

Planning Committee

09 June 2020

Reference:
APP/19/01931

Area Team:
**Development
Management Team**

Case Officer:
Mr B Bechka

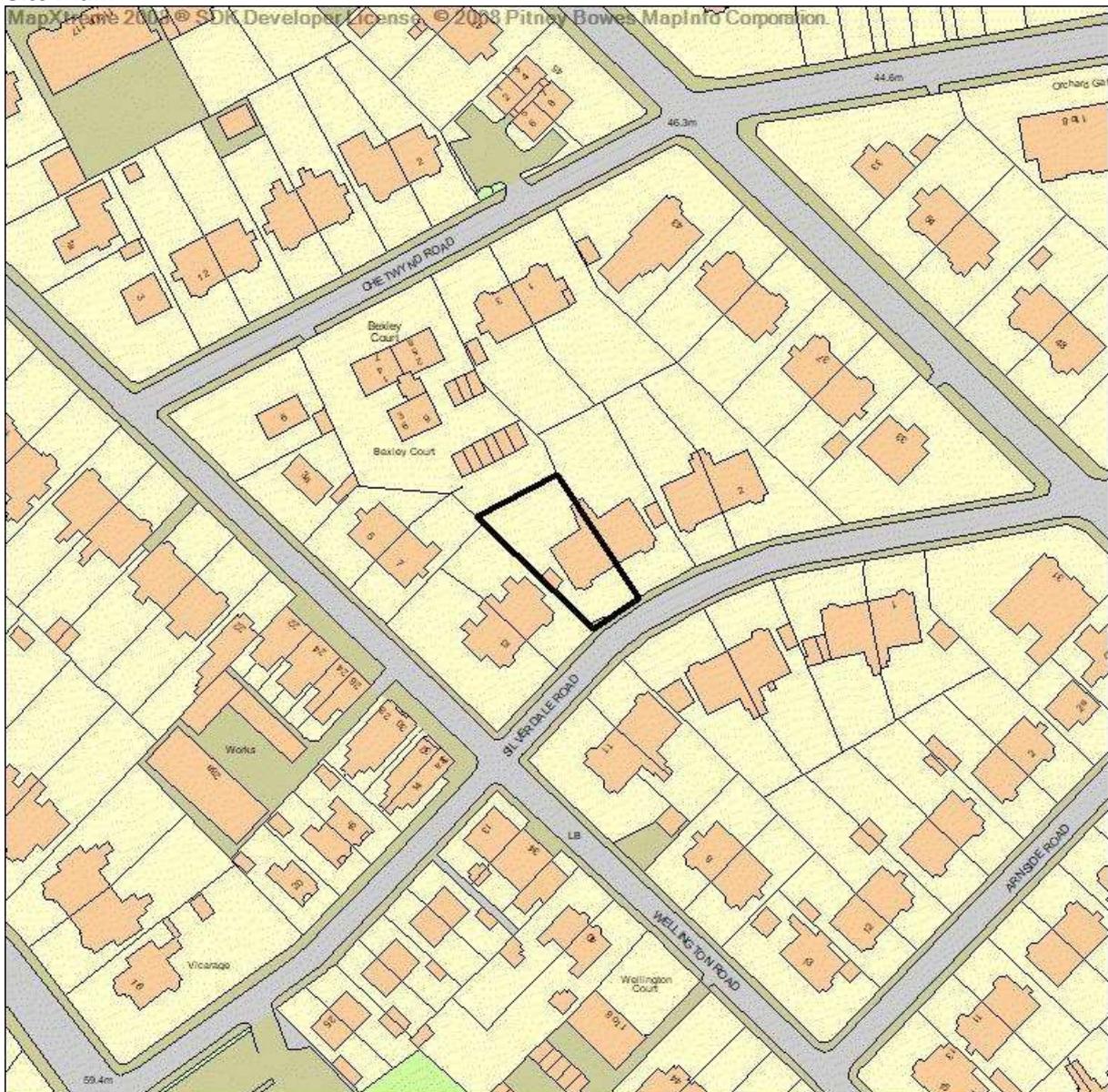
Ward:
Oxton

Location: 8A SILVERDALE ROAD, OXTON, CH43 2JR
Proposal: Erection of a three-storey rear extension to form enclosed stairwell (amended plans).

