

## Planning Committee

25 January 2011

**Reference:**  
**APP/10/01315**

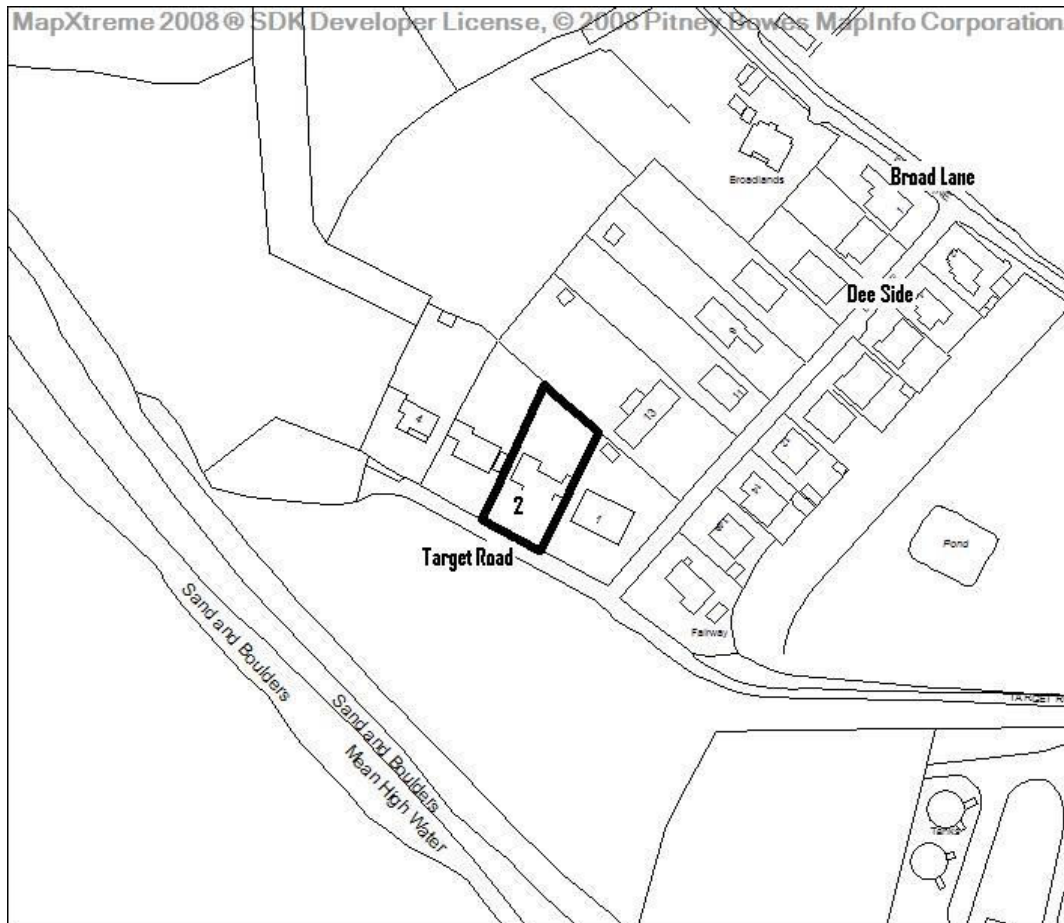
**Area Team:**  
**South Team**

**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Heswall**

**Location:** 2 TARGET ROAD, HESWALL, CH60 9LD  
**Proposal:** Demolition of existing dwelling and attached garage. Construction of replacement dwelling & detached garage.  
**Applicant:** Mrs Peerless  
**Agent :** Irvin Consultants

### Site Plan:



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### Development Plan allocation and policies:

Coastal Zone  
Green Belt  
GB4  
HS4  
SPG11

### Planning History:

None

## **Summary Of Representations and Consultations Received:**

### **Representations:**

A site notice was displayed. Letters of notification have been sent to properties in the area. At the time of writing this report 2 objections have been received and 1 qualifying petition, listing the following grounds:

1. loss of privacy
2. out of character
3. other properties have been refused permission
4. flooding
5. loss of light

### **Consultations:**

Director of Technical Services (Traffic Management) - No objections

### **Director's Comments:**

### **REASON FOR DEFERRAL**

A qualifying petition of objection has been received consisting of 31 separate household signatures on the following grounds; loss of privacy and out of keeping with the area.

### **INTRODUCTION**

The proposal seeks permission for the demolition of the existing dwelling and its replacement with the erection of a new dwelling and detached garage. The proposed new dwelling would be located within the perimeters of the existing dwelling. The site is located within the Green Belt.

