

Report to: PLANNING COMMITTEE **Date of Meeting:** 2nd June 2021

Subject: [DC/2021/00288](#)
[1 Long Lane Formby Liverpool L37 3QQ](#)

Proposal: Erection of a two storey extension to front, side and rear with first floor rooftop terrace and second floor balcony and a dormer extension at the rear involving alterations to the elevations of the dwellinghouse.

Applicant: Mr Bisnought **Agent:** Mr Joshua White
NJSR Chartered Architects LLP

Ward: Ravenmeols Ward **Type:** Householder application

Reason for Committee Determination: Petition of objection received endorsed by Cllr Bennett.

Summary

This application is for the enlargement and remodeling of an existing dwelling by the addition of a two storey extension to the front and west side, a single storey rear extension with roof terrace over, a rear dormer extension and various alterations to the existing elevations.

The main issues to consider are the impact on the character of the area, the living conditions of neighbouring residents and highway safety. It is considered for the reasons within the report the application is acceptable on all grounds.

Recommendation: Approve with Conditions

Case Officer Joy Forshaw

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Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QNY0ZCNWHE300>

Site Location Plan



Sefton Council



Reference: Map reference

Date: 21/05/2021

Scale: Scale: 1:1250

Created by: Initials

The Site

A detached two storey dwelling with attached double garage, set in a large plot on the south side of Long Lane, between Halsall Lane and Davenham Road.

History

With the exception of the permission for the erection of the existing dwelling and garage, in April 1980 (app. ref S/14118), there is no relevant planning history.

Consultations

Highways Manager

No objections to the proposals as there are no adverse highway safety implications.

Flooding & Drainage – no objections.

Neighbour Representations

Neighbouring residents were notified of the original proposal, comments received are summarised below.

Amended plans have been received to overcome some of the concerns raised and neighbours have been re-notified. This notification expires on 27th May 2021, any comments received will be reported in late representation.

Response to original proposal

Petition of 25 signatures objecting to the proposal, endorsed by Councillor Bennett, has been received. It states that the proposal would have an overbearing and oppressive effect on neighbouring and nearby properties.

Letters received from number 3 Long Lane, numbers 61 and 63 Davenham Road and jointly from numbers 54, 56, 60 & 62 Halsall Lane, objecting on the following grounds:

Amenity

- Overshadowing/overbearing/oppressive to no. 3 Long Lane – right to light.
- Impact on privacy to no. 3 Long Lane from side windows and 61/63 Davenham Road and 54, 56, 60, 62 Halsall Lane from rear balcony/roof terrace.
- Noise impact from rear balcony/terrace on 61/63 Davenham Road and 54, 56, 60, 62 Halsall Lane.

- Neglected 35ft high Leylandii inside east boundary of site offer no privacy to rear gardens of 61/63 Davenham Road, block sunlight and need to be removed.

Design and character of area

- Not an extension more a remodel/excessively large/disproportionate/would affect character of area - more than 100% increase in floor space.
- Will create terraced effect with no. 3 Long Lane.
- Creates a three storey dwelling - against principle in Formby/Little Altcar Neighbourhood Plan.

Highway safety

- Impact of long construction time on public footpath/highway safety/traffic generation.
- Request conditions to control days/hours of operation/regulating construction vehicles/staff to reduce impact in area and on users of public footpath.

Other matters

- Queries regarding comments in submitted planning statement relating to previous extensions, secondary nature of first floor side window to no. 3, relevance of similar development in Argarmeols Road.
- Road, improvement in street scene, no detriment on amenity.
- Impact of construction traffic on established trees on Long Lane – at least 3 houses within falling distance which could be damaged.
- Impact on wildlife from construction traffic.
- Fear of crime – large houses more attractive to criminals.

Councillors

The application has been called in by Councillor Bennet who states that the proposal is overdevelopment/excessively large & disproportionate, is too close to the boundary with no. 3, would overshadow habitable room windows to no. 3, does not comply with Neighbourhood Plan in respect of 3 storey houses, impact on privacy from rear terrace/balcony, breaches principles 2.2, 2.3,2.5, 2.6, 2.7, 4.3b, 5.2c of House Extensions SPD

Policy Context

The application site lies within an area designated as Primarily Residential in the Sefton Local Plan which was adopted by the Council in April 2017.

The Formby and Little Altcar Neighbourhood Plan was 'made' (i.e. adopted) on 21st November 2019 and carries full weight in decision making.

Assessment of the Proposal

The main issues to consider in respect of this proposal are the impact on the character of the area, the impact on the living conditions of neighbouring residents and highway safety

Character of the Area

Local Plan Policy HC4 'House Extensions' permits development that is of high quality design that matches or complements the style of the dwelling and the surrounding area and the size and scale and materials of the development are in keeping with the original dwelling and surrounding area

Concerns have been expressed from neighbouring residents and local councilors regarding the scale and massing of the development impacting on the character of the area. The extensions are large, whilst the alterations to the elevations do result in the remodeling of the property. As such, it is accepted that the extensions and alterations are not in keeping with the original house. Consideration therefore needs to be given to the impact of the enlargement and remodeling of the property on the street scene and wider character.

