

Planning Committee

20 October 2016

Reference:
APP/16/01133

Area Team:
South Team

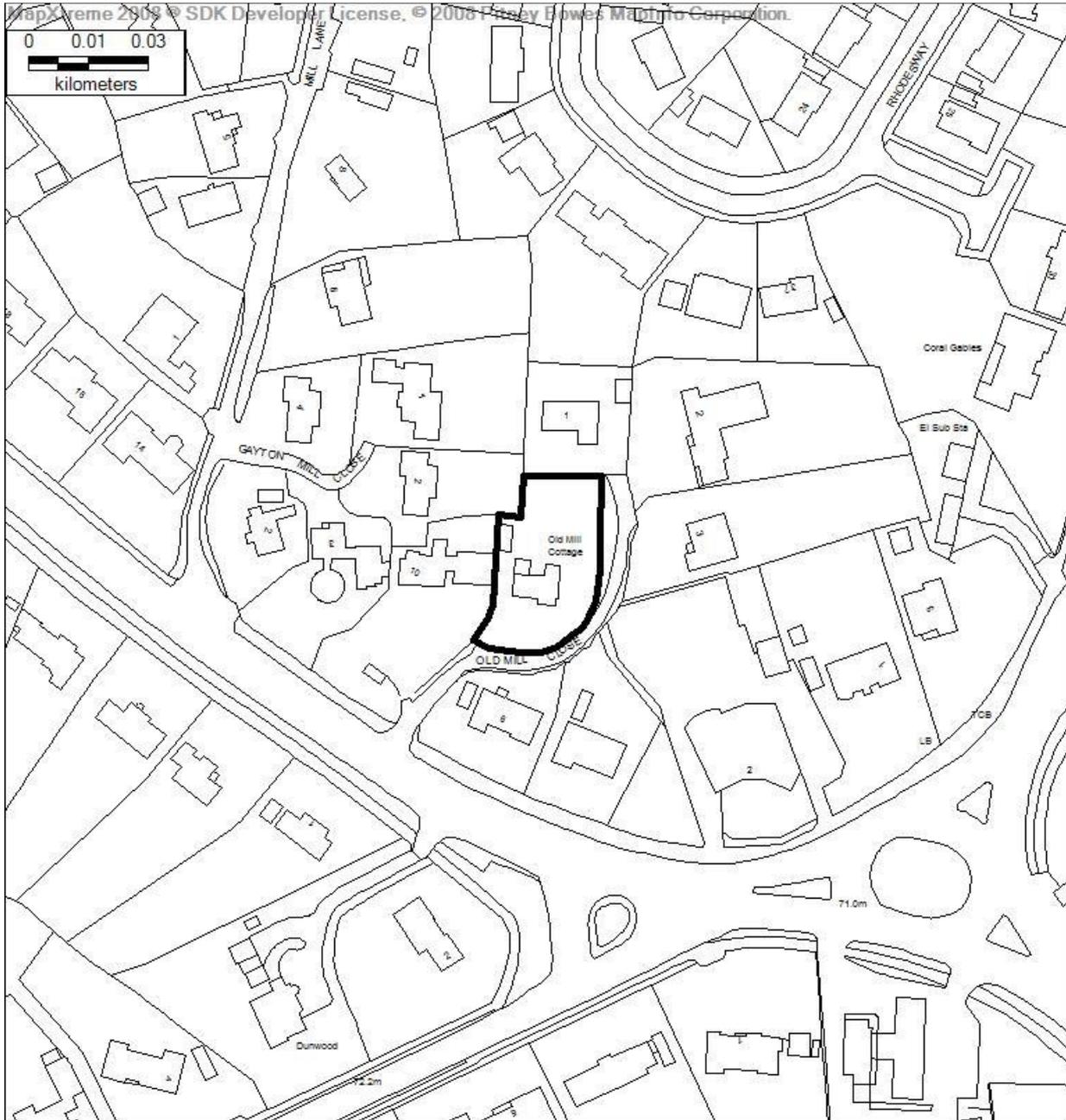
Case Officer:
Mr M Parry-Davies

Ward:

Heswall

Location: Briarwood, 1 OLD MILL CLOSE, GAYTON, CH60 2UH
Proposal: Two Storey Side Extension & Rear Sun Room
Applicant: Councillors Mr & Mrs. Hodson
Agent : KJP Architecture

Site Plan:



© Crown copyright and database rights 2015 Ordnance Survey 100019803 You are not permitted to copy, sub-licence, distribute or sell any of this data to third parties in any form.

Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: Old Mill Cottage, Old Mill Close, Gayton
Application Type: Full Planning Permission
Proposal: Detached garage
Application No: APP/80/15008
Decision Date: 09/05/1980
Decision Type: Approved

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Publicity for Applications, a total of 9 adjoining properties were notified of the proposals. A Site Notice was also displayed at the site. No representations or objections have been received.

CONSULTATIONS:

No statutory consultations were required for this householder development.

Director's Comments:

REASON FOR REFERRAL TO PLANNING COMMITTEE

The applicants are both elected Members of the Council. As such, this application is required to be considered and determined by the Planning Committee.

INTRODUCTION

Planning permission is sought for a 2-storey side extension and rear single storey sun-room extension. The proposals would allow for an extended kitchen and family room at ground floor with a new master bedroom and en-suite bathroom at first floor. The side extension will be built over the existing patio area. To the rear, an existing single storey conservatory will be replaced with a sun-room extension.

