

Planning Committee

18 January 2017

Reference:
APP/16/01484

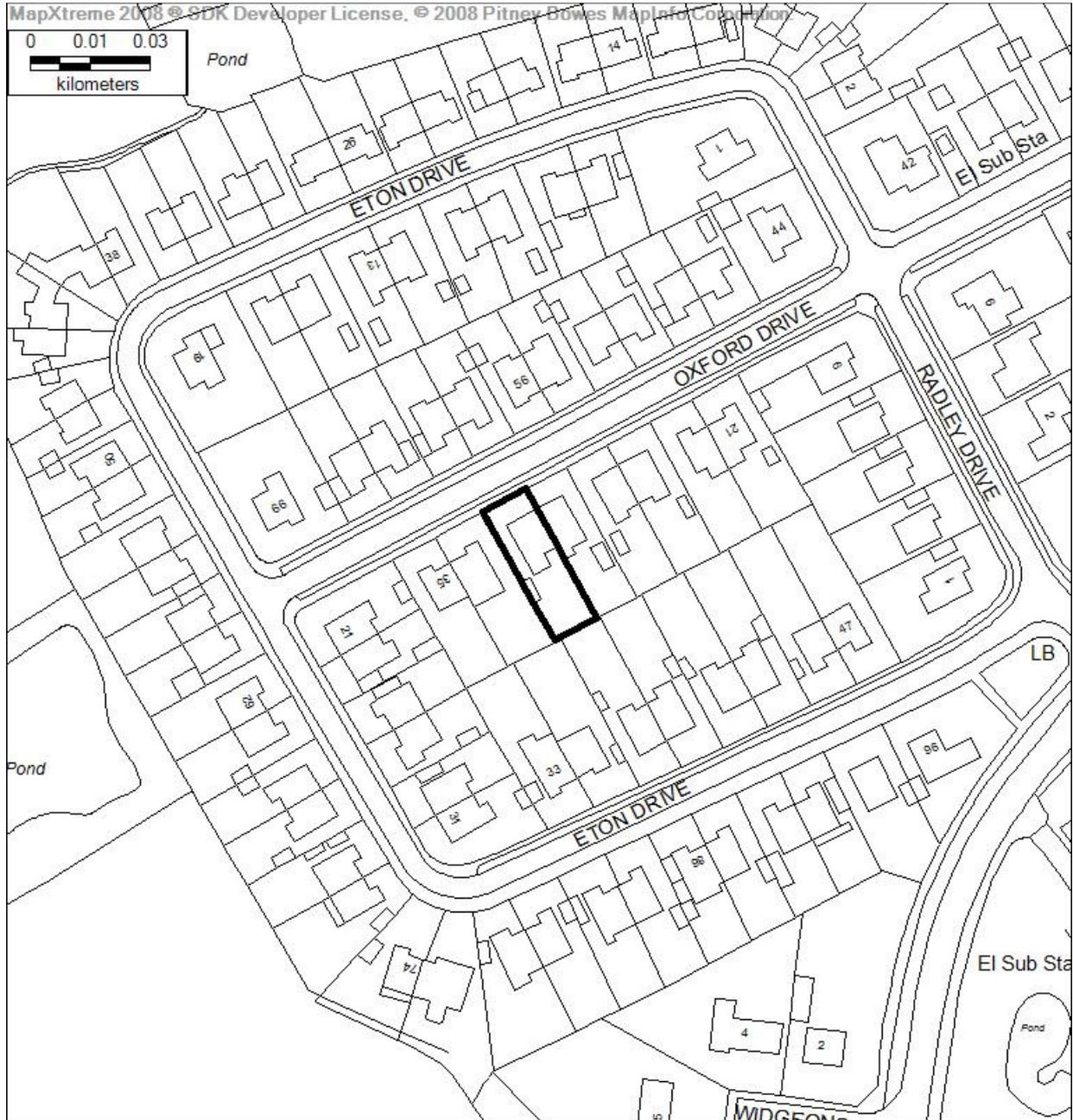
Area Team:
South Team

Case Officer:
Mrs S Williams

Ward:
Clatterbridge

Location: 31 OXFORD DRIVE, THORNTON HOUGH, CH63 1JG
Proposal: Erection of a single storey rear extension
Applicant: Mr S Fields
Agent : Mr Neville Pickard

Site Plan:



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Development Plan allocation and policies:

Infill Village in the Green Belt

Green Belt

Planning History:

No planning history

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council's Guidance for Publicity on Planning Applications, 5 notifications were sent to adjoining neighbouring properties and a site notice was displayed near the site. At the time of writing this report, a qualifying petition has been received, which contains 30 signatures. Additionally, two separate objections have been received. Objections can be summarised as:

1. Overshadowing
2. Loss of light
3. Height
4. Out of character
5. Set a precedent

CONSULTATIONS:

Green Belt (Wirral) - No comments received.

DIRECTORS COMMENTS:

REASON FOR REFERRAL TO PLANNING COMMITTEE

A qualifying petition signed by 30 signatures has been received.