Applicant: Salisbury Developments
Agent: Mr McHugh

Qualifying Petition: Yes, Number of Signatures: 26

Site Plan:



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Development Plan designation:

Primarily Residential Area
Density and Design Guidelines Area

Planning History:

No relevant planning history

Summary of Representations and Consultations Received:**1.0 WARD MEMBER COMMENTS**

1.1 No comments received.

2.0 SUMMARY OF REPRESENTATIONS

A total of 15 consultation letters were sent out to neighbouring properties.

2.1 REPRESENTATIONS

A signed petition of 26 signatures was received. A summary of these representations is listed below:

1. height and use of materials will adversely affect character of property and surrounding area;
2. three-storey height will be overbearing to surrounding gardens and will result in loss of light;
3. design will damage heritage interest of property;
4. Not sustainable design; and
5. A cheap and poorly designed solution harmful to character of area.

5 no. objections were received. A summary of these representations is listed below:

1. poor design which adversely affects the appearance of the property and the neighbourhood;
2. minimal detailing, poor material choice contrary to local vernacular which are also hard to maintain;
3. adverse carbon footprint resulting from development;
4. work to openings would affect appearance as well as light into the property;
5. would result in loss of outlook and light to flats within;
6. no floor plans to main house provided; and
7. waste from proposed construction will in itself pose a death/fire risk.

3.1 Reason for referral to Planning Committee

3.1.1 A signed petition with 26 signatures and 5 individual objections, referring to material planning considerations were received. Under the Council's 'Scheme of Delegation to Officers for the Determination of Planning Applications and Planning Related Matters' it requires that when the number of signatories on the petition equals 25 or above and/or 15 for the number of individual objections, that the application be referred to the Planning Committee.

3.2 Site and Surroundings

3.2.1 The application site relates to a large three-storey semi-detached period property comprising 4 no. apartments. It is situated to the northern side of Silverdale Road. It is located in a primarily residential area within Oxton. There is an existing external staircase and single-storey lean-to sited to its rear elevation. To the rear of the neighbouring properties there are a mixture a two-storey outriggers and single-storey rear extensions. The surrounding area largely comprises of period properties of a similar scale, as well as some more modern developments. The property benefits from a large outside amenity space to its rear.

3.3 Proposed Development

3.3.1 Planning permission is sought for erection of a three-storey rear extension following the demolition of the existing external staircase to form an enclosed stair access to the apartments. The extension would have a dual pitched roof design.

- 3.3.2 Added Value
At the request of the case officer the applicant has replaced the rendered blockwork facing of the proposed extension with matching brickwork and sash windows with head and cills to match existing openings. The existing single-storey lean-to the rear will be demolished to improve the outlook from the ground floor flat bedroom window.
- 3.4 Development Plan**
- 3.4.1 Policy HS11 - House Extensions
- 3.5 Other Material Planning Considerations**
- 3.5.1 SPG House Extensions (2004)
- 3.5.2 DCLG published the National Planning Policy Framework (NPPF) in February 2019. The NPPF will be referred to as appropriate within this report.
- 3.6 Assessment**
- 3.6.1 The main issues pertinent in the assessment of the proposal are:
- Principle of development;
 - Design;
 - Highways;
 - Ecology; and
 - Amenity
- 3.7 Principle of Development:
- 3.7.1 The principle of the proposal is deemed acceptable subject to its impact on visual and residential amenity and to the local highway network
- 3.8 Design:
- 3.8.1 The design and siting of the proposal is considered acceptable.
- 3.8.2 Following the removal of the existing external staircase, the proposed three-storey rear extension would project 3.3m to the rear of the original property. The development will retain minimum gaps of approximately 4m to the shared boundary with the adjoining semi and approximately 7.5m to the boundary with adjacent property, No. 10 Silverdale Road. The 3.3m rear projection of the extension is considered acceptable and would accord with Policy HS11 of the Unitary Development Plan.
- 3.8.3 Whilst comments received voice concern as to the large size of the extension, the extension is considered to appear proportionate to the scale of the original property. This is further benefited by the applicant now having opted to use matching brickwork in place of the render facing originally proposed. Furthermore, it is considered that the site would not appear overdeveloped or cramped, retaining sufficient outside amenity space to its rear.
- 3.8.4 Comments received voice concern as to the loss of existing openings to the rear, whose current layout is in keeping with the surrounding development. The case officer does not consider the loss of the existing timber and uPVC door openings, which do not appear to be in keeping with the original dwelling or surrounding properties in terms of their siting or design, to result in a significant or detrimental impact on the character of the property or surrounding area. Whilst smaller and not aligned to the openings within the rear elevation, the proposed sash windows within the extension, would incorporate lintels and cills into their design. They would have a uniform appearance and appear in keeping with the design of the original dwelling. A number of openings would be repositioned and resized as a result of the proposed development, sitting closer to No. 10. They would, however, remain in keeping with the character and appearance of the original dwelling.
- 3.8.5 Given its siting, there would be limited views onto the extension from within the street scene and as such it would not appear visually harmful to the street scene. It is acknowledged by the case officer, that given the large garden areas to rear and the arrangement of

