

Planning Committee

22 March 2018

Reference:
APP/17/01489

Area Team:
South Team

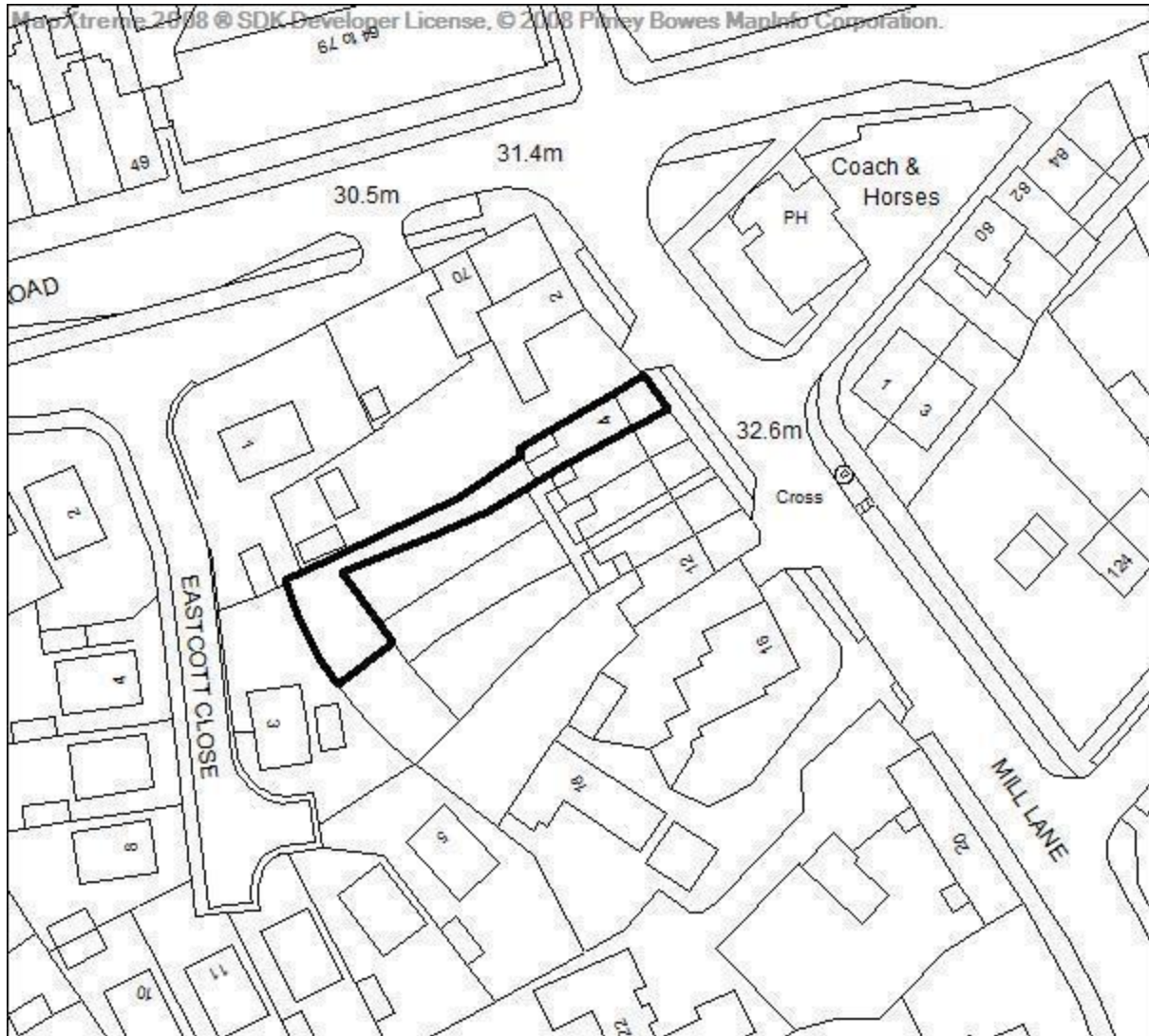
Case Officer:
Mrs J McMahon

Ward:
**Greasby Frankby
and Irby**

Location: 4 MILL LANE, GREASBY, CH49 3NU
Proposal: Demolition of existing single and two storey rear outriggers, and construction of 2 Storey rear outrigger. Alteration to front area of property and formation of dropped kerb and pavement crossing to provide off street parking within site boundary.

