

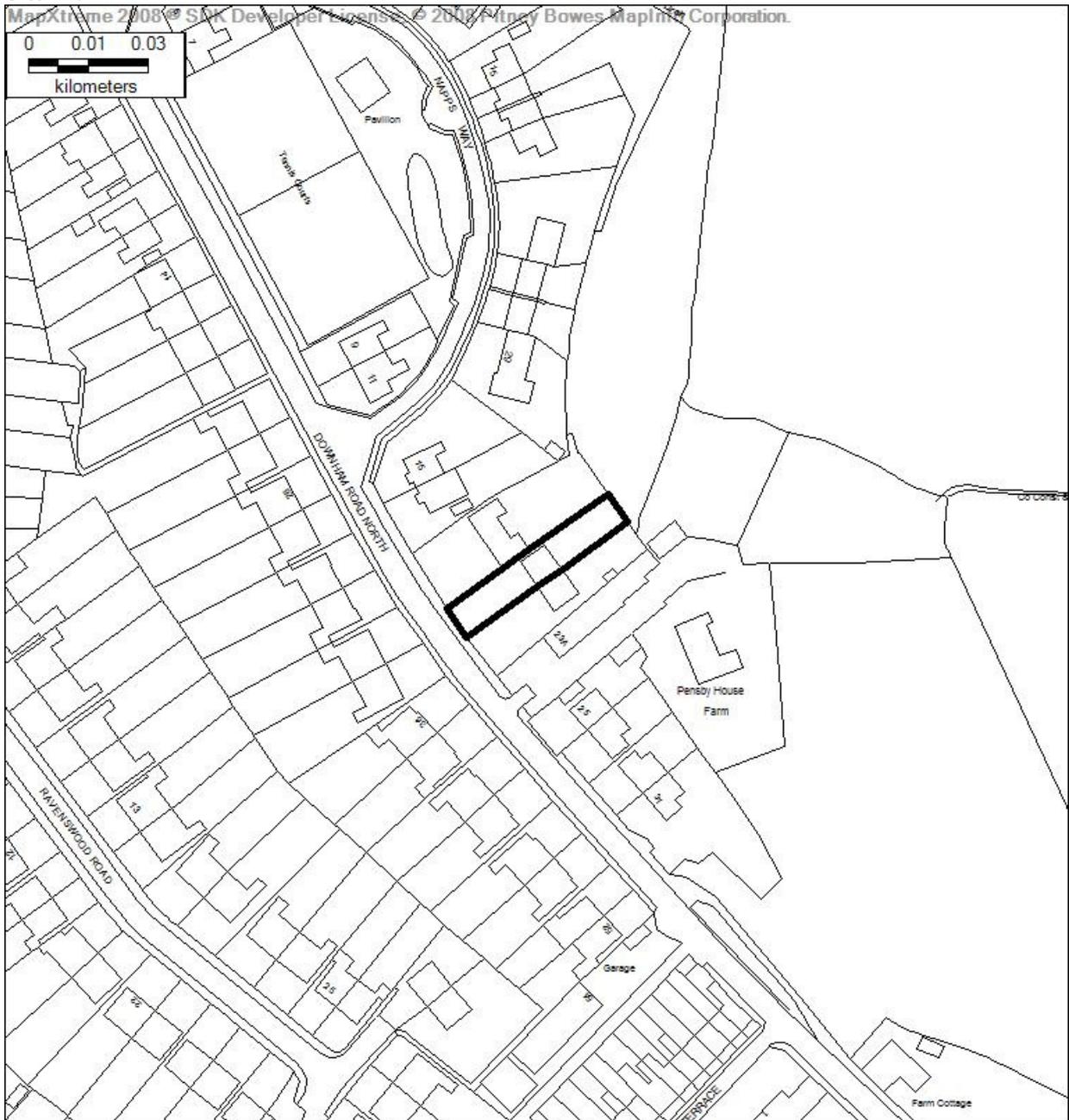
Planning Committee

02 June 2016

Reference: APP/16/00126 **Area Team:** South Team **Case Officer:** Miss A McDougall **Ward:** Pensby and Thingwall

Location: NAPPS CROFT, 21 DOWNHAM ROAD NORTH, HESWALL, CH61 6UN
Proposal: Single storey rear extension, front extension and internal alterations (additional elevation plans) Amended Description
Applicant: Mr M Beecham
Agent : SDA Architecture Limited

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

No planning history

Summary Of Representations and Consultations Received:REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 8 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report objections have been received from the owner/occupiers of 19, 23 & 38 Downham Road North, which can be summarised as follows:

1. concerns regarding the structural impact onto neighbouring properties
2. removal of design details such as chimneys
3. loss of privacy
4. overshadowing
5. dominant
6. works already carried out to the boundary treatment
7. internal alterations affecting neighbouring properties
8. materials etc should be in keeping

CONSULTATIONS:

No statutory consultations required for this householder development

Director's Comments:**REASON FOR REFERRAL**

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 for the erection of a single storey rear and single storey front extension. The application plans have been amended following consultation with the agent, amended plans were received on 19th April 2016.

