

Planning Committee

20 April 2016

Reference:
APP/16/00210

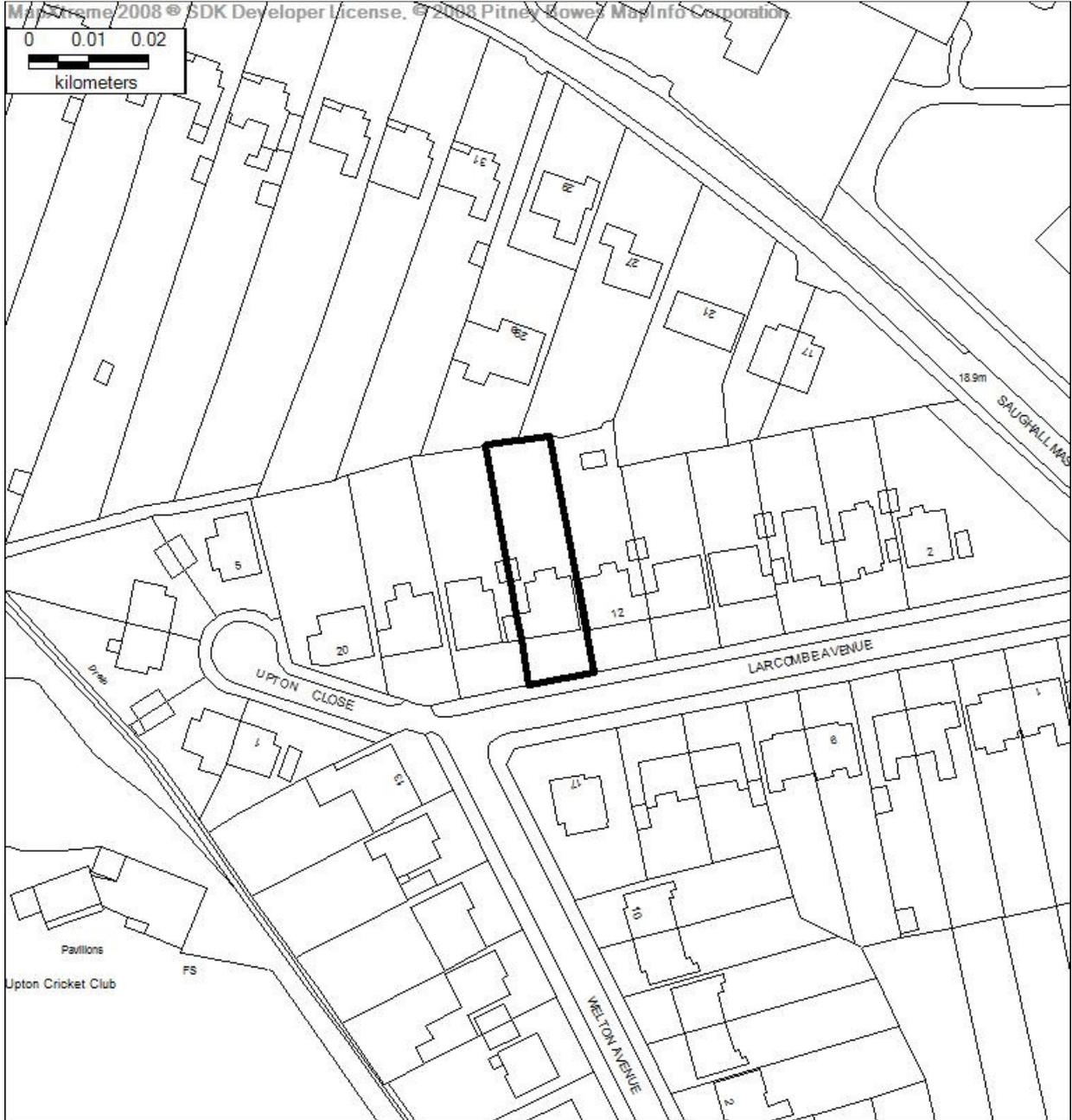
Area Team:
North Team

Case Officer:
Mr P Howson

Ward:
Upton

Location: 14 LARCOMBE AVENUE, UPTON, CH49 6NB
Proposal: Two storey rear extension
Applicant: Mr Rob Tinsley
Agent : Mr Richard Vodrey

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No relevant history.

