

Planning Committee

19 April 2018

Reference:
APP/18/00139

Area Team:
North Team

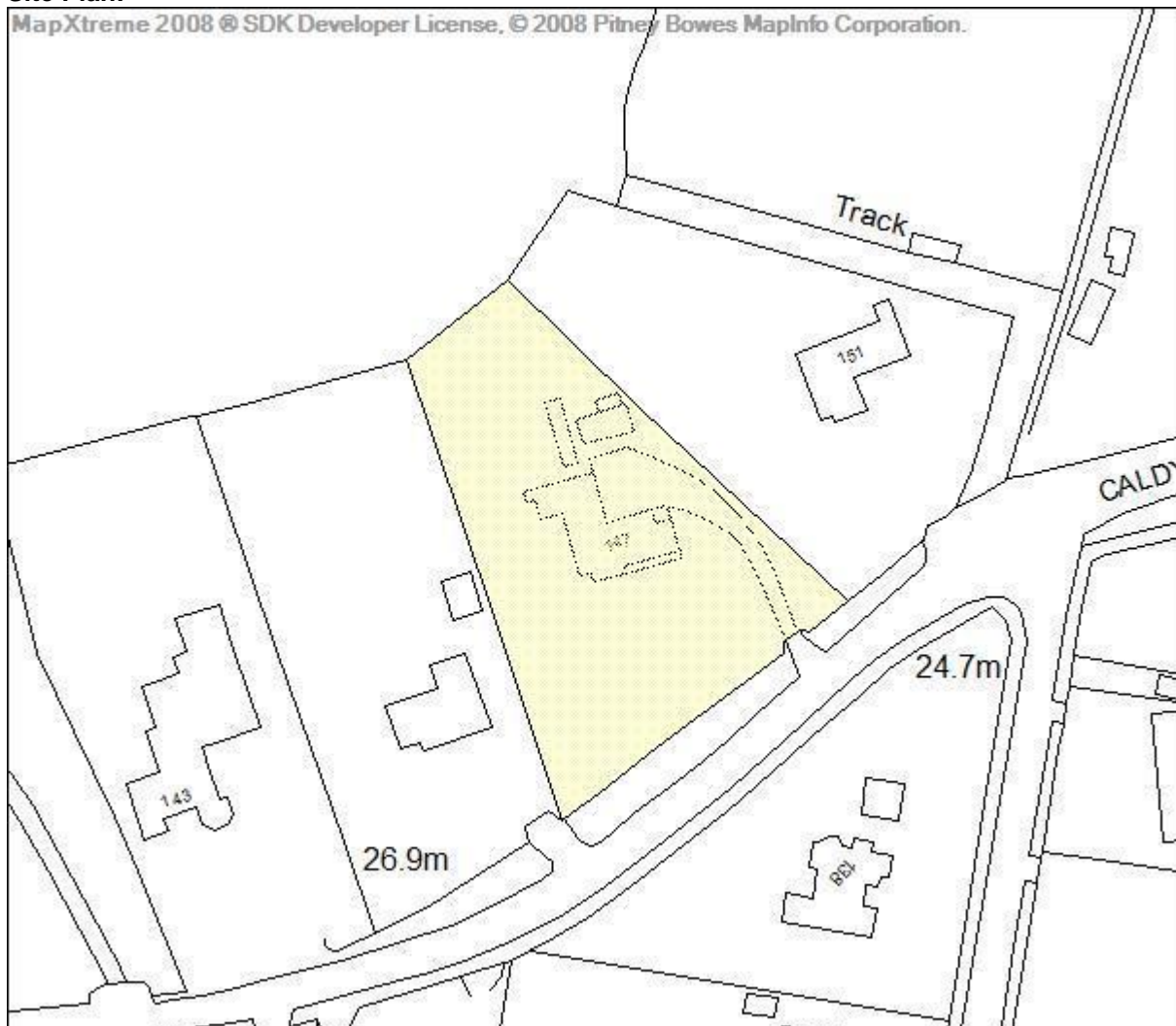
Case Officer:
Mr N Williams

Ward:
**West Kirby and
Thurstaston**

Location: Meverley, 147 CALDY ROAD, CALDY, CH48 1LP
Proposal: Demolition of existing timber and brick greenhouse to rear of the property and erection of two-storey side and rear extensions, single-storey extension to rear housing a swimming pool and 3 car garage with bedroom over linked to main house with glazed link

Applicant: Mr & Mrs Raynor
Agent : pdv design ltd

Site Plan:



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Development Plan designation:

Primarily Residential Area
Area of Special Landscape Value
Conservation Area (for illustrative purposes)

Density and Design Guidelines Area

Planning History:

There is no planning history for this site.

