

Planning Committee

15 September 2016

Reference:
APP/16/00888

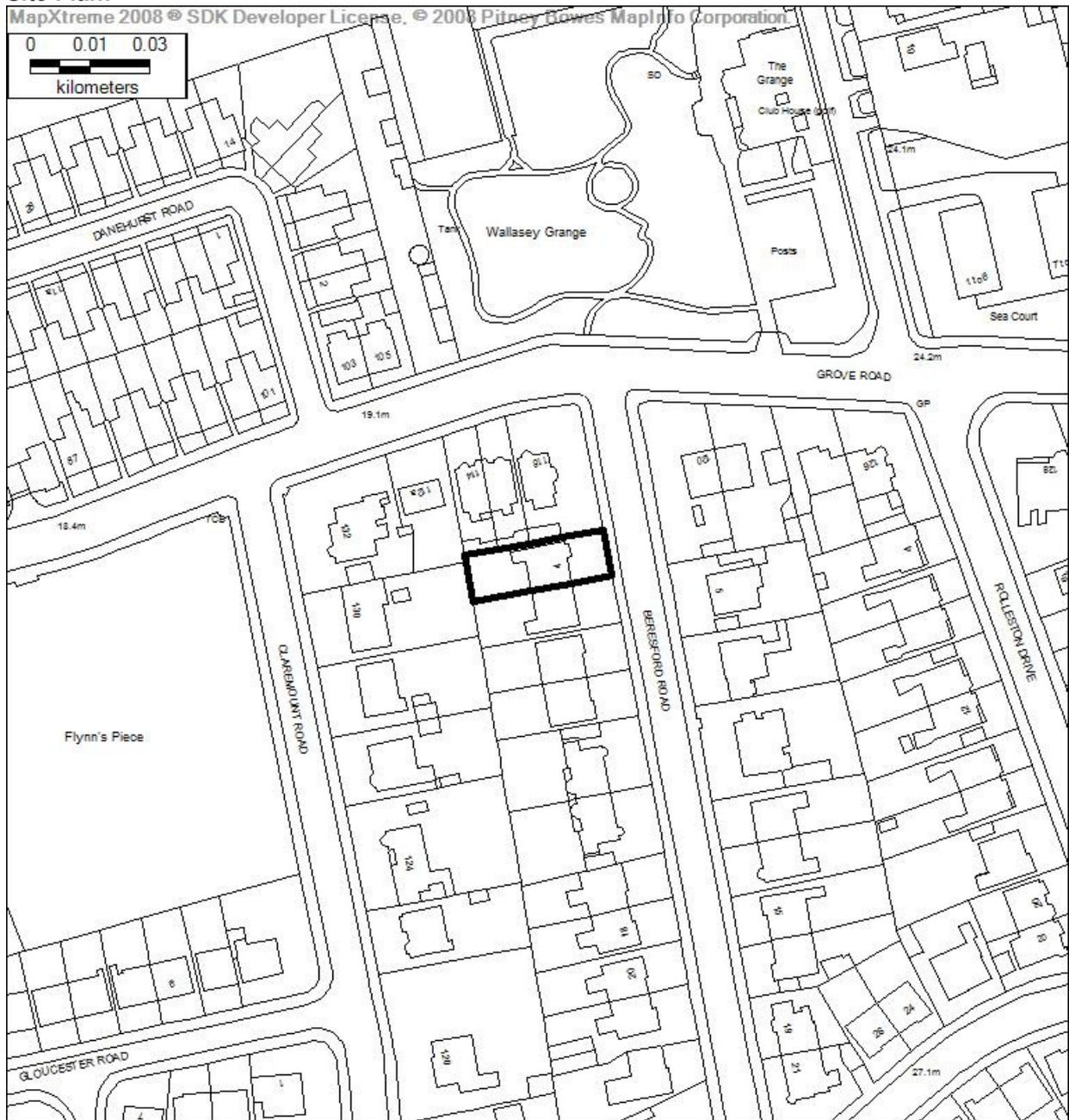
Area Team:
North Team

Case Officer:
Mr P Howson

Ward:
Wallasey

Location: 4 BERESFORD ROAD, LISCARD, CH45 0JJ
Proposal: Retrospective consent for raised decking and erection of a privacy screen (amended plans)
Applicant: Mrs MacIntosh-Jones
Agent : N/A

