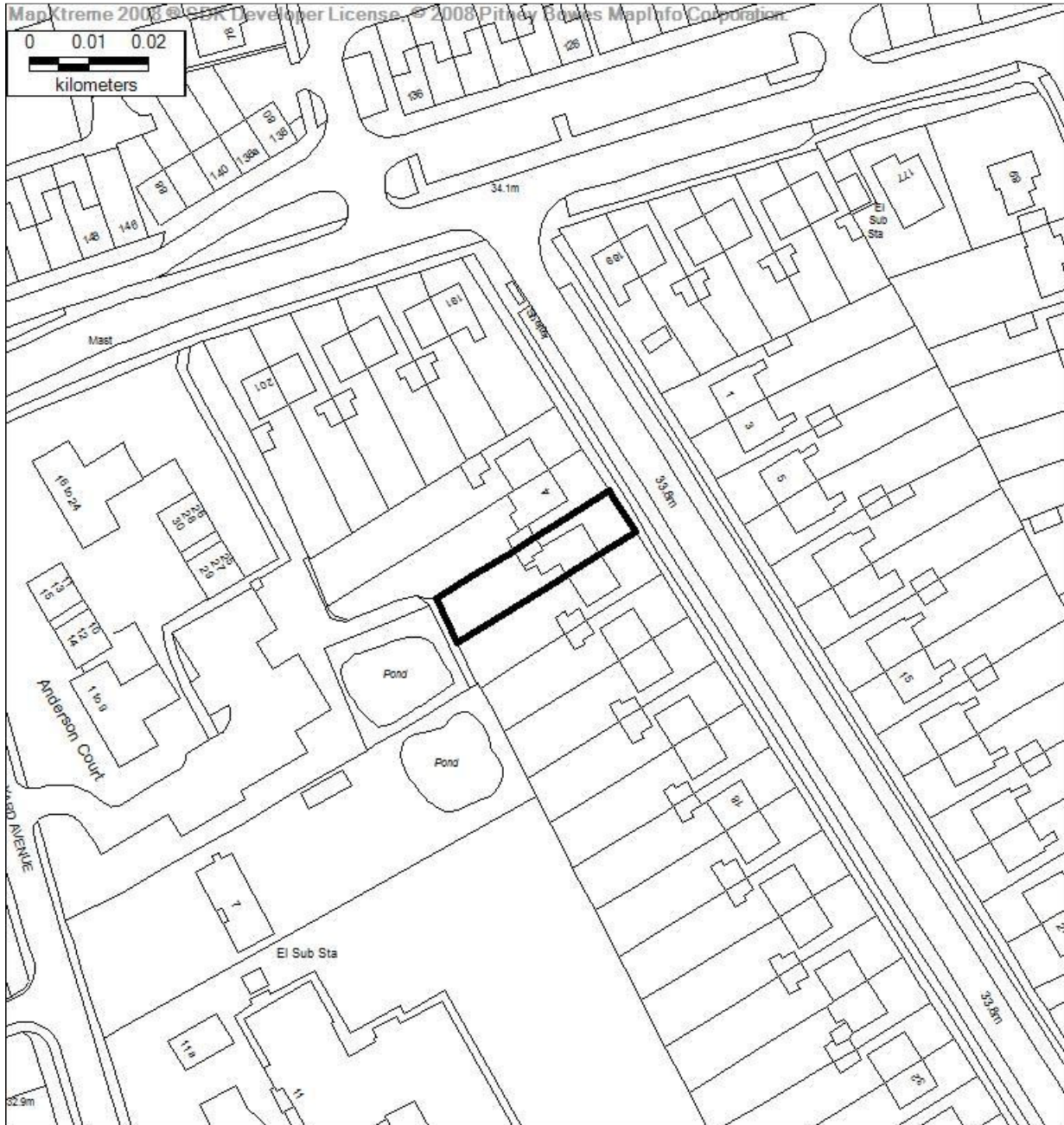
Area Team:
South Team

Case Officer:
Mrs S Day

Ward:
Eastham

Location: 6 MORLAND AVENUE, BROMBOROUGH, CH62 6BE
Proposal: Garage conversion, first floor extension and internal alterations
Applicant: Mr G Cookson
Agent : SDA Architecture & Surveying

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No Planning History for this site

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 and a Site Notice displayed on site. One letter of objection has been received from 4 Morland Avenue, the reasons for objection are as follows:

1. Plans do not show adjacent property (4)
2. The extension will result in a loss of daylight to the sole dining room window
3. The extension will drain on to neighbouring property.

CONSULTATIONS:

None required for this application

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

The agents for this application are SDA Surveyors and Architects, an architect and 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

Proposed conversion of existing garage and the erection of single and two storey extensions.

PRINCIPLE OF DEVELOPMENT

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

SITE AND SURROUNDINGS

The property is a semi-detached house situated on the west side of Morland Avenue in a row of identical houses. The houses were built with detached garages/outbuildings set back behind the rear elevation.

No 6 also has a single storey kitchen extension which is adjacent to the garage. No 4 Morland Ave has a side dining room window facing the application site. There are similar two storey extensions to the proposal at 10 and 20 Morland Avenue.

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 proposed development converts and extends the existing garage and kitchen extension at ground floor with an additional 2m into the rear garden and a first floor extension to provide a bedroom. The upper floor extension projects 6m into the garden but is located over 3m from the party boundary with no. 8. Given the distance to the boundary with no. 8, it is not considered that the extension would have an overbearing impact on this property. The property most immediately affected by the extension is likely to be 4 Morland Avenue as the two storey extension abuts the boundary with this property. The existing garage at 4 runs alongside the garage at 6 and as such mitigates much of the impact of the extension, including the additional ground floor projection. The design of the roof pitch of the extension

is asymmetrical so that the eaves which abut no. 4 are level with the top of the ridge of 4's garage.

The main concern of the occupant of 4 is loss of light to a side dining room window. Whilst the proposals would have some impact on this window, it already has a limited outlook, being a side window not on a main elevation and the existing garages add to the sense of enclosure. Whilst the extension may have some impact on the light to this window, as the extension is set 2.4m from the joint boundary, this is not considered sufficient to justify refusal.

Since the initial submission, the application drawings have been amended so that the guttering does not encroach on 4 Morland Avenue

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 proposal 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 proposal 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 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).

Further Notes for Committee:

Last Comments By: 04/02/2016 10:36:51

Expiry Date: 17/02/2016