### **PRINCIPLE OF DEVELOPMENT**

The proposal is for a replacement dwelling located within the Green Belt. Whilst the site is also outside of those areas prioritised for new housing developments, since the proposal relates to the replacement of one dwelling with a new dwelling and does not propose any net increase in housing figures the proposal should be acceptable in principle subject to consideration of any proposed volume increases.

### **SITE AND SURROUNDINGS**

The existing house is a detached bungalow with some outbuildings to the rear that is located within the Green Belt but within a defined, established row of dwellings. These dwellings all have different designs but are comparable in terms of their scale. The existing property looks out to the River Dee which lies south/south west of the front elevation.

### **POLICY CONTEXT**

The proposal seeks permission to replace the existing dwelling with a new dwelling. As the proposals are located within the Green Belt the development must comply with UDP Policies GB4 (Replacement of Existing Dwellings in the Green Belt) and HS4 (Criteria for New Housing Development). In terms of GB4, replacement dwellings in the Green Belt must not be more than 15% larger than the dwelling it replaces. The proposals should be considered within the site's context as an established residential plot which is already served by suitable access as well as the replacement dwelling being located within the building lines of the original house.

### **APPEARANCE AND AMENITY ISSUES**

The existing dwelling is a detached bungalow that has quite a large footprint, the proposed replacement dwelling is for a dormer house with the first floor being contained entirely within the new roof space. The replacement dwelling is relatively simple in design but nevertheless is still attractive and reflects the overall scale of the existing, neighbouring dwellings. The proposed replacement should not exceed 15% of the volume of original (existing) dwelling. The existing dwelling has a volume of 408m<sup>3</sup> and the proposed dwelling (including the detached garage) would be 469m<sup>3</sup>. This results in a increase in volume of 155, which accords with Policy GB4 of the UDP.

The design of the house is quite simple, the windows are located front and rear so will overlook the rear garden of the plot and the Dee estuary, the height of the dwelling is 6m to the pitch, the original bungalow had a full height of 5m although the overall scale of the bungalow was fairly low. However the simple design of the house and the compact nature of the structure will not dominate neighbouring

houses and will not cause harm to the openness of the Green Belt.

The house is set approximately 12m from the front boundary, 5m from the side boundary with number 1 and 3m from the side boundary with number 3, the house is set further away from the neighbouring boundaries to the side than the existing dwelling and the same rear footprint.

The design of the house and the siting of the proposal is acceptable in terms of the original plot and the impact of the house onto the open character of the Green Belt.

#### **SEPARATION DISTANCES**

The proposed dwelling does not have an outlook to neighbouring properties at the front elevation, there are however dwellings to the rear. There are to be two dormer windows to the rear as well as roof lights to the bathrooms. The windows to the rear elevation are located 18m from the rear boundary of the plot which has an outlook over the rear garden if number 13. The separation distances are 14m window to blank wall and 21m window to habitable room window, the proposed replacement house meets the separation distances set out in SPG11.

#### **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.

#### **CONCLUSION**

The proposed dwelling is no more than 15% larger than the original dwelling and is acceptable in terms of scale and appearance. The replacement dwelling is acceptable having regard to Wirral's UDP Policy HS4 and GB4.

#### **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 and regional policy advice. In reaching this decision the Local Planning Authority has considered the following:-

The proposed dwelling is no more than 15% larger than the original dwelling and is acceptable in terms of scale and appearance. The replacement dwelling is acceptable having regard to Wirral's UDP Policy HS4 and GB4.

**Recommended            Approve**  
**Decision:**

#### **Recommended Conditions and Reasons:**

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

**Reason:** To comply with Section 91 (as amended) of the Town and Country Planning Act 1990.

2. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any subsequent Order or statutory provision revoking or re-enacting the provisions of that Order), no garages, outbuildings or other extensions to a dwelling shall be erected unless expressly authorised.

**Reason:** In order to protect the character of the area/residential amenities of nearby occupants and to accord with Policy GB4 of the Wirral Unitary Development Plan.

3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2008 (or any Order revoking or re-enacting that Order) no external

alterations or extensions shall be carried out to the building(s) hereby approved.

**Reason:** To safeguard the amenities of the occupiers of adjoining property and the area generally and to accord with Policy GB4 of the Wirral Unitary Development Plan.

4. Before any construction commences, samples of the facing and roof 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 GB4 and HS4 of the Wirral Unitary Development Plan.

**Further Notes for Committee:**

**Last Comments By:** 10/12/2010 10:38:05

**Expiry Date:** 24/12/2010