

Planning Committee

18 January 2018

Reference:
APP/17/01287

Area Team:
South Team

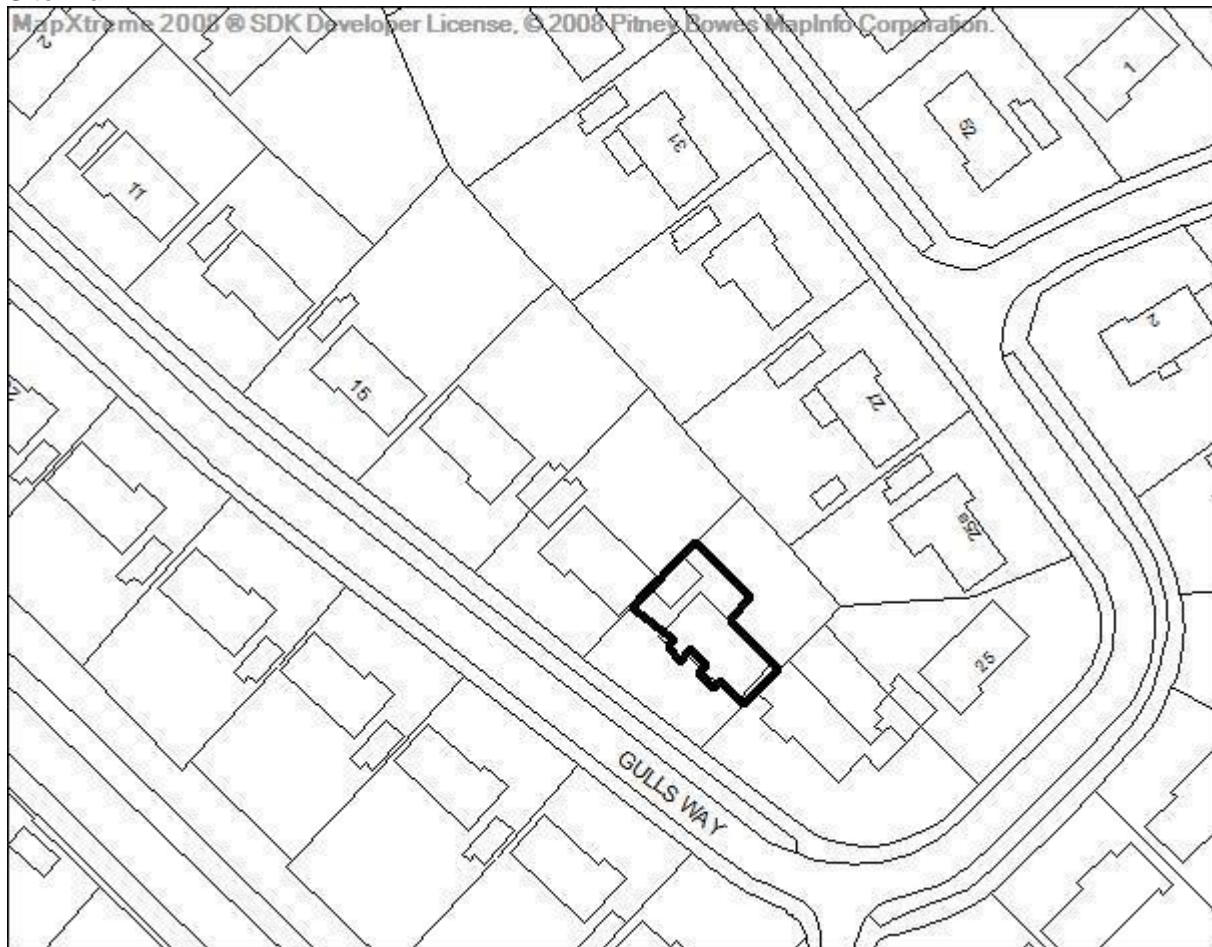
Case Officer:
Mr C Smith

Ward:
Heswall

Location: 21 GULLS WAY, HESWALL, CH60 9JG
Proposal: Resubmission: Removal of existing roof and new roof with reconfigured layout including front and rear dormer windows. New single storey side and rear extension. Remodelled front elevation including new front porch.