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, 9 notifications were sent to neighbouring properties and a site notice was displayed. At the time of writing two letters of representation objecting to the proposal have been received in relation to the proposal, summary of comments;

1. Overlooking

DIRECTORS COMMENTS:**REASON FOR REFERRAL TO PLANNING COMMITTEE**

Councillor Lesley Rennie has requested that this application be reported to Planning Committee following representations that have been made to her in relation to overlooking of adjacent properties from the decked area resulting in potential for loss of privacy.

INTRODUCTION

This application seeks retrospective consent for raised decking to the rear of No. 4 Beresford Road, Liscard.

Over the course of this application amended plans were submitted at the request of the Local Planning Authority in order to address a discrepancy shown on the submitted plans with regards to the height of the amenity screen. Details of screening between the adjoining property, No. 6 Beresford Road, were also submitted.

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 large semi-detached dwelling constructed centrally within a regular shaped plot. The property in question is traditionally constructed with hipped grey slate roof, and integral garage. The application property is relatively simple in style with decorative arched gable and ground floor flat roof corniced bay window.

Beresford Road is represented by large traditionally constructed frontage dwellings constructed at regular intervals. Beresford Road runs down sharply into Grove Road towards the north about three quarters along its length with the application property sitting at an elevated position relative to the dwellings along Grove Road.

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 requires proposals for domestic extensions to be appropriate to the size of the plot with regard had to neighbouring amenity with proposals not so arranged as to result in significant overlooking. Under Policy HS11 materials should match or complement those of the existing building.

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

APPEARANCE AND AMENITY ISSUES

This application seeks retrospective consent for the retention of an area of decking to the rear of No. 4

Beresford Road.

The overall design and finish of the decking is not in dispute and it was evident during site inspection that it had been finished to a high standard. Whilst not entirely in keeping with this style of property the decking is to the rear and therefore acceptable.

Policy HS11 of the Wirral UDP requires domestic extensions to not result in significant overlooking of neighbouring residential property.

The decking area comprises of a series of deep timber steps enclosed with a handrail which run down to a raised platform area approximately 50 centimetres in height. A subsequent site inspection found that the steps shown on elevation 'B', adjacent to the dwellings along Grove Road, sat level with the rear habitable room windows of Nos. 114 & 116 Grove Road having a notable adverse impact on the occupiers of these properties. Whilst the steps which run out from the rear living room, adjacent to the adjoining property No. 6 Beresford Road, would be partially obscured by an existing brick wall there would clearly be an unsatisfactory degree of overlooking.

It was evident during site inspection that, by virtue of their proximity to one another and the topography of the site that there was already a degree of overlooking between dwellings along Grove Road and Beresford Road however this in itself is not a reason to grant consent.

The applicant has submitted a series of proposed elevations which seek to remove part of the handrail and erect a series of steps directly down into the garden. The steps would be enclosed by a 1.7 metre high screen which would obscure the steps from view and is therefore considered to mitigate any adverse impacts to the adjacent dwellings along Grove Road.

The application also proposes the erection of an amenity screen along the boundary shared with No. 6 Beresford Road which would also mitigate the overlooking introduced as a result of the decking and the proposal is therefore considered acceptable.

Other matters

Over the course of this application two letters of representation have been received objecting to the proposal, summary of comments;

a) Overlooking

The proposed screen is considered to mitigate the overlooking by obscuring the steps which run from the rear of the property down into the garden. The subsequent site inspection found that by virtue of the topography of the site and the proximity of dwellings to one another that there was an established degree of overlooking.

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 decking and amenity screens are 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 Policies 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 decking and amenity screens are 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 Policies 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 carried out in accordance with the approved plans received by the local planning authority on 28 June 2016 and 9 August 2016 and listed as follows: EL1/PL1 Existing and Proposed Layouts and Site Location Plan

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

2. The amenity screens shown on drawing No. EL1/PL1 dated August 2016 shall be implemented within two months of the date of this permission and shall be permanently retained as such thereafter.

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: 24/08/2016
Expiry Date: 23/08/2016