Summary Of Representations and Consultations Received:

REPRESENTATIONS

Having regard to the Council's Guidance for Publicity on Planning Applications, 7 notifications were sent to adjoining properties and a site notice was displayed near the site. At the time of writing, there had been 4 objections received, including from the Caldý Society and Caldý Conservation Area Advisory Committee, objecting on the grounds of:

- Proposal is out of keeping and will harm the character of the Caldý Conservation Area, due to it's scale and design;
- Proposal will have a negative impact on the amenities of neighbouring properties through loss of privacy and light;
- Insufficient information submitted with the application;
- Loss of trees

DIRECTORS COMMENTS:

REASON FOR REFERRAL

Councillor Jeff Green requested that the application be removed from delegation and considered by Planning Committee due to the scale of the proposed application.

INTRODUCTION

The application is for extensions to the existing property at 147 Caldý Road. This will include the erection of two-storey side and rear extensions, a single-storey extension to rear to house a swimming pool and a 3 car garage with bedroom above linked to the main house. The proposal also includes the demolition of an timber and brick greenhouse, which has already been carried out.

The plans have been amended from the original submission, with the introduction of elements of brickwork, reduction in the width of the gymnasium by 1 metre to increase the distance to the side boundary, a reduction in the height of the garage by almost 1 metre, and reducing the size and design of the dormer windows. An additional glazing bar has also been added to all the windows to the front of the house.

SITE AND SURROUNDINGS

1 is a detached dwelling sited on Caldý Road, within the Caldý Conservation Area. The dwelling is a two-storey late-1930s Arts and Crafts style house, The Caldý Conservation Area Appraisal (2009) classes the building as being both a Category B building and a Category C building. Category B relates to buildings that contribute strongly to the character of the conservation area, with buildings generally being pre-WWII and have some alterations but original character is still prominent, whilst Category C refers to buildings that make some contribution to the character of the conservation area.

The facades of the property are half brick and half render with a clay tile roof and three original tall brick chimneys. The principal elevation which faces the road has an open veranda and two different styles of windows: leaded light windows to the first floor and crittal windows at ground floor, all of which contribute to its character. Currently the main entrance to the house is located on the east side elevation. There was also a detached glass greenhouse in the rear garden. The property is set back from the highway and has a large front garden which is well screened from the road by dense tree screening, with the rear boundary of the site backing onto open fields.

POLICY CONTEXT

The proposal is subject to Wirral Unitary Development Plan Policy HS11: House Extensions, Policy CH2: Development Affecting Conservation Areas, and Policy CH11: Caldý Conservation Area. The Caldý Conservation Area Appraisal and Management Plan is also directly relevant.

Policy CH11 states that the principle planning objectives for Caldy Conservation Area are to retain the character of a low density, maturely landscaped suburb with substantial houses in large grounds; to retain the unifying features of design, layout and building materials within the old village core; to preserve the unity of strongly enclosed boundary treatment incorporating high walls, dense landscaping or dark-stained, close-boarded, timber fences in the area outside the old village core; and to preserve, wherever practicable, views of the Dee Estuary and of the North Wales coast beyond.

The National Planning Policy Framework has also been considered in the determination of this application. The policies are designed to promote good design and to ensure development would have no significant impact on the appearance of the original property or the amenities of neighbouring properties.

APPEARANCE AND AMENITY ISSUES

Impact on Caldy Conservation Area

The proposed development, as amended, attempts to replicate the features of the 'Arts and Crafts' style, using traditional materials and architectural detailing. The elevations are broken up with brick facades, hipped gables and steep roofs, with all the original tall chimneys being retained, and glazing bars to the windows being re-instated. The Arts and Crafts style is dominant throughout the Caldy Conservation Area and the proposed development has been designed as a contemporary interpretation of this style, which would be sympathetic to the styles of surrounding buildings. The design is considered to respect the character of the Conservation Area.

Whilst the large glazed screen for the new entrance would be a modern and cThe proposed front gable replicates the style of the original, both in form and roof gradient, but the dimensions are actually wider and it does not project out as far, resulting in an asymmetrical appearance, which is a regular feature of the Conservation Area. The use of some brickwork as a contrasting material will further break up the façade and adds additional interest to the development, whilst also tying in with the dwellings either side which utilise both render and brickwork.

The chimneys, a traditional feature, are to be retained and will continue to contribute to the character of the property. Additionally, many of the original windows openings have been utilised and new openings have replicated their proportions. To further reinstate its original character, the applicants have been encouraged to have more panes of glass and the casement windows now have three panes of glass to the principal (front) elevation, and this will add to the character of the building. A condition has been attached to prevent the future loss of the chimneys and to prevent the windows from being altered without the permission of the Local Planning Authority.

On a similar note, it is important to consider that many of the changes (such as changing windows, replacing the roof, removal of the veranda/greenhouse) proposed which contribute to the character of the building could be carried out without planning permission.

The scale of the garage has also been reduced in height from the original proposal and now has a better relationship with the host dwelling in terms of proportions, whilst the design of the dormers have also been altered so that they are more suitable. The front of the property is well screened and large garages located to the front of properties are not uncommon in this area, and this will therefore have minimal impact upon the character of the Conservation Area.