INTRODUCTION

The proposal seeks planning permission for the erection of a single storey rear extension.

PRINCIPLE OF DEVELOPMENT

In principle the proposal is considered acceptable subject to relevant policies.

SITE AND SURROUNDINGS

31 Oxford Drive is a semi-detached bungalow which is located within Thornton Hough, which is designated as an 'Infill Village in the Green Belt' in Wirra's Unitary Development Plan. The property is positioned within a strict building line of similar styled bungalows.

The neighbouring property, 29 Oxford Drive, has extended to the rear with a conservatory which projects approximately 3.6 metres along the shared boundary with the application site. The neighbouring property on the other side, 33 Oxford Drive, has also extended to the rear with a single storey extension. There are therefore examples of various rear extensions along this part of Oxford Drive, including rear dormer extensions at 23 and 27 Oxford Drive.

POLICY CONTEXT

The application property is located within land designated as Green Belt in Wirral's Unitary Development Plan, and the property falls under the use class C3 as it is a dwelling house. National Policy NPPF - Requiring Good Design, GB5 - Extension of Existing Dwelling in the Green Belt, HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

The property is located within the Green Belt and is therefore subject to policy GB5 of Wirral's Unitary Development Plan. This policy states that an extension of existing dwellings in the Green Belt will be permitted, provided that the resultant dwelling is no more than 50% larger than that of the habitable floor space of the original dwelling, and subject also to the enlarged dwelling not having a harmful visual impact on its surroundings.

With regards to HS11, it is considered that extensions should be designed in such a way as to have no significant adverse effect on the appearance of the original property, the amenities of neighbouring properties, in particular through overlooking, or an adverse effect on the area in general. SPG11: House Extensions acts as a supporting document in relation to HS11.

NPPF - makes it clear that the Government attaches great importance to the Green Belt and the design of the built environment. The Green Belt is protected from inappropriate development, however, an extension that does not result in a disproportionate addition is classed as an exception at NPPF paragraph 89. NPPF paragraph 56 states that 'good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.' Development of poor design that fails to take the opportunities available for improving the character and quality of the area should be refused (NPPF paragraph 64 refers).

APPEARANCE AND AMENITY ISSUES

The proposal would partly replace a small conservatory. The proposed extension would measure 4.7 metres in depth and would measure the full width of the property. The height of the proposal would measure 2.5 metres up to the eaves, with a pitched roof above taking the structure to a maximum height of 5.1 metres. The proposed extension would only project a minimal distance of 1.1 metres beyond the existing rear elevation of the conservatory at 29 Oxford Drive. Additionally, the hipped roof would slope away from this shared boundary and therefore lessen the overall impact the proposal may have on the amenities of this neighbouring property. Due to the design of the proposed roof it is considered that the proposal would be unlikely to have a significant impact on the daylight levels of neighbouring properties.

As stated above, the property is located within a residential street, in which there are several examples of various extension types. Although it is appreciated that the overall height of the proposal is slightly higher than other single-storey extensions within the immediate surrounding area, the proposal is a common design and the height is not considered to be excessive and generally maintains a single-storey appearance.

The property is located within the Green Belt and is therefore subject to policy GB5 of Wirral's Unitary Development Plan. This policy states that the extended property must be no more than 50% larger than that of the habitable floor space of the original dwelling. The extended dwelling must also not have a harmful visual impact on its surroundings. The property itself remains within its original form and therefore has not undertaken any previous extensions.

The original floor space of the property has been calculated to be approximately 76.23 square metres. The proposed extension has been calculated to be approximately 18.76 square metres, giving an overall floor space of approximately 94.99 square metres. This is therefore an approximate increase of 24% of floor space when compared to the original floor space of 76.23 square metres and therefore complies with the 50% increase of floor space stated as suitable within Policy GB5.

The proposed extension is not considered to be detrimental to the appearance of the Green Belt. The single storey extension is not considered visually obtrusive or out of keeping with the area given the variety of other extensions. There are no issues of loss of light or privacy to neighbouring properties.

It is deemed that the proposal would not cause any harm to the character and appearance of the area. The proposal is not considered to have a harmful visual impact on its surroundings or an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposed development complies with relevant Council policies and is therefore considered acceptable.

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 proposal is not considered to have a harmful visual impact on its surroundings or the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design and is considered to comply with UDP Policies GB5 - Extension of Existing Dwelling in the Green Belt, HS11-House Extensions and the guidance in SPG11-House Extensions and NPPF, and is recommended for approval.

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 is not considered to have a harmful visual impact on its surroundings or the character of the building. It is deemed not to adversely impact on the amenities that the occupiers of the neighbouring properties can reasonably expect to enjoy. The proposal is acceptable in terms of scale and design and is considered to comply with UDP Policies GB5 - Extension of Existing Dwelling in the Green Belt, HS11-House Extensions and the guidance in SPG11-House Extensions and NPPF, and is recommended for approval.

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 9th November 2016 and listed as follows: drawing numbers 01 and 02.

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

Further Notes for Committee:

Last Comments By: 13/12/2016
Expiry Date: 04/01/2017