

Planning Committee

15 April 2021

Reference:
APP/20/01846

Area Team:
**Development
Management Team**

Case Officer:
Mr B Pratley

Ward:
Eastham

Location: 110 RAEBURN AVENUE, EASTHAM, CH62 8AX
Proposal: Single storey rear/side extension. Amended plans received reducing the depth of the extension on the boundary with 112 Raeburn Avenue.

Applicant: Mr McParlin
Agent : Jones and Wathen Ltd

Qualifying Petition: No

Site Plan:



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Development Plan designation:

Primarily Residential Area

Planning History:

Location: 110 Raeburn Avenue, Eastham, Wirral, CH62 8AX
Application Type: Full Planning Permission
Proposal: Erection of a single storey rear extension.
Application No: APP/99/06262
Decision Date: 27/07/1999
Decision Type: Permitted development

Summary Of Representations and Consultations Received:

1.0 WARD MEMBER COMMENTS

1.1 No comments received.

2.0 SUMMARY OF REPRESENTATIONS

REPRESENTATIONS

2.1 Having regard to the Council Guidance on Publicity for Applications 4 notifications were sent to adjoining properties. At the time of writing this report 25 objections have been received, listing the following grounds:

- The property needs to be inspected.
- The property is in a state of disrepair.
- A meeting/committee of residents was held to discuss this application.

It should be noted that 4 of the objections purport to come from addresses that do not appear to exist. 21 objections come from addresses that do exist.

All neighbours and objectors were re-consulted on the amended plans. No further responses were received.

CONSULTATIONS

2.1 None required for householder development

3.1 Reason for referral to Planning Committee

3.1.1 There have been 25 individual objections received to this application.

3.2 Site and Surroundings

3.2.1 The site comprises a semi-detached house located within a Primarily Residential Area.

3.3 Proposed Development

3.3.1 Single storey side and rear extensions. The side extension will replace a similar structure on the same footprint, and will have a width of 2.2 metres, and an overall height, to the top of the mono-pitched roof of 3.1 metres. The rear extension comprises an extension to the host property, with a depth of 3 metres and a height of 3.4 metres, and an extension that will replace an existing shed and garage. This latter extension will extend approximately 6 metres beyond the proposed rear extension, and will have an overall height of 3 metres.

3.4 Development Plan

Policy HS11 - House Extensions

This policy permits domestic extensions subject to proposals being of an appropriate scale in relation to the size of the plot and not unduly dominant; with regard had to the effect on light to and the outlook from neighbours habitable rooms and to not result in significant overlooking. Policy HS11 also seeks proposals to replicate the design features of the existing dwelling and to be finished in matching materials.

3.5 Other Material Planning Considerations

3.5.1 Supplementary Planning Guidance 11: House Extensions

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).

3.6 Assessment

3.6.1 The main issues pertinent in the assessment of the proposal are;

- Principle of development;
- Design; and
- Amenity

3.7 Principle of Development:

3.7.1 The development is acceptable in principle subject to Policy HS11 of Wirral's Unitary Development Plan, SPG11 and the provisions of the National Planning Policy Framework.

3.8 Design:

3.8.1 The proposed side extension will have a mono-pitched roof and will replace an existing structure. The rear extensions will have an 'L' shaped footprint. The part of the extension that will be directly against the host property will have a mono-pitched roof with rooflights. This is an entirely new structure, there is currently no extension alongside the boundary with 112 Raeburn Avenue. The section of extension that will replace the garage and shed will have a dual pitched roof that will be slightly shallower than the garage. All of the extensions will be built from materials that match the host property. The design of the proposed development is considered to be acceptable.

3.8.2 A number of objections to the planning application state that the property needs to be inspected. The objections do not state the reason that an inspection is recommended.

3.8.3 A number of the objections state that the property is in a state of disrepair. This is not, however, a material consideration in the assessment of this planning application.

3.9 Highways:

3.9.1 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 plans as originally submitted proposed a rear extension on the boundary with 112 Raeburn Avenue that would extend beyond the rear of this neighbouring property by 4 metres. Officers informed the applicant that this failed to comply with Policy HS11 and would have a detrimental impact on the amenity of occupants of this neighbouring property. Amended plans have been received reducing this extension to 3 metres to comply with Policy HS11. The impact on the occupants of 112 Raeburn Avenue is now considered to be acceptable.

3.11.2 The proposed garden room will be positioned next to an existing garage located at 108 Raeburn Avenue. It will be slightly shorter than the existing garage and will not have a detrimental impact on occupants of this neighbouring property as a result of loss of light or overbearing.

3.11.3 The proposed side extension, forming a new study, will be approximately 0.8 metres from the boundary with 108 Raeburn Avenue. It will be located on the same footprint as the existing kitchen, and will have an acceptable impact on the amenity of the neighbours.

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 an adverse impact on the amenities which the occupiers of the neighbouring properties can reasonably expect to enjoy in terms of loss of light, privacy or outlook. The proposed development is not considered detrimental to the character of the host dwelling and the wider street scene. The proposal is acceptable in terms of scale and design, complies with the provisions of Policy HS11 of the adopted Wirral Unitary Development Plan, SPG11 and the provisions of 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 16 February 2021 and listed as follows: 5453-1.

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

Further Notes for Committee:

Last Comments By: 07/03/2021

Expiry Date: 22/04/2021