It is proposed to remove 5 trees to the side boundary between the application site and 151 Caldy Road. These trees are set deep within the site and are not particularly visible from the street scene due to their location and due to the presence of a substantial number of other trees within the surrounding area. Their removal will therefore have minimal impact upon the character of the Conservation Area.

Although the proposed extensions and garage will result in the dwelling projecting closer to both side boundaries than at present, the property will still be set off either boundary a sufficient distance to ensure that the character of the area, in terms of spacing between properties, is retained. The dense tree and vegetation cover on this site and the surrounding area also helps to ensure that these three properties appear sufficiently separate from each other. In addition, the property will also retain a substantial rear garden area of 24-30 metres in depth, whilst the front garden area, approximately 25 metres in depth, will also be retained.

In line with Policy CH11, the proposals will 'retain the character of a low density, maturely landscaped suburb with substantial houses in large grounds' and will 'preserve the unity of strongly enclosed boundary treatment'. In line with Policy CH2, the proposals will be of a quality that will enhance the distinctive characteristics of the Area, including its general design and layout, and the relationships between buildings and open spaces.

Impact on 145 Caldly Road

The first-floor of the side elevation facing 145 Caldly Road will not be altered and will therefore not come any closer to the neighbouring property. This elevation is set approximately 15 metres off the boundary and currently contains two habitable windows. The proposed scheme will result in this being reduced to only one habitable window on this elevation. Given the distance from the boundary and the existing situation, this will not harm the amenities of the neighbouring property.

A single-storey extension will project closer to this boundary, as will the proposed garage. The single-storey extension will have a flat roof and will measure approximately 4.5 metres in height, and will be approximately 12 metres from the boundary. This will therefore not harm the neighbouring property. The proposed garage will be predominantly single-storey, although a pitched roof above will utilise dormer windows to incorporate an additional bedroom. These dormer windows will face into the application site, and will not be visible from 145 Caldly Road. The garage will be over 4 metres from the boundary with 145 Caldly Road, and will measure 4.5 metres to the eaves, with the roof then sloping away from the boundary up to a height of 11 metres. It is not considered that this structure, which will be 10 metres from the side elevation of 145 Caldly Road, would have any significant impact upon the amenities of this neighbouring property, especially given the dense vegetation between the two properties.

Impact on 151 Caldly Road

There appears to be habitable rooms to the side of 151 Caldly Road, facing the application site, including a conservatory, dining room, bedroom and study. However, all of these rooms have other windows on the primary elevations of the property to the front or rear. Also, these windows are set off the boundary by approximately 20 metres, and will be approximately 24 metres from the side elevation of the proposed development. There are no habitable windows to the side of the proposed development, with only two small windows serving en-suites. It is therefore considered that the proposal will not have any significant impact upon the amenities of 151 Caldly Road.

SEPARATION DISTANCES

Separation distances are complied with 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

In conclusion, it is considered that the proposed development will not harm the character or appearance of the existing dwelling, the integrity of the Caldly Conservation Area or the amenities of neighbouring properties. The proposal is therefore considered to comply with Wirral Unitary Development Plan Policy HS11, CH2 and CH11, the Caldly Conservation Area Appraisal 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:-

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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 26th January 2018 and listed as follows: 17/051-01; 17/051-02; 17/051-03 and the amended plans received on 20th March 2018 and listed as: 17/051-04; 17/051-05; 17/051-06 and 17/051-07

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

3. Before any construction commences, samples of the facing and roofing materials to be used in the external construction of this development shall be submitted to and approved in writing by the Local Planning Authority. The approved materials shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH2 of the Wirral Unitary Development Plan.

4. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any Order revoking or re-enacting that Order) no external alterations to the front elevation (including altering or changing the windows) or demolition of the chimneys shall be carried out without the express permission of the Local Planning Authority

Reason: To protect the character and integrity of the building and the Caldý Conservation Area, and to comply with Policy CH2 of the Wirral Unitary Development Plan

5. Before any construction commences, details of the windows and doors (elevations at a scale 1:20 and vertical and horizontal cross sections at a scale 1:5 or 1:2) shall be submitted to and approved in writing by the Local Planning Authority. The approved details shall then be used in the construction of the development.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policy CH2 of the Wirral Unitary Development Plan.

6. Prior to first occupation of the dwelling, full details of all hard landscaping, including (but not limited to) the proposed materials for the front driveway and turning area, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be implemented in accordance with the approved details and remain thereafter unless otherwise agreed in writing by the Local Planning Authority

Reason: To protect character and appearance of the Caldý Conservation Area and to comply with Policy CH2 of the Wirral Unitary Development Plan

Further Notes for Committee:

Last Comments By: 07/03/2018 08:44:46
Expiry Date: 23/03/2018