

## Item 4C

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

Response to ward Councillor David Irving's statement of objection

WORD COUNT: 647

As per our accompanying response to the petitioner it has never been our intention to upset our neighbours when extending our house.

It should be noted that until we received the statements from Councillor Irving on 7<sup>th</sup> April 2021 we were unaware that Sefton Council had admitted they had made an error in approving our planning application (DC/2020/00847) and that the application should have been refused. Nor were we aware that the owner of 10 Kew Road had been offered a substantial amount of money by Sefton Council as a result of their admitted mistake.

Councillor Irving also suggests that correspondence had taken place between the Councils planning department and the applicant (i.e. myself, the owner of 12 Kew Road). The Councils planning department has never entered into any correspondence whatsoever with us since it granted planning in July 2020.

If the Council had refused our application, as it now concedes it should have, (remembering that there have been two applications; in the first one which was refused, as it was joint for a new house, there was no suggestion that the extension should be refused on any grounds) we would have gone back to the "drawing board" and looked at a different design, that would have met our needs but be able to be approved without impacting on number 10.

We are not sure when the owner of number 10 first raised his concerns with the Council but building work did not commence until more than 3 months after approval was granted. If the Council had told of its mistake prior to commencement, we could have looked at an alternative design and not incurred the substantial costs we have to date in part constructing the extension along with all the fees associated with the redesign.

As detailed in our other response, the sole reason for the proposed amendment is to improve light levels in the ground floor room at the side of number 10. We believe that the redesign now provides for acceptable light levels. The amended design being of less mass and lower in height will lessen the impact and outlook on number 10.

The changes made have been fairly substantial and have severely compromised the design and therefore usage of the rooms above the garage. We would have liked to

have maintained the windows to these rooms, but the extent of the changes means we can only have roof windows.

We believe that the amended design is a somewhat less pleasing and less well balanced than that originally approved but this is born purely of the necessity to lessen the impact on number 10 and isn't our preferred choice. Indeed, some neighbours actually commented on how nice the original design looked when it was passed and how it would enhance the street scene.

Again, as per our accompanying response, we don't consider that the originally approved extension dominated number 10, with its lower eaves and ridge heights. The proposed amended design is significantly lower still and so we cannot see how it could possibly dominate number 10 being smaller still.

The wall adjacent to number 10 itself is typical of side gable walls to the majority of houses in the Formby area, and in fact throughout the country. Indeed, the extensions in both numbers 9 and 11 Kew Road feature no windows in their side elevations and are higher than that both approved and proposed in the amendment being considered here.

We have tried to add some relief to the wall by including the various contrasting coloured brick bands at various levels, matching the rest of the building. We would though welcome any suggestions as to how the appearance of the wall could be improved further. We contest also that the houses are in a rural area, they are part of a fairly substantial town, all be it on the periphery of it.