neighbouring properties to surrounding roads (Chetwynd Road, Shrewsbury Road and Wellington Road), there would be clear and open views onto the extension from the rear of these properties. However, given the revisions made to the scheme by the applicant, it is considered that the extension would not appear visually harmful to those properties.

- 3.8.6 Comments received voiced concern with regard to the proposed facing to the extension in sand and cement render with minimal detailing and views are expressed that it would be incongruous to the local red brick vernacular and would appear visually unattractive and unsightly, whilst being difficult to maintain in good condition. Following amendments made by the applicant, the materials comprising matching brickwork, uPVC sash windows and Marley modern concrete roof tiles would be in keeping with the original dwelling and would not look out of place within the surrounding development. It is the opinion of the case officer, that the changes made sufficiently address many of the concerns raised by neighbours with regard to the appearance of the extension. The dual pitched roof design of the proposal would be in keeping with the design of the original dwelling.
- 3.8.7 As such, it is considered that the proposed development seeks to reflect the character of the original property and surrounding area in terms of its design, materials and scale and street scene and as such is in accordance with policy HS11 of Wirral's UDP.
- 3.9 Highways:
- 3.9.1 The proposed development would not result in any increase in the number of bedrooms. As such there are no Highway implications relating to this proposal.
- 3.10 Ecology:
- 3.10.1 There are no Environmental/Sustainability issues relating to these proposals.
- 3.11 Amenity:
- 3.11.1 The proposed extension would be sited approximately 4m from its common boundary with the adjoining semi, No. 6, whilst retaining a separation distance of approximately 5m to the boundary with the adjacent property, No. 10 Silverdale Road. As such, its 3.3m rear projection is deemed acceptable and would not impact on the residential amenity of neighbouring No. 6 and No. 10 or their rear garden areas.
- 3.11.2 The proposed extension would not introduce any habitable openings, whilst achieving the required separation distances to its common rear boundary and to the rear of the properties to Chetwynd Road.
- 3.11.3 Despite the 3.3m rear projection of the proposed extension, sufficient outlook from and light into the habitable openings serving the flats within the application property would be maintained, safeguarding the amenity of its occupants. This is in part down to the habitable windows being tall in height, and with the existing rear lean-to being demolished, remaining open to one side.
- 3.11.4 Given the siting and scale of the proposal in relationship to neighbouring properties, retaining acceptable separation distances, it is unlikely that that the proposal would have any significant impact on the residential amenity of the neighbouring properties or the occupants of the flats within the application property in terms of outlook, overlooking, loss of privacy, loss of light overshadowing or appearing visually intrusive or overbearing.

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 will not harm the appearance or character of the area or the amenities of neighbouring properties and the proposal is therefore considered to comply with

Policies HS11 of the Wirral 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 approved plans received by the local planning authority on 24th December 2019 and listed as follows:

Location Plan, received 24th December 2019;
2019 063 300 003/02, received 19th May 2020; and
2019 063 300 004/02, received 19th May 2020.

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

3. The external finishes of the development hereby permitted shall be carried out in accordance with those showing on drawing no. 2019 063 300 003/02, received 19th May 2020.

Reason: To ensure a satisfactory appearance to the development in the interests of visual amenity and to comply with Policies HS11 of the Wirral Unitary Development Plan.

Further Notes for Committee:

Last Comments By: 12/03/2020
Expiry Date: 18/02/2020