Applicant: Mr Swann
Agent :

Site Plan:



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Development Plan designation

Primarily Residential Area

Planning History:

Location: 21 GULLS WAY, HESWALL, CH60 9JG
Application Type: Full Planning Permission
Proposal: Resubmission: Removal of existing roof and new roof with reconfigured layout including front and rear dormer windows. New single storey side and rear extension. Remodelled front elevation including new front porch.
Application No: APP/17/01287

Decision Date:
Decision Type:

Location: 21 GULLS WAY, HESWALL, CH60 9JG
Application Type: Full Planning Permission
Proposal: Existing roof replaced with reconfigured layout, including two storey front extension and two front dormer windows. Single storey side extension to existing garage. Single storey rear extension. New front porch.(Amended)

Application No: APP/17/00573
Decision Date: 19/07/2017
Decision Type: Withdrawn

Appeal Details

Summary Of Representations and Consultations Received:

REPRESENTATIONS:

Having regard to the Council Guidance on Publicity for Applications 7 notifications were sent to adjoining properties. A site notice was also displayed. At the time of writing this report the Local Authority has received 14 letters of objection and one petition of objection containing 54 signatures.

Summary of objections:

- i. The majority of objections stated that the development would dominate the existing dwelling and be visually overbearing. These objections often went onto state that the proposed development was out of character, not only to the host dwelling but the wider street scene.
- ii. A number of objections stated that the development would directly impact the amenity of neighbouring dwellings in regard to existing light, outlook and privacy.
- iii. One objection stated that the single storey rear extension clearly fails the 45 degree rule test and will have an adverse impact on light to the neighbouring dwellings habitable windows.
- iv. A number of objections stated that turning a 2 bedroom dwelling into a 5 bedroom house was not acceptable, and that these types of applications are ruining the area. Further one objection stated that small bungalows are becoming a scare commodity for those who wish to downsize and retire and this type of development should not be permitted.
- v. A number of objections directly quoted Wirral's UDP Policy HS11 and Supplementary Planning Guidance Note 11. These objections stated that the proposed single storey rear extension, front porch extension, and rear and front dormers were contrary to policy in multiple ways.
- vi. One objection stated that the existing plans do not give specific measurements of the ridge height.
- vii. A handful of objections from neighbouring residents stated that they had previously been refused regarding applications to raise existing roof ridges and create rear dormer windows.
- viii. One objection stated that the development would create more traffic in the area, along with disruption when being constructed.

CONSULTATIONS

Head of Environment & Regulation (Traffic & Transportation Division) - No objection.

DIRECTORS COMMENTS:

REASON FOR REFERRAL:

The application received a qualifying petition of objection containing 54 signatures.

INTRODUCTION

The proposal is seeking planning permission for the removal of existing roof and construction of a new roof with reconfigured layout including front and rear dormer windows. The proposal includes a new single storey side and rear extension and remodelled front elevation with a new front porch.

This application is a resubmission of APP/17/00573 which was previously withdrawn by the applicant. The developer has submitted a similar scale scheme to the previous proposal (APP/17/00573) however the proposed front and rear dormers are slightly smaller in scale and the internal layout of the first floor has been significantly altered.

PRINCIPLE OF DEVELOPMENT

Front dormer windows are a departure from Wirral's Unitary Development Plan. Otherwise the principle of the development is acceptable subject to Policy HS11 of Wirral's Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

SITE AND SURROUNDINGS

The proposal site is a detached bungalow set within a Primarily Residential Area. The land levels in the area slope considerably from North East to South West. The neighbouring dwellings to the rear (North East) of the proposal site are approximately 1 to 2 metres higher than the proposal site dwelling ground floor. The neighbouring dwellings to the front (South West) of the proposal site similarly are approximately 1-2 metres lower than the ground floor level of the proposal site dwelling.

The neighbouring dwellings are generally of similar scale and design, however there are a number of examples of quite extensive redevelopment of existing single storey bungalows in the wider area. There are various extensions within the immediate street scene, including raised roofs, front and rear dormers and front porches. The neighbouring dwelling No. 23 Gulls Way received permission in 2013 for the "Erection of 2-storey side extension and conversion of roof space, including dormer extensions to the front", which has subsequently been completed. The neighbouring dwelling No. 13 Gulls way had permission in 2001 for "Erection of dormer windows to front and rear, garage to side, conservatory to the rear and front porch and re-roofing with new raised roof (0.8m higher)". The neighbouring dwellings to the rear (North East) of the proposal site No. 27 and 25 Gulls Way have had single storey rear extensions in recent years.