Long Lane is a narrow road, which is predominantly used for pedestrian access in an east to west direction. This stretch of Long Lane serves 2 properties, the application property being one of these, set behind the main properties fronting Halsall Lane. The properties are both of individual design and set in large plots. No.3 Long Lane is set off the adjoining boundary, whilst dense vegetation further limits views of the properties. Within the wider area, larger detached properties are evident, along with a mix of house styles and use of materials.

The proposed extensions would increase the scale and massing of the host dwelling. However, given the location of the application site, the dense screening and the nature of this stretch of Long Lane, it is not considered that the overall increase in the scale and massing harms the character of the street scene. Furthermore, the setting in of the proposed west side extension together with the proposed hipped roof, reduces visual dominance and maintains separation of around 5m between the application property and that at no.3. This separation prevents the appearance of terracing and complements the general spacing between properties in the surrounding area.

The extension to the eastern portion of the building creates a balanced appearance in the building whilst the use of red multi brick together with part timber paneling and feature stonework to the front elevation creates a unified and attractive appearance to the host dwelling.

Concerns have been expressed regarding the height of the property, with reference made to policy H5 (Storey Height) of the Formby and Little Altcar Neighbourhood Plan. While the proposal creates additional accommodation within the roofspace there is no increase in the ridge height of the host dwelling. This would therefore comply with policy H5.

Overall, the proposal responds positively to the individual designs of properties in the area, does not harm the character of the street or the wider area and is considered acceptable.

Living Conditions of Neighbouring Properties

Local Plan Policy HC4 advises alterations to dwellinghouse should be designed so there is no significant reduction in the living conditions of neighbouring properties in particular in relation to outlook, loss of light/overshadowing and privacy.

The proposed two storey side extension faces the gable of no. 3 Long Lane which has a ground floor door and first floor high level window. The existing garage will already impact on the ground floor door and while the proposed extension may impact on light entering the first floor window, understood to be an office, light entering the main window to this room in the front elevation would be unaffected. Similarly, the proposed side extension creates no impact on the outlook from the front elevation window to no. 3 Long Lane.

The 5m (approx.) interface between the site and no. 3 Long Lane together with the minimal projection of the two storey side extension beyond the rear elevation of 3 Long Lane creates no significant impact on outlook or overshadowing to the rear lounge and bedroom windows closest to the site.

Four proposed first floor windows in the west gable serving ensuite and dressing room could be conditioned to be obscurely glazed, with restricted opening to maintain privacy to 3 Long Lane.

Concerns in respect of possible overlooking/loss of privacy towards the rear gardens of properties in Halsall Lane and Davenham Road from the proposed rear balcony/terrace are acknowledged. However, as the first floor balcony and rear dormer are set back from the 2 side 'wings' of the property any direct outlook would be to the rear garden of the site. Sufficient distance is maintained between the rear windows/balcony/terrace and the rear boundary so as not to reduce privacy to properties directly to the rear.

The balcony/terrace area may give rise to some potential increased noise as a result of the elevated position. However, given the residential nature of the proposal, it is considered that this would not be significant or detrimental to the living conditions of neighbouring residents.

The proposed site plan indicates the removal of 2 leylandii trees to the west boundary to allow space for the two storey side extension with other existing trees to the side and rear boundaries to be retained. Concern in relation to the trees to the east boundary creating overshadowing and providing no privacy to properties in Davenham Road is noted. However, the trees are not protected, whilst it has been noted above that the balcony/terrace area would not give rise to overlooking.

Highway safety

The existing access arrangement from Long Lane is to remain and the Highway Manager considers the development would create no highway safety issues as sufficient space to park multiple vehicles on the driveway within the curtilage of the site and within the garage would be retained.

The imposition of a condition restricting the hours/days of construction to control the movement of construction vehicles is considered unnecessary for a development of this scale.

Other matters

Given the scale of the development, it is considered the proposal would not give rise to concerns regarding the safety of existing trees or wildlife through construction.

Concerns regarding fear of crime are noted, however, there is no evidence to demonstrate that the development would give rise to crime.

There are no other material considerations that would give rise to concerns associated with the development.

Conclusion

From the assessment above it is considered that whilst the proposed development would not be in keeping with the existing property, it would not cause harm to the character of the street scene or character of the wider area. It would not harm the living conditions of neighbouring residents or present any highway safety concerns. It is considered that subject to conditions this application complies with the Local Plan and Formby and Little Altcar Neighbourhood plan.

Recommendation - Approve with Conditions

Time Limit for Commencement

- 1) The development hereby permitted shall be commenced before the expiration of five years from the date of this permission.

Reason: In order that the development is commenced in a timely manner, as set out in Section 91 of the Town and Country Planning Act 1990 (as amended).

Approved Plans

- 2) The development shall be carried out in accordance with the following approved plans and documents:

A199 Location plan
A200 Rev 4 Proposed site & block plan
A201 Rev 7 Proposed plans
A201 Rev 7 Proposed elevations

Reason: For the avoidance of doubt.

Ongoing Conditions

- 3) Before the development hereby permitted is first occupied, the 4 first floor windows in the west side elevation shall be fitted with obscured glazing to a specification of no less than level 4 of the Pilkington Glass Scale and any part of the windows that are less than 1.7m above the floor of the room in which it is installed shall be non-opening. The windows shall be permanently retained in that condition thereafter.

Reason: To ensure that the privacy of neighbouring occupiers/land users is retained at all times.