

Planning Committee

15 December 2016

Reference:
APP/16/01428

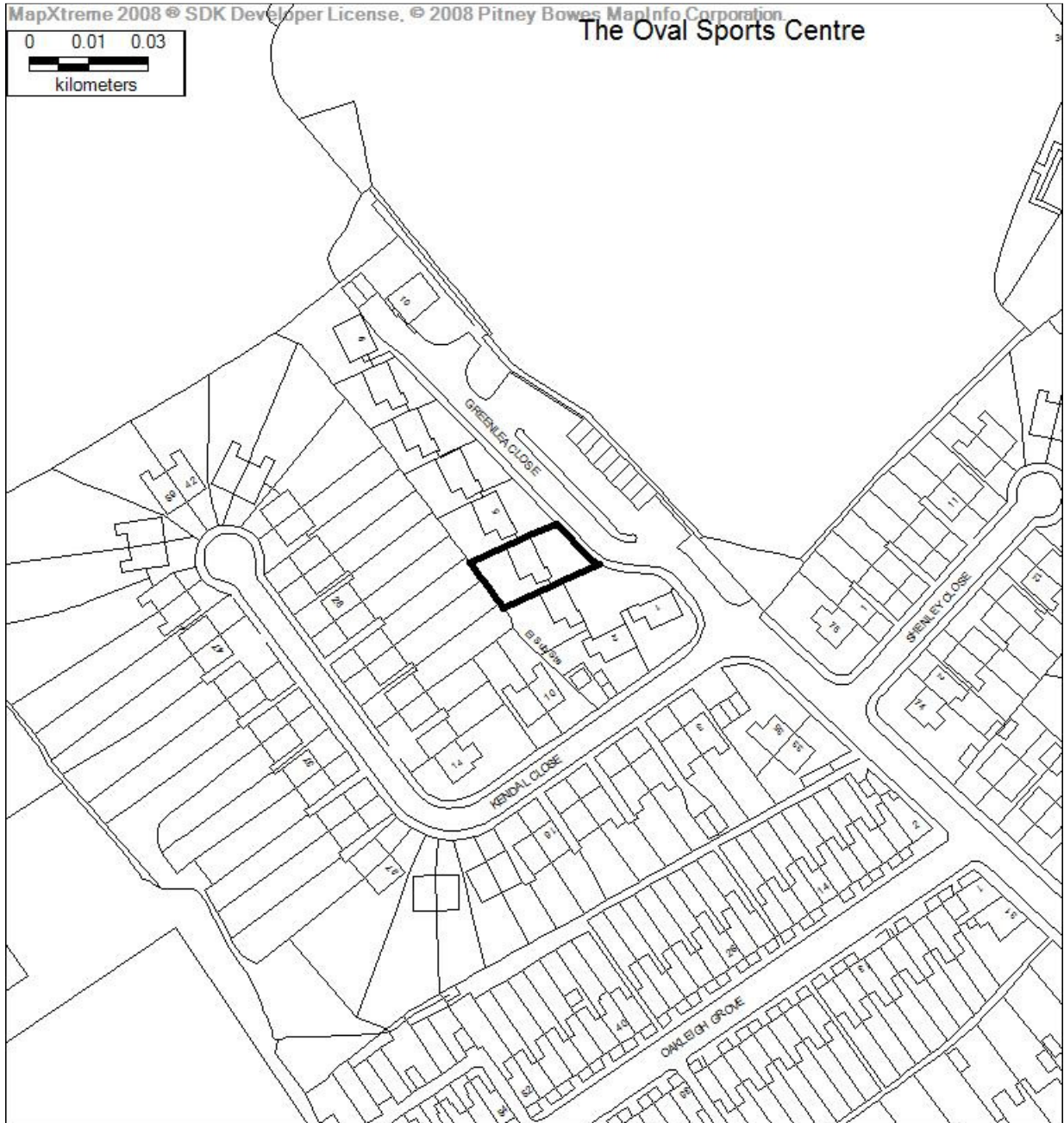
Area Team:
South Team

Case Officer:
Miss A McDougall

Ward:
Bebington

Location: 4 GREENLEA CLOSE, BEBINGTON, CH63 7RU
Proposal: Proposed Single Storey rear extension with internal modifications
Applicant: Lesley Rennie
Agent : RADM Architects

Site Plan:



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Development Plan Designation:
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, 5 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report no objections have been received.

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

The applicant is an elected Member of the Council.

INTRODUCTION

The proposal is for the erection of a single storey side and rear extension. The extension will be sited behind an existing single storey side extension and wrap around the rear of the house.

PRINCIPLE OF DEVELOPMENT

The proposal is for an extension to a dwelling which is considered acceptable in principle.

SITE AND SURROUNDINGS

The existing property is a detached house located in a residential area, the dwelling has a single storey outrigger to the front south side of the plot.

POLICY CONTEXT

The proposal is for an extension to a dwelling and will be assessed in accordance with Wirral's UDP Policy HS11.

HS11 House Extensions Policy

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 proposed extension is located to the side and rear of the existing house and is single storey in scale. The extension is to be located behind the existing side extension and will wrap around the rear of the house. The projection of the extension from the original rear wall is 2.8m, the extension does not come any further out from the side elevation than the existing extension.

The extension projects over 5m from the rear of no.3 and is set 1.5m from the boundary, the roof slopes away and the extension is only single storey in height. In terms of impact onto neighbouring properties the orientation of the houses with one another minimises the effect of extending to the rear, the properties however do only have small rear gardens. The introduction of a rear extension at no.4 reduces the depth of the rear garden from 9m to 6.5m however the houses to the rear have long gardens and are set over 30m from the rear of the proposed extension.

The proposed extension is quite minimal in scale and is not considered to have a detrimental impact onto the neighbouring properties or the application site.

SEPARATION DISTANCES

The proposal introduces new windows to the rear with outlook into the garden, the depth of the garden would be reduced to 6m however the properties to the rear are over 30m away and the extension therefore meets the Councils current interface distances of 21m window to window.

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 proposed extension is considered acceptable in terms of scale and relationship to neighbouring properties having regard to 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 proposed extension is considered acceptable in terms of scale and relationship to neighbouring properties having regard to Wirral's UDP Policy HS11.

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 28 October 2016 and listed as follows:

L(81)002 & L(91)002.

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

Last Comments By: 02/12/2016
Expiry Date: 23/12/2016