The proposal site has an open front garden with a grass lawn and driveway to the West of the site. To the side of the dwelling is a detached flat roof garage that is detached from the original dwelling. The rear garden has a large grass lawn and is surrounded by 1.8 metre high timber fencing. The rear garden has a considerable amount of 2-3 metre high hedging and trees along the rear boundary of the proposal site.

POLICY CONTEXT

The application shall be assessed under policy HS11 House Extensions of the Wirral Unitary Development Plan, SPG11 House Extensions and the National Planning Policy Framework.

HS11 states that the scale of any proposed development should be appropriate to the size of the plot and not dominate the existing building, and not be so extensive as to be unneighbourly. Particular regard should be had to the effect on light to and the outlook from neighbours habitable rooms and development should not result in significant overlooking of neighbouring residential property. The design features and materials used should complement the existing building.

SPG11 states that it is always important to consider the specific character of the building being extended and to take account of the context of the property. Extensions built close to the boundary with a neighbouring property may have an adverse impact on the enjoyment of that property. Extensions should not be so large as to create an effect of over-dominance or cause significant visual intrusion or significantly impact existing light levels (daylight and sunlight).

SPG11 states that front extensions will clearly impact on the street scene and will rarely be acceptable on semi-detached properties, properties that are prominent within the street scene or where there is a definite building line. Front porches should be restricted in size and scale to the exterior door over which they are sited and should meet the following criteria:-

- Porches should not project forward more than one fifth of the front garden depth or 1.5 metres whichever is lesser;
- The design and materials should match the character and design of the original house;
- Porches should have a pitched roof where appropriate;
- Porches should not exceed the sill high of the first floor windows.

SPG11 states that roof alterations and dormer window extensions can have a detrimental impact on the character of the area, and lead to substantial loss of privacy and amenity to neighbours. Dormer extensions should be sensitively designed to not have a negative visual impact on the appearance of the property and the character of the surrounding area. Dormers should not result in significantly

increased overlooking of neighbouring properties. Proposals that unacceptably dominate the existing building or appear obtrusive in the street scene will not be allowed.

Front dormers will not be allowed where they would have an adverse impact on the character of the street scene or on the appearance of the original dwelling. Dormer extension to the rear should be set in at least 0.5 metres from the gable of any property or the party boundary. Dormers should be set back from the original rear wall by at least 0.5 metres and should be lower ridge height of the dwelling. Dormers should vertically correspond with existing windows and should match their style and proportions. The design should match the existing materials. In the case of rear dormers on a house with a hipped roof, the dormer shall not extend beyond the roof plane of the hip.

SPG11 states that where two habitable rooms to principal elevations face one another such that direct overlooking is likely to occur, the windows shall be a minimum of 21 metres apart. Where a sole window to a main habitable room faces a blank wall they must be a minimum of 14 metres apart.

National Planning Policy Framework (NPPF) supports sustainable development which encompasses good design. Development should and make a positive contribution to an area and use opportunities to improve the character and quality of an area.

APPEARANCE AND AMENITY ISSUES

The proposal is seeking to considerably remodel the existing single storey bungalow into a 1.5 storey bungalow with a new roof layout including dormers providing first floor roof space. The main planning matters relating to the proposal include the potential impact of the development on neighbouring amenity in regard to existing light, outlook and privacy and the impact of the development on the character of the host dwelling and street scene.

The proposed new roof layout will include raising the existing ridge by approximately 1.0 metre, which will also raise the eaves of the existing dwelling approximately 0.5 metres. The proposed new roof design will include one large and two smaller front elevation dormer windows, and one large rear elevation dormer window.

The raising of the roof ridge will significantly change the appearance of the host dwelling along with the new front dormer windows however the impact of this development on the in the wider street scene is mitigated significantly by the fact that there are various dwellings in the immediate and wider street scene which have had permission for similar extensions with a similar scale and design. The developer has provided a street scene comparison with the current proposal and it shows clearly that the proposed ridge height would not be excessive when compared with neighbouring dwellings in the wider street scene.

The neighbouring dwelling No. 23 Gulls Way has an existing single storey side extension that abuts the party boundary with the proposal site and is set in from the front elevation of the dwelling by approximately 2.0 metres. Judging from the previous application in 2013 (APP/13/00357) at 23 Gulls Way, the side extension serves a kitchen, which is internally linked to a dining room. The front elevation window closest to the boundary with the proposal site is therefore in this instance considered to be the secondary window serving the dining room (habitable room), as the dining room is served by windows on the rear elevation of the dwelling. The neighbouring dwelling No. 23 Gulls Way's rear elevation wall projects considerably past the building line of the proposal site dwelling and when taking into account the orientation of both dwellings, land level differences and the path of the sun during the day, it is not considered the raising of the ridge will have any significant impact on the expected amenity of the occupiers of No. 23 Gulls Way in regard to existing light and outlook.

