

Report to: PLANNING COMMITTEE **Date of Meeting:** 20th October 2021

Subject: [DC/2021/00977](#)
[17 Crown Close Formby Liverpool L37 4ET](#)

Proposal: Erection of a two storey extension to side and rear and single storey extension to rear with roof dormer, after demolition of rear porch

Applicant: Mr S Mathews **Agent:**

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

Reason for Committee Determination: Petition endorsed by Cllr Maria Bennett.

Summary

The application seeks consent for the erection of a two storey extension to the side of the house, incorporating a rear dormer and a single storey extension to the rear of the property.

The main issues to consider are the impact of the extensions on the character of the area and the impact on neighbouring properties.

It is considered the application is acceptable on all grounds and it is recommended that planning permission be given subject to conditions.

Recommendation: Approve with Conditions

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Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QRIF7ANWJ7I00>

Site Location Plan



Sefton Council



Reference: Map reference
Date: 30/09/2021
Scale: Scale 1:1250
Created by: Initials

The Site

A semi-detached dormer bungalow located on Crown Close in Formby. The application property is positioned at the end of the close.

History

A similar two storey side extension has been added to the neighbouring property at number 18 Crown Close, Formby, approved in 2017 under planning application DC/2016/02354.

Consultations

Highways Manager

No objection

Flooding & Drainage Manager

No objection, but highlight that a private drain passes under the site and should be protected during construction.

Tree Officer

No objections.

Neighbour Representations

Objections have been received from neighbouring residents within Crown Close, Lytles Close (at the rear), Green Lane and Redgate, together with a petition endorsed by Councillor Maria Bennett. The grounds for objection can be summarised as follows:

Character

- Massing/too big and out of scale
- Negative impact upon wildlife/removal of tree
- Flooding problems and sink hole formed within the vicinity of this area

Living Conditions

- Overshadowing and overlooking of nearby properties.
- Loss of light and negative impact upon outlook of nearby properties
- Too close to boundaries
- Overlooking from additional windows

Other Matters

- Negative impact upon parking

Policy Context

The application site lies within an area designated as 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 and the impact on the living conditions of neighbouring residents.

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 regarding the scale and massing of the development impacting on the character of the area. The proposed extensions would increase the scale and massing of the host dwelling. However, the width of the side extension would be less than that of the main house, whilst the two storey element would be set back from the existing main front elevation by over 2m. The remaining mass of the extension would project to the rear and across the rear elevation of the main house, where views from public vantage points are limited.

The front gabled elevation would be different from the main house, but would complement a similar extension to the neighbouring property at number 18. The use of grey interlocking tiles would match the existing property and render to the elevations would be similar to other properties in the area. A front canopy would extend across the front of the two storey extension interlinking with and complementing the roof slope of the main house.

Overall, the proposed extension would respond positively to the main house and other similar extensions in the area. It would be acceptable in design terms and would not cause harm to the character of the street scene or wider area.

Living Conditions

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

18 Crown Close

This adjacent property, positioned south west of the application property, has a similar extension to that proposed. Due to the orientation of the properties, this will sit at right angles to the proposal.

The proposed two storey side extension would be set back over 2m behind its existing main front elevation. This would prevent the side elevation from being in direct view from the first floor bedroom window in the front elevation of the neighbour's extension, with the outlook being similar to that existing. Although the proposed front canopy would extend beyond the front elevation of the neighbouring property, the ground floor of the neighbour's extension is occupied by a garage. The proposed extension would therefore not appear overbearing or cause unacceptable overshadowing to the neighbour.

The first floor window proposed in the side elevation of the two storey extension would be sufficiently distanced from the side/rear garden of no.18 as to not give rise to overlooking concerns.

16 Crown Close

The proposed single storey rear extension and two storey rear element would not breach the Council's 45 degree guideline and would not appear overbearing to the neighbour or cause unacceptable overshadowing.

No windows are proposed in the side gable of the proposed extension facing no.16. The rear dormer would introduce a first floor window that would be capable of overlooking the neighbour's rear garden, but this would not be a direct view and is not unexpected in a built up area. Furthermore, a rear dormer could be installed under permitted development which would introduce a similar degree of overlooking.

The applicant has verified that there will not be any boundary encroachment with no.16 and the appropriate certificate of ownership has been signed.

11 Lytles Close

The rear of the proposed two storey side extension would be more than 12m from the property to the rear, as recommended in the Council guidelines. As such, no harm would be caused to the living conditions of this property with regards to outlook or overshadowing.

The rear dormer would introduce additional windows at first floor level. The dormer would be capable of overlooking the neighbour's rear garden. However, the distance between the rear window and the neighbour's boundary would be in accordance with the Council's guidelines. In any case, as a rear dormer could be constructed under permitted development, the degree of overlooking would not be dissimilar.

Any potential overlooking from the proposed ground floor windows of the single storey rear extension would be sufficiently screened by high fencing, mature trees and a wooden outbuilding situated within the curtilage of this neighbouring property.

Other matters

The proposal would see the replacement of a detached garage with an integral garage as part of the two storey side extension. Although the garage would not fully meet the recommended dimensions set out in Policy H7 of the Neighbourhood Plan, it would be of a width and depth that would be useable and combined with the front drive, would be capable of maintaining car parking provision for 2 cars. This is supported by the Council's Highways Manager who has raised no objections.

The proposal would see the loss of 3 poor quality trees, as verified by the Council's Tree Officer (a further 2 trees would be removed, but not as a result of the development). The Tree Officer considers the tree loss to be acceptable subject to replacement planting being secured on a 1:1 basis, in accordance with policy ESD7 of the Neighbourhood Plan.

It is understood that a private drain passes through the site, serving Crown Close. The Council's Flooding and Drainage Manager has advised that this should be investigated to ensure the development does not impact on the structural integrity of the drain. As this is a private drain within the application site, it is a matter that would be dealt with under separate legislation (i.e. Building Regulations), however, an informative is recommended to draw attention to the matter.

Conclusion

It is considered that the proposed development would be of an acceptable design that would not cause significant harm to the character of the street scene or the wider area. It would not impact significantly upon the living conditions of neighbouring residents or present any other concerns as identified above. It is considered that subject to conditions the proposed extension complies with the relevant policies of the Formby and Little Altcar Neighbourhood Plan and the Sefton Local 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:

A/659/LP

A/659/02A (received 7.09.21)

ARBORICULTURAL METHOD STATEMENT BS5837:2012:

Documents referenced: ARBTECH AIA 01, ARBTECH TPP 01 & Statement dated 18.8.21

Reason: For the avoidance of doubt.

Before the Development is Occupied

- 3) No part of the development shall be occupied until the planting of 3 replacement trees has occurred. Any trees or plants that within a period of five years after planting, are removed, die or become, in the opinion of the Local Planning Authority, seriously damaged or defective shall be replaced with others of a similar species, size and number as originally approved in the first available planting season.

Reason: To replace the trees lost as a result of the development