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

Having regard to the Council's Guidance for Publicity on Planning Applications, 4 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing four letters of representation and a qualifying petition comprising of 27 signatures has been received objecting to the proposal, summary of comments;

1. Overlooking;
2. Out of character;
3. Loss of light; and
4. Contrary to the emerging Core Strategy

CONSULTATIONS:

None required for this householder application

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

The Council has received a petition of objection signed by 27 signatures. Therefore, under the provisions of the Council's Scheme of Delegation for Determining Applications, this application is required to be considered and determined by the Planning Committee.

INTRODUCTION

This application seeks consent for a two storey rear extension to No. 14 Larcombe Avenue, Upton.

Over the course of this application amended plans were requested in order to address concerns over neighbouring amenity. Amended plans were submitted and the issue subsequently resolved.

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 single storey dwelling sited within an ample regular plot. The property in question is simple in architectural style with hipped roof, curved bay windows and gabled front entrance. The property benefits from an attached garage and off street parking space.

Larcombe Avenue is represented by detached single storey dwellings fronting the northern axis of the street and two storey detached and semi-detached dwellings fronting the southern axis. Properties are generally of uniform architectural style and form with the choice of finishing materials and architectural detailing lending a more individualistic appearance.

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 permits domestic extensions subject to proposals being of an appropriate scale in relation to the size of the plot and not unduly dominant with regard had to the effect on light to and the outlook from neighbours habitable rooms and to not result in significant overlooking. Policy HS11 also seeks proposals to replicate the design features of the existing dwelling and to be finished in matching materials.

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

APPEARANCE AND AMENITY ISSUES

This application essentially comprises of two parts; the ground floor rear extension and the first floor rear extension including the erection of two side dormers and the subsequent conversion of the loft space into habitable living space.

The proposed side dormers would be set back approximately 3.7 metres from the frontage of the application property and would therefore not have a significant adverse impact on the character of the host dwelling or the wider street and is acceptable in this regard. Matching materials would create an overall unified appearance and the proposal is acceptable in this regard.

In respects of neighbouring amenity the property most affected would be No. 12 Larcombe Avenue. The proposed rear extension would be situated approximately 0.9 metres from the shared boundary with No. 12 and would be approximately 6.1 metres in height and would feature two side dormers to the rear of the property. The Supplementary Planning Guidance on House Extensions states that where a rear extension is two storey it should not be closer than 2.5 metres to a boundary between terraced and semi-detached properties and 1 metre to other boundaries. The proposed side dormers would be set in approximately 3.2 metres from the side boundary and are therefore considered acceptable in this respect.

The neighbouring property, No. 12 Larcombe Avenue, sits at a slightly elevated position relative to the application property and features a rear conservatory within close proximity to the shared boundary. Conservatories are not considered habitable rooms under the planning regime. The applicant has stated that the ground floor element would be permitted development subject to the height being restricted to 4 metres. As such the impact of the proposal is not considered significantly greater than what can be achieved under Permitted Development and is acceptable in this regard. Furthermore at the request of the Local Planning Authority the applicant has agreed to set the first floor element in by 1 metre which would further mitigate the impact on No. 12 and is therefore acceptable.

Other Matters

Over the course of this application four letters of representation and a qualifying petition have been received objecting to the proposal, summary of comments;

- a) Overlooking
- b) Out of character
- c) Loss of light
- d) Contrary to the emerging Core Strategy

The application proposes no additional openings from rooms defined as habitable which would directly overlook any adjacent dwellings. Whilst the proposal features two side dormers these would be set back approximately 3.7 metres from the frontage of the application property and as such not be prominent within the street. The proposed extension would be constructed within close proximity to a neighbouring conservatory which sits at an elevated position and features a number of windows which directly overlook the application property. Conservatories are not considered habitable rooms under the planning regime. Furthermore in light of what is achievable under Permitted Development it is not considered that the impacts of the proposal are significantly greater than what can be achieved without planning consent. It is considered that the proposal would be considered acceptable within the terms of the emerging Core Strategy.

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 street scene or character and appearance of the area or, in light of what is achievable under Permitted Development, 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 extensions and alterations are considered acceptable in principle and will not have a significant adverse impact upon the street scene or character and appearance of the area or, in light of what is achievable under Permitted Development, 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 15 February 2016 & 30 March 2016 and listed as follows: 1536/01 & 1536/02A

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

3. Prior to first occupation the dormer side elevation window(s) shown on drawing No. 1536/02A 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: 22/03/2016 16:12:00
Expiry Date: 11/04/2016