Front dormers are a departure from Wirral's Unitary Development Plan and will only be permitted where they already exist in a street scene, and in this instance many neighbouring dwellings have front dormers and therefore the precedent is established. The design of the front dormer windows are considered to correspond with the front elevation windows sufficiently and the scale of the dormers will have no significant negative impact on the character of the street scene. While one of the proposed front dormer windows is considerably larger than the other two, it is considered this design will have a positive impact on the character of the host dwelling. The neighbouring dwellings to the South of the proposal site are approximately 27 metres away from the front elevation of the proposal site dwelling and therefore are considered to comply with SPG11 separation distances comfortably in

this instance.

The proposed rear dormer will be lower than the proposed ridge height by 0.4 metres and will be set in from the rear wall of the dwelling by 0.5 metres and will be set in from the side elevation of the dwelling 0.5 metres on both sides. The rear dormer window will span a length of just over 12 metres and will have 4 new rear elevation windows. The proposed rear dormer is indicated on the plans to be externally finished with grey feature weather boarding.

In this particular instance significant weight is given to the fact that in 2001 permission was granted at No. 13 Gulls Way (APP/01/07206) for a rear dormer window that spans the majority of the rear elevation of an extension which also included the original dwellings ridge being raised (approximately 0.8 metres). Taking into account the scale, design and materials of the proposed rear dormer and the scale of the rear dormer permitted in 2001 at No. 13 Gulls way, it is not considered that the rear dormer will have any significantly negative impact on the street scene or character of the host dwelling.

The proposed rear dormer windows serve a family bathroom, landing and en-suite and therefore are not considered habitable rooms. Taking into account that neighbouring dwellings to the North East of the site is approximately 23 metres away from the proposal site rear elevation, it is considered that the proposed rear dormer could introduce privacy issues between the properties. In the interest of protecting neighbouring residential amenity in regard to privacy, all of the proposed rear dormer windows will be conditioned to be obscurely glazed and non-opening up to a height of 1.7 metres from the internal floor level.

The proposed single storey rear extension will project 3.8 metres from the rear wall of the original dwelling and will internally join the redesigned side garage, which is being incorporated into the new footprint of the dwelling. The rear extension will be set approximately 0.5 metres from the party boundary and will have a flat roof with a maximum height of approximately 3.0 metres. The proposed rear extension is single storey and the proposed rear and side elevation windows and doors are not considered to cause any overlooking of neighbouring property as sufficiently high boundary treatments in the rear garden protect neighbouring amenity in this regard.

The proposed rear extension does not comply with SPG11 45 degree rule when taken from the neighbouring dwellings No. 19 Gulls Way rear habitable window, closest to the party boundary between the sites. The party boundary between No. 21 and 19 Gulls Way consist of a 1.8 metre high timber fence, along with mature bushes/hedges, which provide a considerable level of privacy between the two sites. Taking into account that the existing detached garage on the site already projects past the rear wall of the proposal site dwelling to some degree, the boundary treatments at the site and the orientation of the dwellings in relation to the sun, it is not considered that the single storey rear extension will have any significant impact on the neighbouring occupiers of No. 19 Gulls Way in regard to existing light, outlook and privacy.

The single storey side extension which will incorporate the existing detached garage into the foot print of the dwelling is considered to be design well and the new pitched roof with gable end over the garage will relate well to the rest of the proposed development, and is therefore not considered to have any negative impact on the character of the host dwelling or wider street scene. The side garage extension will have no impact on neighbouring amenity in regard to existing light, outlook or privacy.

The proposed new front porch will project just over 0.8 metres from the front wall of the original dwelling however this will remain in line with the ground floor building line. The front porch does not project more than 1/5th of the front garden depth or more than 1.5 metres and is therefore acceptable under SPG11 in these regards. SPG11 states that front porches should have a pitched roof were appropriate, however in this instance the developer is seeking a more modern design that in this instance is considered to be acceptable taking into account the overall renovations of the existing dwelling. Taking into account these considerations the design and scale of the proposed front porch will have no adverse impact on the character of the street scene.

