

Development Plan designation:

Primarily Residential Area
Density and Design Guidelines Area

Planning History:

Location: 11 Wentworth Close ,Nostrum ,L43 9HX
Application Type: Full Planning Permission
Proposal: Erection of a detached garage.
Application No: APP/84/24689
Decision Date: 01/05/1984
Decision Type: Approve

Location: 13 Wentworth Close, Noctorum
Application Type: Full Planning Permission
Proposal: Erection of a single storey garage
Application No: APP/74/01658
Decision Date: 29/01/1975
Decision Type: Approve

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

1.1 Cllr Wood requested that the case be removed from delegation following the objections of neighbouring properties. Cllr Wood concerns about the land use of the shared driveway, the driveway gives access to garages to the rear of no.s 9 and 11. As stated in the deeds, the driveway is for vehicular parking and access. Also the planned extension would impact on the neighbouring property causing a loss of light to the rooms to the side of the property and the overall aspect would be altered significantly, which would not seem to fit in with the overall design and layout of the neighbouring properties.

2.0 SUMMARY OF REPRESENTATIONSREPRESENTATIONS

Having regard to the Council Guidance on Publicity for Applications, 5 notifications were sent to adjoining properties. A site notice was also displayed. 6 objections have been received the concerns raised are:

- Concerns regarding the shared drive and parking
- Terracing affect
- Lack of light
- Not in-keeping with the street scene

CONSULTATIONS

Tree Preservation Officer - No Objection

3.1 Reason for Referral to Planning Committee

3.1.1 Councillor Wood has requested the application to be taken out of delegation on the grounds that 'the planned extension would impact on the neighbouring property causing a loss of light to the rooms to the side of the property and the overall aspect would be altered significantly, which would not seem to fit in with the overall design and layout of the neighbouring properties.'

3.2 Site and Surroundings

3.2.1 The applicant site is a two-storey semi-detached dwelling located at 11 Wentworth Close. The dwelling is located within an area allocated as a Primarily Residential Area within the Wirral UDP.

3.2.2 The surrounding area is predominantly residential dwellings with the majority of them being two storey semi-detached. The dwellings are located on moderate sized plots, with front and rear gardens. The street scene is predominantly green with open front gardens with mature

hedges and trees.

3.3 Proposed Development

3.3.1 The proposed development is sought for the erection of a single storey side and rear extension.

3.4 Development Plan

3.4.1 The application falls to be assessed under policy HS11 House Extensions of the Wirral Unitary Development Plan, SPG11 House Extensions and the National Planning Policy Framework.

3.4.2 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.

3.4.3 Policy SPG11 - Housing Extension

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).

3.4.4 SPG11 states that rear extensions should not dominate nor significantly alter the existing levels of sunlight, privacy and daylight to adjoining properties. Single storey rear extensions within 1 metre of the party boundary should not project more than 3.0 metres from the original rear wall of the property on semi-detached dwellings.

3.5 Other Material Planning Considerations

3.5.1 National Planning Policy Framework (NPPF)

Section 12 of the National Planning Policy Framework 2018 (NPPF) seeks to achieve well-designed places. In particular, paragraph 127 advises that decisions should ensure that developments add to the overall quality of the area, are visually attractive as a result of good architecture, layout and landscaping, and are sympathetic to local character and history including the surrounding built environment and landscape setting (whilst not preventing or discouraging appropriate innovation or change). Importantly, paragraph 130 advises that 'permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions, taking into account any local design standards or style guides in plans or supplementary planning documents.

3.6 Assessment

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

- Principle of development;
- Design;
- Highways and PROW;
- Ecology; and
- Amenity

3.7 Principle of Development:

3.7.1 In principle the proposal is considered acceptable subject to relevant house extension policies.

3.8 Design:

3.8.1 The proposed side extension will extend approximately 2.5 metres deep and will extend approximately 4.5 metres along to join the rear extension. The proposed height of the extension is approximately 3.5 metres to the gable and will be designed with a pitched roof containing two Velux windows. There are no windows proposed on the side elevation however there is one window on the front elevation for the proposed kitchen.

3.8.2 The proposed rear extension will be located where the existing detached garage is situated. The proposed extension will extend out approximately 7.6 metres deep and approximately 2.5 metres across. The height will be approximately 3.5 metres to the gable and will be designed with a pitched roof and will contain four roof lights.

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 proposed development is sought for a single storey side and rear extension. The proposed rear extension will be located where the existing detached garage is placed.

3.11.2 As the proposed roof designed is hipped sloping away from the neighbouring boundary it is considered that the proposed development will not cause any further lack of light. It is considered that due to the existing garage the proposed extension would not cause any greater harm to the neighbouring property than what is already currently there.

3.11.3 Whilst on site it was noted that the boundary treatment is wooden fencing with approximately half the front driveway including a 1 metre fence and the rear garden including a 2 metre high fence.

3.11.4 It is considered that the development is not deemed to be intrusive or overbearing. The extensions will be of a scale and appearance that will ensure that it is in keeping with the character of the host property and surrounding area.

3.11.5 There have been five objections to the proposed planning application. The concerns raised include:

- concerns regarding the shared drive
- terracing affect
- lack of light

Due to the size of the driveway, if the proposed development was built the neighbouring property will still be able to drive their vehicle onto the driveway and park it on their drive. Terracing affect is less of an issue as the proposed development is single storey and is designed with a lower ridge height and is setback approximately 5.7 metres from the front elevation. With regards to the lack of light, there is currently a garage located on the boundary and the roof design is pitched sloping away from the neighbouring property. Additionally proposed development extends 5.7 metres back from the front of the dwelling; therefore it is considered that the loss of light is not deemed significantly impacting.

3.12 Other:

3.12.1 There are no other planning considerations relating to this planning application.

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 a significant 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 and appearance of the host dwelling, street scene or surrounding area. 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 5th March 2019 and listed as follows:

2019/009/002/REV01 - Dated 14th February 2019.

2019/009/001/REV01 - Dated 14th February 2019.

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

Further Notes for Committee:

Last Comments By: 05/04/2019

Expiry Date: 30/04/2019