

Planning Committee

1 June 2017

Reference:
APP/17/00194

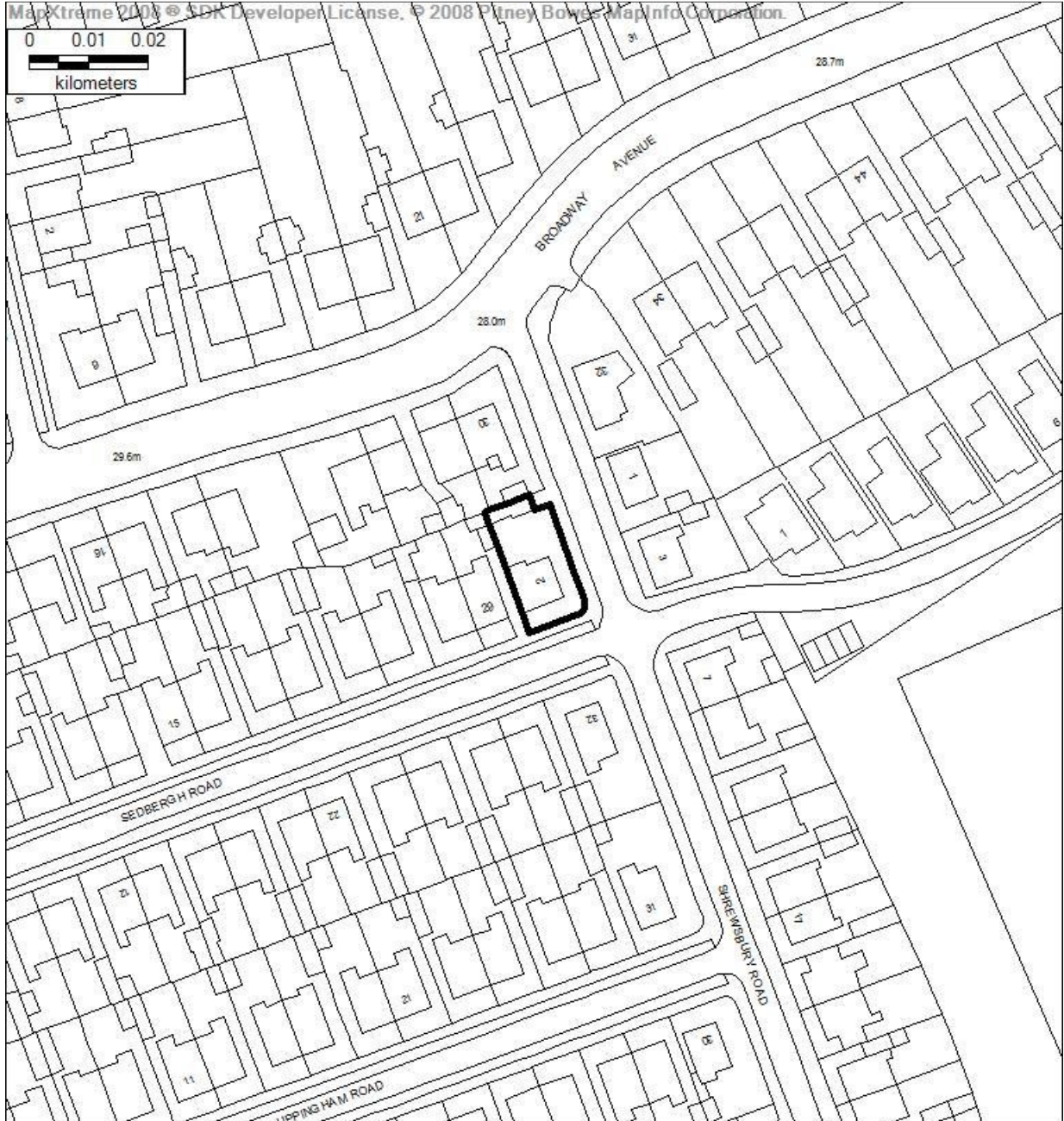
Area Team:
North Team

Case Officer:
Miss A McDougall

Ward:
Wallasey

Location: 2 Shrewsbury Road, Liscard, Wirral, CH44 2BS
Proposal: Single storey extension at rear, new driveway access and boundary fence
Applicant: Mrs S Thirupathykumaran
Agent: N/A