PRINCIPLE OF DEVELOPMENT

The proposal is for erection of extensions to a dwelling which is considered acceptable in principle.

SITE AND SURROUNDINGS

The property is a semi-detached dwelling with the first floor set within the roof, outlook at first floor is from original dormer windows. The property is on half of a pair of semi-detached dwellings that are set back from the road by approximately 18m, the properties are attractive and are the only example of this design within Downham Road North.

There is a mix of house types within the immediate locality, the adjacent property no.19 is a more contemporary dwelling and set further forward than no.21. Number 19 has had a two-storey rear extension however the original rear elevation of no.21 projects further back than the rear elevation of the extension at no.19.

POLICY CONTEXT

The proposal is for extensions to a dwelling, the development will be assessed in accordance with Wirral's UDP Policy HS11 which states; Proposals for house extensions will be permitted subject to all the following criteria being complied with:

- (i) the scale of the extension being appropriate to the size of the plot, not dominating the existing building and not so extensive as to be unneighbourly, particular regard being had to the effect on light to and the outlook from neighbours' habitable rooms and not so arranged as to result in significant overlooking of neighbouring residential property.

- (ii) the materials matching or complementing those of the existing building;
- (iii) design features such as lintels, sills, eaves and roof form and line matching or complementing those of the existing building;
- (iv) dormer windows if used, being restricted to the rear of the dwelling and not projecting above the ridge, nor occupying the full width of the roof;
- (v) flat roofs being restricted to the rear or side of the dwelling and only acceptable on single storey extensions;
- (vi) where the rear extension is single storey on the party boundary and the existing dwelling semi-detached, the proposed extension projects a maximum of 3.0 metres from the main face of the existing houses;
- (vii) where the rear extension is two storey and the existing house semi-detached, the proposed extension is set back at least 2.5 metres from the party boundary;
- (viii) to avoid the effect of 'terracing', where two storey side extensions are added to the sides of semi-detached houses of similar style with a consistent building line and ground level, the first floor of a two storey side extension should be set back at least 1.5 metres from the common boundary; or at least 1.0 metre from the front elevation and 1.0 metre from the common boundary; or at least 2.0 metres from the front elevation;
- (ix) single storey extensions on terraced dwellings allowing an adequate area of amenity space to be retained.

APPEARANCE AND AMENITY ISSUES

The application plans have been amended following further consultation with the agent. The amendments sought the removal of the first floor extension to the rear and alterations to the design of the front extension, the design has now been amended to show a single storey rear and single storey front extension with a hipped roof rather than part hip part gable.

The front extension has the appearance of a front porch and bay window that will allow for the front lounge to be extended. The adjoining property no.23 has a porch extension with a hipped roof, the proposed front extension will have a similar design but is set off the party boundary with no.23 by 1.5m.

To the rear the extension has been amended to a single storey extension rather than a two-storey. Due to the proximity and existing projection past no.19, the first floor element would have introduced a dominant extension along the party boundary and would have had an adverse impact onto the ground and first floor windows to the rear of no.19. The amended design is for a single storey extension with a staggered projection, along the party boundary with no.23, the extension projects outward 3m and is set in from this party boundary by 2.5m where the extension projects to 4m, the extension only occupies the rear elevation of the house and does not come out to the side.

The scheme as amended retains the character of the original house when viewed from the front elevation as well as retaining the visual relationship between the original pair of semi-detached houses, the porch proposed at no.21 does differ to that at no.23 however the design style is the same with the alteration to the roof to include a hip design reflecting that at no.23. Due to the set back of the dwelling from the road and the front elevation of no.19 the porch extension will not have a detrimental impact onto the front elevation or setting of the house and is considered acceptable.

The amendments to the rear extension result in a much less dominant structure than the original proposed two-storey extension and is considered acceptable as a single storey rear extension in terms of relationship between the neighbouring properties either side.

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.

CONCLUSION

The proposal as amended is considered acceptable having regard to scale, appearance and Wirral's UDP Policy HS11.

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 as amended is considered acceptable having regard to scale, appearance and Wirral's UDP Policy HS11.

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).

2. The development hereby permitted shall be carried out in accordance with the approved plans received by the local planning authority on 19 April 2016 and listed as follows: 247_2015_02 Revision B.

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

3. The external finishes of the development hereby permitted shall match those of the existing building in material, colour, style, bonding and texture.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy HS11 of the Wirral Unitary Development Plan.

Last Comments By: 28/03/2016 15:30:40

Expiry Date: 25/04/2016