Applicant: Mr & Mrs Baker
Agent : Bromilow Architects Ltd

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's Guidance on Publicity for Planning Applications, 8 neighbouring properties have been notified and a site notice was displayed near the site - Objections have been received from nos. 2, 6, 8, 10, 12 and 16 Mill Lane on the grounds of:

1. loss of light
2. overbearing
3. loss of privacy
4. out of character
5. loss of property value
6. traffic issues during building work
7. out of scale
8. noise and disturbance
9. problems using a communal passageway for delivering materials

CONSULTATIONS

Environmental Services, Traffic Network Team - No objection

DIRECTORS COMMENTS:

The application was deferred from Planning Committee on 15th February to enable Members to visit the site.

REASON FOR REFERRAL

Councillor Wendy Clements requested this application be removed from delegation and considered by the Planning Committee following representations she has received from local residents.

INTRODUCTION

The application seeks planning consent for the erection of a part first floor, part 2-storey rear extension. The application also involves removing the boundary wall and creating a hardstanding and pavement crossing at the front of the property, which will provide 1 off-street parking space.

PRINCIPLE OF DEVELOPMENT

The site is located within an area designated as primarily residential where residential development is acceptable in principle.

SITE AND SURROUNDINGS

The site is located on the south-western side of Mill Lane, Greasby close to its junction with Greasby Road. The application property is a 2-storey cottage at the end of a row of 5 similar dwellings, the terrace is brick built with slate roofs, the application property has subsequently been pebbledashed.

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. The National Planning Policy Framework and UDP Policy HS11 are directly relevant in this instance.

Policy HS11 states: 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.

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.

APPEARANCE AND AMENITY ISSUES

The application property is a small end of terrace cottage that has been extended previously with ground floor additions at the rear. This application proposes to build directly above the previous extensions to create a larger kitchen/diner at ground floor level with a bedroom, study and second bathroom above.

The occupier of the detached property on the north side, 2 Mill Lane, has submitted an objection with concerns raised regarding a loss of light and privacy, and possible access issues during building work. This property is a 2-storey cottage with the main building being sited some 10.5 metres away from the gable end of the application property. A single storey outrigger extends 6 metres towards the application site with a window in the end elevation, a conservatory extension has been added to western elevation of this outrigger extending into the garden of no.2. All of south facing windows in no.2 directly face the existing gable end of no.4, the proposed 2-storey rear extension would add an additional 4.9 metres to the depth of the house.

No.2 occupies a relatively large site with the west facing conservatory extension enjoying sunlight for most of the afternoon/evening. The south facing windows in the main building face the existing gable of no. 4 and across the front of the terrace down Mill Lane. It is not considered that the extension would significantly alter the existing situation in terms of the impact no.4 has on this adjacent property.

The occupier of the attached neighbouring property, 6 Mill Lane, has objected on the grounds of loss of light and that the extension is out of character. This property has a ground floor extension that is built between theirs and no.4's original 2-storey outriggers. The drawings have been amended to bring the first floor element of the proposal 1 metre in from the common boundary to reduce the impact of the extension on both the ground floor of no.6 and also its 1st floor bedroom window, which is set back in the main rear elevation. Due to the depth of the existing outrigger and how narrow the houses are, the extension satisfies the 45 degree rule and ensures it will barely be visible from the

bedroom window.

The development involves building above existing ground floor extensions and extending an existing 2-storey outrigger that is original to the cottage. A new pitched roof is proposed that will have a ridge that is almost 2 metres lower than the main roof. Overall it is not considered that the proposal would not have a significantly greater impact on neighbouring properties than exists at present.

Other objections such as loss of property value, disturbance during building work, use of a shared access for the delivery of building materials and traffic hazards caused by construction vehicles are outside the planning remit.

The proposed pavement crossing at the front of the property is acceptable and similar to 3 others in the terrace that have already been installed.

**The drawings show a proposed rear dormer, this has not been considered as part of this proposal as it can be built under permitted development.*

SEPARATION DISTANCES

Separation distances do not apply in this instance.

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 proposed development is not considered to have a significant impact on the existing levels of residential amenity at neighbouring property and satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

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 development is not considered to have a significant impact on the existing levels of residential amenity at neighbouring property and satisfies the criteria set out in Policy HS.11 of Wirral's Unitary Development Plan and the National Planning Policy Framework.

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 amended plan received by the local planning authority on 29 January 2018 and listed as follows: Job No.1732, Drawing No.03, Rev.B.

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

3. All new first floor windows in the north-east facing elevation shall be non-opening and obscurely glazed up to a height of 1.7 metres from the internal finished floor level and shall remain as such thereafter.

Reason: In the interests of residential amenity

Further Notes for Committee:

1. The applicant is advised that all works to the adopted highway must be carried out by a Council approved contractor at the applicant's expense. Please contact the Highways Section on 0151 606 2000 for further information.

Last Comments By: 09/01/2018 13:37:34

Expiry Date: 18/01/2018