Site Plan:



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Development Plan allocation and policies:

Primarily Residential Area

Planning History:

Location: 2 SHREWSBURY ROAD, LISCARD, CH44 2BS
Application Type: Full Planning Permission
Proposal: Single storey extension at rear and new driveway and access at front
Application No: APP/16/01317
Decision Date: 01/02/2017
Decision Type: Refused

Summary Of Representations and Consultations Received:REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications, 9 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report 4 objections have been received, listing the following grounds:

1. highway safety
2. flooding due to loss of grass verge
3. overlooking from extension
4. impact of fence on the character of the area

CONSULTATIONS:

Highways - No objections

Director's Comments:

Consideration of this application was deferred at Planning Committee on 12 April 2017 to allow for a formal Member's Site Visit to take place.

REASON FOR REFERRAL TO PLANNING COMMITTEE

Councillor Rennie has requested that the application be taken out of delegation on the grounds that the development proposed would have a detrimental impact on this residential area and would be out of keeping with the environment that is currently enjoyed. Increase in traffic would clearly add to noise and pollution in the area.

INTRODUCTION

The proposal is for a single storey rear extension, new driveway access and boundary fence. The application is a resubmission of a previously refused application 16/01317.

The previously refused application included a much larger rear extension and a front/side extension to the Shrewsbury Road elevation, the reason for refusal was based on the impact of the front/side extension and the Councils current corner plot policy.

PRINCIPLE OF DEVELOPMENT

The proposal is for extensions and alterations to a dwelling which is considered acceptable in principle.

SITE AND SURROUNDINGS

The property is a detached two-storey dwelling located on the corner of Shrewsbury Road and Sedburgh Road.

POLICY CONTEXTHS11 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 proposal includes a single storey rear extension, a new vehicular access and boundary wall.

The proposed single storey rear extension projects between 3m and 4.2m from the original rear elevation due to the staggered nature of the existing dwelling. To the west boundary that adjoins 29 Sedburgh Road the extension has a projection of 3m, the proposal does not come any further out to either side than the existing dwelling. The rear extension is considered acceptable having regard to Wirral's UDP Policy HS11.

The development also includes the provision of a vehicle access from Sedburgh Road to allow for off street parking, Sedburgh Road is not a classified road however the access is over a dropped kerb and is on the junction of the crossroads at Sedburgh Road and Shrewsbury Road. There are no planning objections to the proposed crossing however the councils Highways officers have requested a condition requesting details of the crossing construction.

The plans also include a fence to part of the east boundary along Shrewsbury Road, the fence has a depth of 6m and has a height of 2m, the fence ties in with the existing boundary treatment of the property to the east elevation. The 2m fence is set back 4m from the front boundary and 7.5m from the edge of the pavement. The fence will not accommodate the whole side boundary and is not considered to cause harm in terms of sight lines or the appearance of the street scene.

SEPARATION DISTANCES

The proposed single storey extension has outlook across the garden, the extension is set 8.4m from the rear boundary and 16.5m from the rear elevation of the neighbouring house 30 Broadway Avenue. Window to window separation distances are set at 21m however the outlook from the proposed extension will be obscured by the boundary treatment which includes outbuildings to both properties no.2 Shrewsbury Road and no.30 Broadway Avenue. Having regard to the relationship between these two properties, the proposed extension is not considered to cause harm with regards to overlooking and loss of privacy.

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, access and section of fence along Shrewsbury Road is considered acceptable in terms of 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 proposed extension, access and section of fence along Shrewsbury Road is considered acceptable in terms of scale, appearance and 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 21 February 2017 and listed as follows: KM01 Rev.D.

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

3. Details of the proposed vehicle crossing to be submitted for approval to the Local Planning Authority for approval prior to construction of the vehicle crossing, the crossing shall be constructed in accordance with the approved details.

Reason: Highway safety.

Last Comments By: 28/03/2017

Expiry Date: 21/04/2017