

# Planning Committee

1 June 2017

**Reference:**  
**APP/17/00401**

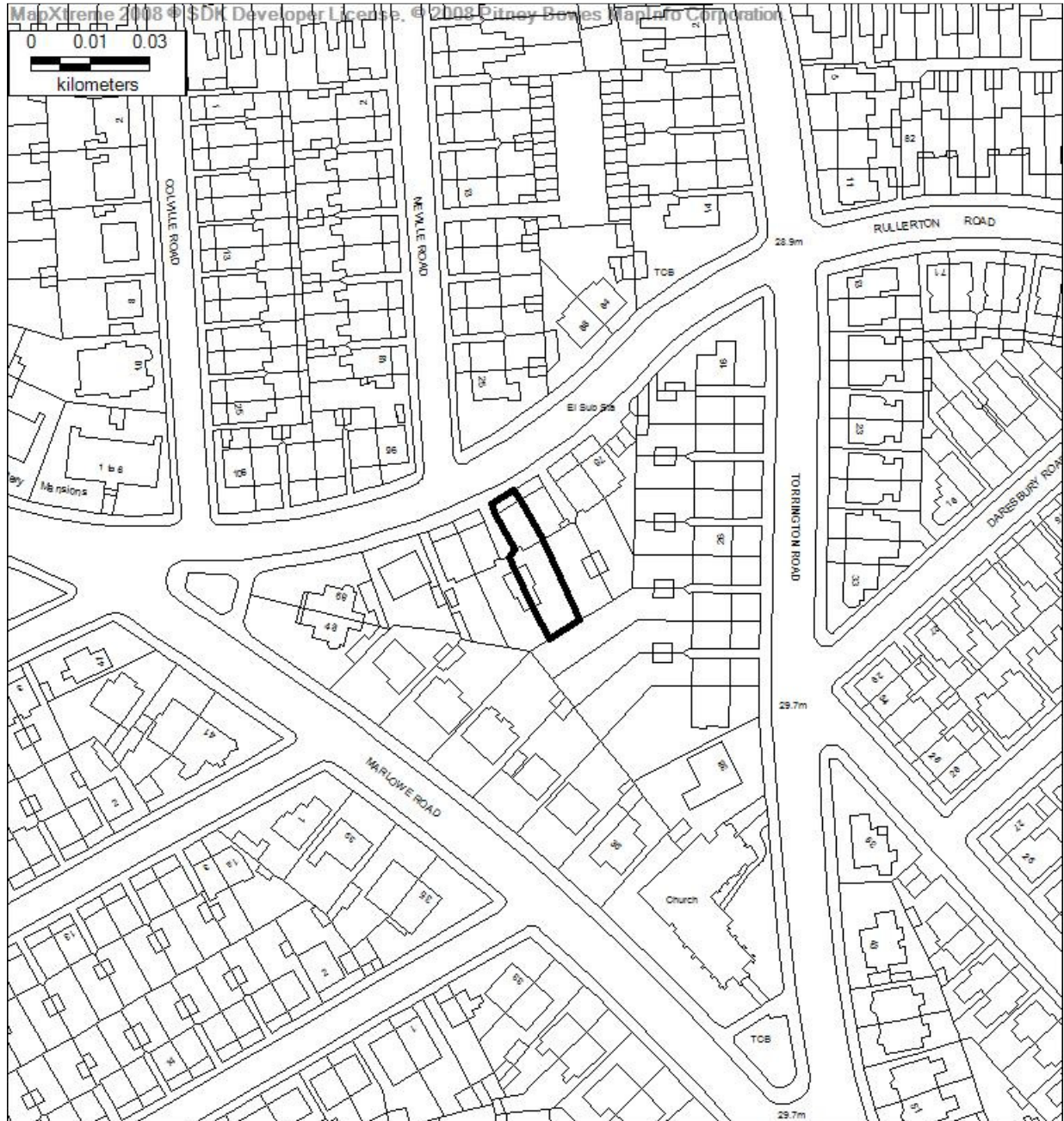
**Area Team:**  
**North Team**

**Case Officer:**  
**Mrs S Williams**

**Ward:**  
**Liscard**

**Location:** 81 RULLERTON ROAD, LISCARD, CH44 3BY  
**Proposal:** Erection of a two storey rear extension  
**Applicant:** Mr Martin Rigg  
**Agent :** Mr Mark Bathgate

## Site Plan:



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## Development Plan allocation and policies:

