

Item 4C

DC/2021/00270 - 12 Kew Road, Formby. L37 2HB

WARD COUNCILLOR DAVID IRVING'S STATEMENT IN OBJECTION TO THE APPLICATION

WORD COUNT: 614

In early March 2021, I spoke to Mr. David Formby who is the owner of property No. 10 Kew Road, Formby, L37 2HB. He complained to me about a planning application that had recently been submitted for the property next to his home at No.12 Kew Road. He explained that he lives in Formby but No. 10 was his family home for 70 years which he has rented out for many years. On the 23rd July 2020 a Planning Application DC/2020/00847 was approved to allow a large extension to be built on the rear of No. 12 Kew Road. He had complained to Sefton Council on numerous occasions about this and asked for the planning officer to make a visit as the development would cause a loss of light in his rear ground floor habitable room as it faced towards this proposed extension and that it had only one window in it. As a result of it being approved he contacted his solicitor to seek advice which resulted in correspondence taking place between Sefton Council Planning Department, the applicant and Mr. Formby's solicitor. As a result, work was stopped immediately because of the 'Right to Light' issue.

I have examined the drawings of the new application which have some minor changes to the design. It still has a dominant effect on No 10 with very little difference in natural light emanating into this room. The whole extension reminds me of a Prison Wall. There are no windows in this new design and it will certainly look out of place in this well-established rural area.

There are several policies in both Sefton Councils Local Plan and Formby and Little Altcar Neighbourhood Development Plan to justify refusing this application. Sefton's Local Plan. Policy HC4. House Extensions. Item 1. Policy c.ii ii says no significant loss of light/over shadowing for neighbors should occur. Local Plan Policy EQ2. Design in section 2 (c) says, Development will only be permitted which protects the amenity of those within and adjacent to the site. The Formby and Little Altcar Neighbourhood Plan has similar Policies H.1 Density, High Quality design that respects local character and residential amenity. The original application way back in July 2020 should have not been approved as it contrary to the policies I have mentioned. The planning officer has failed to take these into account. It was regrettable mistake as he thought that the rear dining room of No 10 Kew Road had two separate windows in it.

I have read the officers latest report and have noted that there is no mention in it about a substantial amount of money being offered by Sefton Councils Planning Department to pay towards Mr. Formby's legal fees in bringing this issue to their attention. I am also dismayed that in the planning officers report under Living Conditions (see Page 41) in which he states "this development will lessen the impact on outlook and overshadowing to the first floor window and potentially based upon

the seasons, the ground-floor window. This is an improvement over the existing permission and is acceptable in this regard. But does this mean that natural light can only be enjoyed in the rear living room during the summer months? It is appalling to say that this is acceptable when the first application should have been checked out properly and this committee should not be in this position today. This Planning Committee should face up to its responsibility to look at the policies in their Local Plan and Formby's Neighbourhood Plan that respect people's amenity and restrict this type of development from being approved. This application should now be refused based on the policies I have mentioned.