

## Item 4C

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

### Applicants' Response to petitioner's statement

#### WORD COUNT: 650

Our intention when planning our extension was to provide for the needs of our family, this has become more pressing with Covid and lockdowns. We're a close family; we have 3 grown up children and we want to be able to accommodate, and regularly (restrictions permitting) have our parents and brothers/sisters-in-law come stay. We want to create a welcoming family home where we enjoy Christmas and all our other family occasions together.

We set out then to add an additional bedroom/en-suite, a good size dining room that would fit us all, as well as space for our dogs and a car.

The existing house layout is unusual. We expended considerable effort with our architect, to come up with a design that fulfilled our needs. This meant however, that the only practical place to fit an additional bedroom was over the garage on the north of the building. It was never our intention to upset our neighbours; indeed we consulted with them in November 2019, before we submitted our first planning application. They confirmed they were completely happy with our proposal – although they omitted to tell us they were a tenant and not the owner!

Our redesign focused on this two-storey area adjacent to 10 Kew Road. The sole reason for this redesign is to reduce any impact upon this neighboring dwelling to an acceptable level, specifically light levels in the ground floor room served by the side window; which we consider it now does [pending final checks on levels and dimensions]. In making these changes we have had to accept some significant compromises in the internal layout and head heights in the affected rooms.

Overall, the proposed amendment to the approved scheme reduce its impact in terms of both massing and overall height.

Eaves height of the approved extension was approximately 300mm below the eaves level of number 10, the amended eaves height is now approximately 1,000 mm lower. The approved design had an increased ridge height of around 300mm, the ridge height is not increased in the amended proposal. The approved elevated ridge height of 12 Kew Road was still some 300mm lower than that of 10 Kew Road. Number 12 could therefore be considered less dominant than number 10 in regard to the street scene, the amended proposal being lower and of less mass is now even more subservient to number 10.

There are examples of more dominant previous extensions on Kew road. The extension over the garage at number 11 being full height of the original building at both eaves and ridge; the side extension at number 9 being particularly dominating, being much higher than number 11 and having a full height gable rather than a hip.

The approved extension extends to the front (East) but is still behind the building line for its side of the road which is established by the first two houses at the Northern end, the amended proposal maintains this position.

The approved plans extended the existing dwelling by approximately 33% in line with council guidance, the amendment extends the property by slightly less.

The approved and amended design both incorporate roof pitches that match the existing; bricks, feature bands, roof tiles and windows have been selected to match as closely as possible the existing building. These materials, features and character match closely those of both 9 and 11 Kew Road and are similar to the properties at 15 and 17 Kew Road. It should be noted that Kew Road in general is not characterised by any particular style and consist of a wide variety of building designs and types all constructed from a broad range of different materials.

There are references in the petitioner's statement to applications from 1988. Some 33 years ago; planning policies and guidance has changed many times since then and we don't see how they have any bearing on this application to amend an already approved scheme.