Primarily Residential Area

**Planning History:**

No planning history

**Summary Of Representations and Consultations Received:****REPRESENTATIONS:**

Having regard to the Council's Guidance for Publicity on Planning Applications, 4 notifications were sent to adjoining neighbouring properties and a site notice was displayed near the site. At the time of writing this report, 6 objections have been received, which raise the following concerns:

1. Out of keeping
2. No time has this application been posted for viewing outside the property, either before or since its purchase
3. Loss of light to habitable rooms and patio/garden areas
4. Ownership issues
5. No contact made prior to submission
6. Loss of privacy
7. Close proximity
8. Overbearing/oppressive environment
9. Difference in land levels
10. No mention of removal of chimney stack
11. Being set further back due to curvature of the road
12. Proposal would invade access to the garage, meaning a change in access (not disclosed on plans)
13. Boundary wall and gates will be effected
14. Patio doors at No.81 will open onto their garage (no mention of further alterations to the rear access)
15. The scale is not in keeping with the character and privacy of existing dwellings
16. No other extensions within the area
17. Devalue of property
18. Impede the light to vegetable plot
19. Noise level at the time of construction

**CONSULTATION:**

None required

**REASONS FOR REFFERAL TO PLANNING COMMITTEE:**

Councillor Janette Williamson has requested the application to be taken out of delegation on the grounds of:

1. Will cause loss of natural light to surrounding properties
2. Will cause loss of privacy to surrounding properties
3. Is out of character with the surrounding properties

**Director's Comments:****INTRODUCTION**

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

**PRINCIPLE OF DEVELOPMENT**

In principle the proposal is considered acceptable subject to relevant house extension policy.

**SITE AND SURROUNDINGS**

81 Rullerton Road is a traditional semi-detached dwellinghouse, located within a primarily residential area of similar styled properties.

The property is screened to the front with a low level wall and a privet hedge. The rear garden measures approximately 21.5 metres in length and benefits from south facing aspect. The boundaries consist of wooden fencing and sporadic vegetation. There is a detached garage which projects along the west boundary and adjoins the garage at 83 Rullerton Road.

## **POLICY CONTEXT**

The application property is located within land designated as Primarily Residential Area 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, HS11 – House Extensions and SPG11 – House Extensions are directly relevant in this instance.

NPPF - Requiring Good Design - The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

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.

## **APPEARANCE AND AMENITY ISSUES**

The proposed extension would be located to the rear of the application site. It would measure 2.4 metres in length and 3.4 metres in width. The ridge height of the proposal would be set much lower than the original roofline of the property.

Concerns have been raised from local residents regarding loss of light. In this instance the 45 degree test has been carried out from both neighbouring properties 79 and 83 Rullerton Road's habitable rear windows. The results show that the proposed extension would not result in any form of loss of light to these habitable rooms. Additionally, there are no immediate residential dwellings sited to the rear of the application site as the rear garden of 30 Torrington Road adjoins the garden of 81 Rullerton Road. The proposed extension would be located approximately 20 metres from the rear boundary, which is considered a sufficient distance away.

The proposed extension would achieve 3.4 metre separation distance from the boundary with 79 Rullerton Road and 2.2 metres separation distance from the boundary shared with 83 Rullerton Road. House extension policy states that 'two-storey rear extension should not be closer than 2.5 metres to a boundary that forms a party wall between terraced and semi-detached properties and 1 metre to other boundaries'. In this instance, the proposed extension complies with the required separation distance.

The proposed extension is considered minimal in terms of its overall scale. The plans indicate that the garage would still remain on site and a 2 metre separation distance measured from the rear elevation of the proposal to the front of the garage would be achieved. However, it should be noted that planning permission would not be required to demolish this structure.

The property is located within a residential street. Although it is appreciated that the properties within the area have not extended, the proposal is a common design and located to the rear. The proposal is not considered to be excessive and maintains a residential appearance.

All other concerns raised do not fall within the remit of planning and therefore do not warrant a refusal. 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**

Habitable room windows directly facing each other should be at least 21 metres apart. Main habitable room windows should be at least 14 metres from any blank gable. The proposed extension complies with the required separation distances and therefore 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 an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, Policy HS11 - House Extensions and SPG11 and is therefore considered acceptable and is therefore considered acceptable.

### **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 an adverse impact to the amenities that the occupiers of neighbouring properties expect to enjoy. The proposal complies with NPPF- Requiring Good Design, Policy HS11 - House Extensions and SPG11 and is therefore considered acceptable and is therefore considered acceptable.

**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 5th April 2017 and listed as follows: drawing numbers W01, W02 and W03 (dated 22/03/2017 and 25/03/2017).

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

**Last Comments By:** 08/05/2017

**Expiry Date:** 31/05/2017