The proposed development walls will be constructed from brick, block and render finish. The proposed roof will be externally constructed with concrete roof tiles. The proposed windows and doors will be grey UPVC and the proposed rear dormer will be clad with timber weatherboard. In the

wider street scene various external finishes can be found including external brick and render, various roof slates and generally white UPVC windows. The proposed external materials are not considered to significantly detract from the character of the street scene and will provide a more modern update to the existing bungalow.

Some weight is given to the fact that during the planning process of the previous 2017 (APP/17/00573) application, the developer was requested by the Local Authority to address concerns regarding the dominance of the extension in the street scene from a visual aspect. As part of the previous 2017 application the developer had provided amendments to reduce the proposed larger front dormer in scale and also introduced a duck hip to the roof, which can be found in the wider street scene. It has been taking into account that again the current application has reduced the scale of the dormers slightly.

While the proposed dwelling will visually appear significantly changed to that of the original dwelling, it is not considered that the development is inappropriate to the size of the plot or would negatively impact the character of the street scene. The proposed development is considered to have no negative impact on the expected amenities of neighbouring dwellings in regard to existing light, outlook and privacy. The proposed development is considered to comply with HS11, SPG11 and the NPPF and is therefore considered acceptable.

Other Matters:

A considerable number of the objections received stated that the development would dominate the existing dwelling and be visually overbearing contrary to HS11 and SPG11. As previously stated, the developer has sought to amend small details of the scheme to address the Local Authority's concerns and the current proposal has reduced the scale of the proposed front and rear dormers. The proposed development overall is not considered to have any significant negative impact on the character of the street scene and would not form a dominant feature.

A number of objections stated that the development would directly impact the amenity of neighbouring dwellings in regards to existing light, outlook and privacy. For the reasons previously stated the development is considered to have no negative impact on neighbouring amenities in regard to existing light, outlook and privacy. A number of objections provided their own interpretations of Policy HS11 and SPG11, which have been taken into account and this report provides clarification as to why the current proposal is considered acceptable in regards to the relevant policy and guidance adopted by the Local Authority.

A number of objections stated that this type of development is ruining the area and that small bungalows are becoming a scare commodity for those who wish to down size. The Local Authority judges each application on its own merits, taking into account the relevant policy and guidance as adopted. The Local Authority has no specific policy or guidance stating that this type of dwelling cannot be extended significantly, provided the overall impact is not considered detrimental to the amenity of neighbouring dwellings or would be overbearing and dominant in the street scene. In this instance, the proposed development is considered to be acceptable in these regards for reasons previously stated.

A number of objections stated that they had previously been refused ridge height increases and rear dormer windows. Each planning application is judged on its own merits and in this instance the development is considered to be acceptable for the previously stated reasons.

A small number of objections referred to the potential for increase traffic in the area along with disruption during construction. As this is a household development, the development is highlight unlikely to result in any highway safety or congestion issues. Issues regarding possible disruption and noise and disturbance during the construction of a household development are expected consequences of the planning permission. If considerable disturbance is caused by the development to the detriment of neighbouring occupiers then the Local Authority's Environmental Health department has statutory powers to control such matters.

One objection stated that the existing plans do not give specific measurements of ridge height. The plans provided by the developer are to scale and can be measured from.

SEPARATION DISTANCES

SPG11 states that 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 proposal is not considered to result in direct overlooking.

HIGHWAYS

There are no highways objections.

ENVIRONMENTAL HEALTH

There are no environmental health objections.

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, HS11 - House Extensions, SPG11 - House Extensions, 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, HS11 - House Extensions, SPG11 - House Extensions, 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 06/10/17 and 28/11/17 and listed as follows: Drawing No. 001 Revision P2, 002 Revision P2, 003 Revision P2, 004 Revision P2, 005 Revision P2, 006 Revision P4, 007 Revision P4, 008 Revision P2, 009 Revision P3, 010 Revision P3, 011 Revision P1.

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

3. The window(s) hereby permitted at first floor on the North East (rear) elevation shall be fitted with obscured glazing and any part of the window(s) that is less than 1.7m above the internal floor level of the room in which it is installed shall be non-opening. The window(s) shall be permanently retained in that condition thereafter.

Reason: To ensure the protection of privacy for neighbouring occupiers, and in the interests of residential amenity, in accordance with policy HS11 of the Wirral Unitary Development Plan and SPG11.

Further Notes for Committee:

Last Comments By: 15/11/2017 10:49:07

Expiry Date: 01/12/2017