

**Planning Committee**

09 August 2011

**Reference:**  
**APP/11/00750**

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

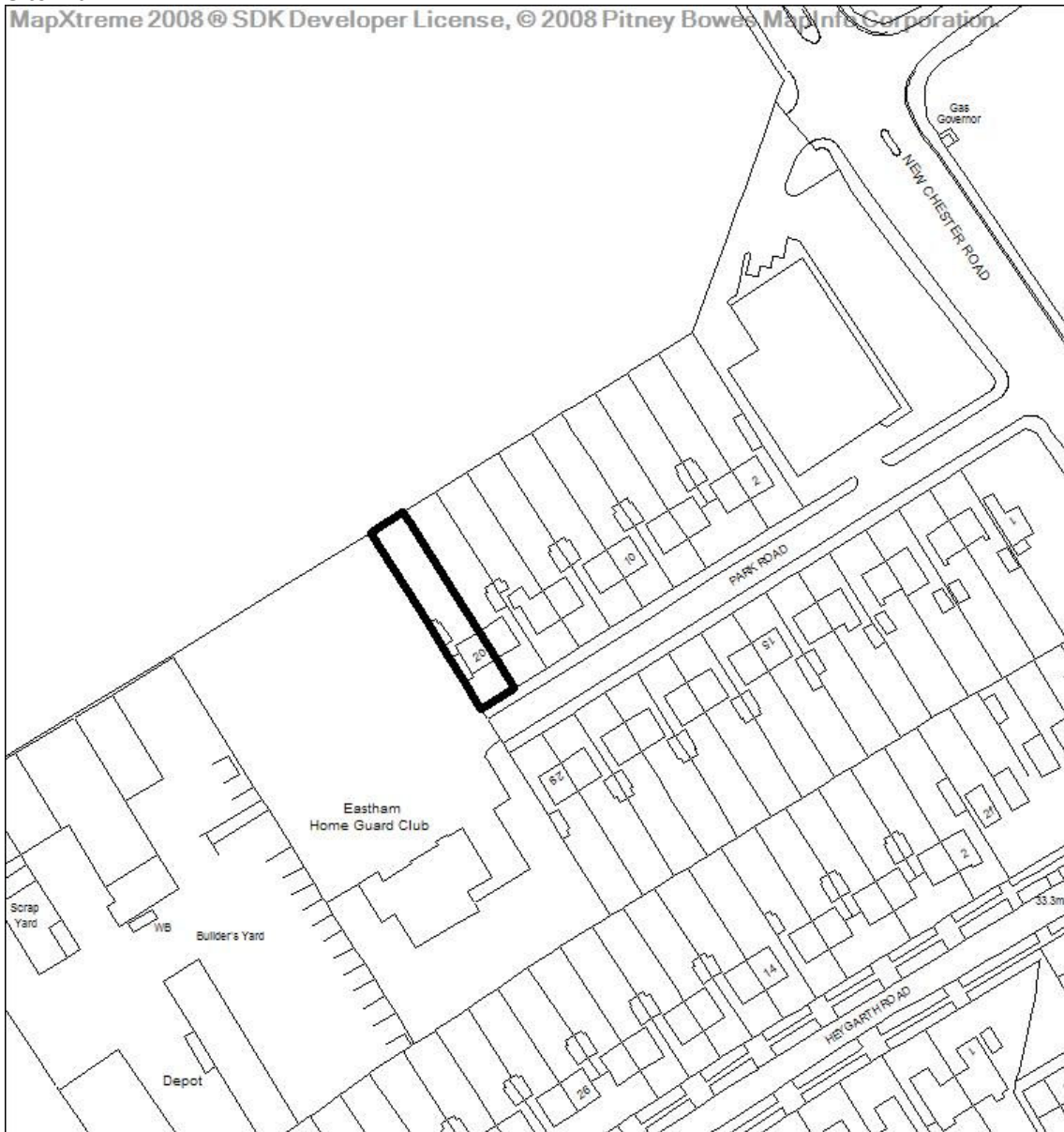
**Case Officer:**  
**Miss A McDougall**

**Ward:**  
**Eastham**

**Location:** 20 PARK ROAD, EASTHAM, CH62 8AH  
**Proposal:** First floor side extension and single storey rear extension.

**Applicant:** Birkenhead Building Supplies  
**Agent :** SDA Architects & Surveyors

**Site Plan:**



**Development Plan allocation and policies:**

Primarily Residential Area  
HS11

**Planning History:**

No relevant planning history

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

Having regard to the Council's Guidance on Publicity for Applications, four letters of notification were sent to adjoining properties and a Site Notice was posted. At the time of writing this report no objections have been received. 1 Letter of stating no objections to the proposal has been received from the Home Guard Old Comrades Association.

**CONSULTATIONS**

None required

**Director's Comments:****REASON FOR REFERRAL TO PLANNING COMMITTEE**

The agents submitting the application are SDA Architects and Surveyors, a partner and architect of which is an elected Member of the Council.

**INTRODUCTION**

The proposal is for the erection of a single storey rear extension and a first floor rear extension with alterations to the existing first floor side extension including a new pitched roof.

**PRINCIPLE OF DEVELOPMENT**

The proposal is for extensions to a dwelling within a residential area, the development is acceptable in principle.

**SITE AND SURROUNDINGS**

The property is a semi-detached dwelling with an existing two-storey flat roof side extension; the house bounds the car park to the Eastham Home Guard Club. The rear of the house backs onto a playing field, the adjoining semi-detached house has an existing single storey rear extension along the party boundary with number 20 Park Road.

**POLICY CONTEXT**

Having regards to the current householder policies UDP Policy HS11, the single storey rear extension does not project out more than 3m, the new pitched roof to the existing side extension is set lower than the main ridge. The side extension does not have a set back at first floor however the extension has already been constructed and will not be assessed as part of this application.

**APPEARANCE AND AMENITY ISSUES**

The single storey side extension is acceptable in terms of scale and projection, the extension projects 3m out from the rear elevation; the adjoining dwelling has an existing rear conservatory. The alterations and rear extension to the two-storey side extension are acceptable, the pitched roof improves the overall appearance of the frontage, and the first floor rear extension brings the extension out to the original rear wall and provides an en-suite to the existing bedroom.

**SEPARATION DISTANCES**

The proposal introduces 1 additional rear window to the extension for the en suite; there will be no harmful increase in overlooking from the development. There are no properties directly facing the proposed development.

**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 extension and alterations to the house are acceptable in appearance. The overall scheme is acceptable and would have a positive impact to the appearance of the dwelling. The proposal is therefore acceptable having regard to Wirral's UDP Policy HS11 and SPG11.

### **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 overall scheme is acceptable and would have a positive impact to the appearance of the dwelling. The proposal is therefore acceptable having regard to Wirral's UDP Policy HS11 and SPG11.

**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.

**Last Comments By:** 21/07/2011 13:58:52  
**Expiry Date:** 15/08/2011