PRINCIPLE OF DEVELOPMENT

Proposals for house extensions will be permitted subject to criteria set out in Policy HS11 (House Extensions) of the Wirral Unitary Development Plan and Supplementary Planning Guidance Note 11 (House Extensions). Therefore, the principle of the development proposed is acceptable subject to the criteria in the policy being satisfied.

SITE AND SURROUNDINGS

The existing property is a detached 2-storey dwelling set in its own landscaped grounds. The site is accessed via a private road (Old Mill Close) which in turn is accessed via Telegraph Road. The dwelling sits within its own grounds which are extensively landscaped with mature natural vegetation in the form of hedgerows and trees screening the site along all of its boundaries. To the north and west, the site is bounded by neighbouring detached properties. Old Mill Close runs immediately to the south and east of the site with residential properties located on the opposite side of the close. The Devon Doorway Public House is also located to the south-west of the site. The area is predominantly residential in character.

POLICY CONTEXT

The development is acceptable in principle provided it satisfies the criteria set out in Policy HS11 (House Extensions) of the Wirral Unitary Development Plan. These require the development to be appropriate to the size of the plot, not dominate the existing building nor be so extensive as to be unneighbourly, with particular regard being had to the effects on light and outlook to neighbours' habitable rooms and privacy. Materials should match and/or complement the existing dwelling. Design features should also match and/or complement the existing building. Adequate private amenity space should also be retained.

APPEARANCE AND AMENITY ISSUES

The proposed extensions are appropriate to the size of the plot. The existing dwelling is set in its own

grounds which are extensively landscaped, both to the front and rear. An existing side patio area will be built over to make way for the proposed 2-storey extension. The extension will be located some 3.5 metres off the site boundary with Old Mill Close. A large mature boundary hedge runs along the full perimeter of the site and therefore, the extension will be screened from Old Mill Close. The extension will not dominate the existing building and has been designed to complement the existing property. Materials proposed will match those on the existing dwelling and design features such as sills, eaves, roof form and line are carried over into the proposed extension.

The existing conservatory to the rear of the property is to be removed and replaced with a sun-room extension. This extension is single storey and will be built in the same location as the current conservatory. It does not come any further forward than the existing rear elevation of the property and is screened from view being at the rear of the property and located between the existing dining room and utility room.

As previously outlined, the site boundaries are well landscaped with mature hedgerows and trees which are to be retained. As a detached property, set within its own grounds, there are no issues of potential terracing arising from the proposed development and the property is set off the site boundaries which will ensure that the development will have no impact on adjacent and neighbouring properties.

The proposed development is acceptable both in terms of its scale and its appearance and ensures that neighbouring properties are not affected in terms of overlooking or loss of privacy.

SEPARATION DISTANCES

The dwelling to the north of the site is located over 30 metres away from the rear elevation of the application property. Therefore, there would be no impacts in terms of overlooking of habitable rooms at this property. The site boundaries to the north of the site are also well landscaped ensuring that privacy in both the neighbouring garden area and the host property will be protected.

The property to the west of the site will not be affected as the extensions proposed are being built on the east facing elevation of the host property. However, again, mature landscaping runs along the shared boundary of these two dwellings ensuring privacy is maintained.

Nos. 2 and 3 Old Mill Close are located on the opposite side of the access road. Separation distances of 22 metres are achieved from the proposed side elevation of the new extension and the front of 3 Old Mill Close. However, there are no windows proposed on the first floor side elevation of the proposed extension, ensuring that no overlooking of No.3 Old Mill Close will take place.

Similarly to the south of the application site, the rear elevation of properties fronting Telegraph Road are located in excess of 30 metres from the proposed extension ensuring that all standard separation distances are comfortably achieved.

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 development has been designed in such a way as to have no adverse effect on the appearance of the original property, the amenities of neighbouring properties or the area in general. The proposed extensions have been well-designed and materials proposed will match those of the original dwelling and echo its form both in terms of design and scale and respects the existing roof line. The proposals ensure that much of the private garden areas to the front and rear of the property are retained and much of the existing mature landscaping around the perimeter of the site is to be retained also. All separation distances expected are comfortably achieved ensuring that the development proposed will have no adverse effect on the amenities of adjoining occupiers. It is considered that the proposals are in keeping with Policy HS11 (House Extensions) of the Wirral Unitary Development Plan

and Supplementary Planning Guidance Note 11 (House Extensions).

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 development has been designed in such a way as to have no adverse effect on the appearance of the original property, the amenities of neighbouring properties or the area in general. The proposed extensions have been well-designed and materials proposed will match those of the original dwelling and echo its form both in terms of design and scale and respects the existing roof line. The proposals ensure that much of the private garden areas to the front and rear of the property are retained and much of the existing mature landscaping around the perimeter of the site is to be retained also. All separation distances expected are comfortably achieved ensuring that the development proposed will have no adverse effect on the amenities of adjoining occupiers. It is considered that the proposals are in keeping with Policy HS11 (House Extensions) of the Wirral Unitary Development Plan and Supplementary Planning Guidance Note 11 (House Extensions).

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 17 August 2016 and listed as follows: 002- Proposed Plans & Details and 003 - Proposed Elevations & Sections Thro' (dated 15.08.2016)

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

Further Notes for Committee:

Last Comments By: 21/09/2016

Expiry Date: 12/10/2016