

APPLICATION NO:	13/00364/FUL
LOCATION:	101 Heath Road South
PROPOSAL:	Proposed two storey side extension
WARD:	Heath
PARISH:	
CASE OFFICER:	Robert Cooper
AGENT(S) / APPLICANT(S):	Chris Rowe
DEVELOPMENT PLAN ALLOCATION:	National Planning Policy Framework (2012) Halton Unitary Development Plan (2005) Halton Core Strategy (2013) SPD – Household Extensions
DEPARTURE	NO
REPRESENTATIONS:	0
KEY ISSUES:	Design/Scale/Mass Side Projection Overlooking/Overshadowing
RECOMMENDATION:	Approval
SITE MAP	

1. APPLICATION SITE

1.1 The Site

The application site is a semi-detached property located on Heath Road South in the Weston area of Runcorn. The application site is designated as housing in the Halton UDP land allocations map.

1.2 Planning History

There is no associated planning history with the application property. However, the neighbouring property at 103 Heath Road South had an application approved in 2005 for a two storey side extension (05/00742/FUL).

1.3 Surrounding Area

This is an established residential area with a mix of housing types, although the immediate surrounding area is mainly semi-detached. The application property is a semi-detached residence, sharing both side boundaries with semi-detached properties. The rear boundary is shared with another semi located on Weston Crescent. The surrounding residential area is relatively small and the property has allocated greenspace to the north and allocated employment land located to the east (former ICI).

1.4 Background

This application proposes a modern extension of modest size that complies with planning policy. The reason for it being brought before the Planning Committee is that the Applicant is an elected member for the Council.

2. THE APPLICATION

2.1 Documentation

The Applicant's representing agent has submitted a planning application form and complete set of plans.

3. POLICY CONTEXT

3.1 National Planning Policy Framework

The National Planning Policy Framework (NPPF) was published in March 2012 to set out the Government's planning policies for England and how these should be applied.

Paragraph 196 states that the planning system is plan led. Applications for planning permission should be determined in accordance with the development plan unless material considerations indicate otherwise, as per the requirements of legislation, but that the NPPF is a material consideration in planning decisions. Paragraph 197 states that in assessing and determining development proposals, local planning authorities should apply the presumption in favour of sustainable development.

Paragraph 14 states that this presumption in favour of sustainable development means that development proposals that accord with the development plan should be approved, unless material considerations indicate otherwise. Where a development plan is absent, silent or relevant policies are out of date, planning permission should be granted unless any adverse impacts of doing so would significantly and demonstrably outweigh the benefits when assessed against the policies in the NPPF; or specific policies within the NPPF indicate that development should be restricted.

3.2 Halton Core Strategy (2012)

There are no considerations generated as a result of the Core Strategy

3.3 Halton Unitary Development Plan (UDP) (2005)

- *Policy H6*
- *Policy BE1*
- *Policy BE2*

The primary planning policy for the determination of this planning application is policy H6 'House Extensions' of the Halton UDP.

This proposal comprises of a two storey side extension that involves the demolition of an existing garage. Its purpose is to generate an additional bedroom for the property and incorporate a tv room at ground floor.

3.4 Household Extensions SPD

Policy H6 is supported by the Halton Supplementary Planning Document 'House Extensions' (the SPD). This document sets out further guidance as to the design, scale and appearance of residential extensions. This is outlined below.

4. CONSULTATIONS

4.1 Highways

The Council's Highways section were consulted as part of the applications consultation exercise. They have not raised any objection, commenting that there was a sufficient supply of off street car parking at the property.

5. REPRESENTATIONS

There have been no representations received for this application.

6. ASSESSMENT

6.1 Principle of Use

The application property runs parallel to its neighbouring properties. The extension is set back by half a metre from the existing building line. The set back achieves a quality design from the front elevation and avoids the terracing effect along the property line.

A sufficient gap has been left from the extension and the property boundary to accommodate bin and cycle storage. The proposed extension has a lower ridge height than the original building and is therefore considered acceptable.

The extension does not hinder the current interface distances. The side extension at 103 Heath Road South is approximately 2 metres away from the proposed extension at 101 Heath Road South. The siting of the extension mirrors that of 103 and therefore reduces its overbearing impact. Given the location of the proposed extension in relation to neighbouring properties, it is considered that light would not be significantly restricted to the detriment of residential amenity. There are no side windows in the proposed extension. It is thought that this extension does not lead to a loss of amenity at 103. Given the location of the proposed openings in relation to neighbouring

properties, it is considered that they would not significantly compromise privacy to the detriment of residential amenity.

The extension is set back only 0.5m from the front elevation. The House Extension SPD states that a 1m setback is required. The 0.5m setback is required in this instance however as the neighbouring property has incorporated a similar size setback in its two storey side extension. This means that this proposal will achieve greater harmony between the properties, which benefits the streetscene and avoids the terracing effect.

The proposed extensions are of a size, which are acceptable to the application property. The roof details of the proposed extension harmonises well with the existing roof line. The roof detail complements the existing property from the front elevation. The side extension is thought to be acceptable in terms of design and doesn't detrimentally alter the appearance of the existing property.

The materials to be used in the extension look to replicate the existing. This is deemed to be acceptable. Details have been included within the application form but this can be ensured by a condition.

The proposed extensions meet the requirements outlined in the Council's House Extensions SPD and Policies BE1, BE2 and H6 of our Unitary Development Plan. Therefore, it is deemed acceptable by Halton Borough Council's Planning Department.

7. CONCLUSIONS

The scheme is of a high quality design and complies with the design criteria of the Supplementary Planning Document 'House Extensions'.

8. RECOMMENDATIONS

Approval subject to conditions

9. CONDITIONS

1. Standard 3 year expiry
2. Materials to match existing -BE1

10. SUSTAINABILITY STATEMENT

As required by:

- Paragraph 186 – 187 of the National Planning Policy Framework;
- The Town and Country Planning (Development Management Procedure) (England) (Amendment No.2) Order 2012; and
- The Planning (Listed Buildings and Conservation Areas) (Amendment) (England) Regulations 2012.

This statement confirms that the local planning authority has worked proactively with the applicant to secure developments that improve the economic, social and environmental conditions of Halton.