

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

Subject: [DC/2021/02152](#)
[15 Harbury Avenue Ainsdale Southport PR8 2TA](#)

Proposal: Erection of a two storey extension to the side, garage and porch extension to the front, following the demolition of existing garage.

Applicant: Mr Neil Kennard **Agent:** Mr Robert Ball

Ward: Ainsdale Ward **Type:** Householder application

Reason for Committee Determination: Applicant is Senior Staff Member

Summary

The proposal seeks planning permission for the erection of a two storey extension to the side, garage and porch extension to the front, following the demolition of existing garage.

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

It is concluded the extension will not cause harm and complies with Sefton Local Plan and is therefore recommended for approval, 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=QYPDDLNLXT00>

Site Location Plan



Sefton Council



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

The Site

An existing two storey dwelling on the south side of Harbury Avenue, Ainsdale. The existing dwelling has a single storey flat roof garage to the side.

History

There is no planning history associated with the application site.

Neighbour Representations

No neighbour representation received to date.

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.

Assessment of the Proposal

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

Living Conditions

Policy HC4 (House Extensions, Houses in Multiple Occupation and Flats) of the Local Plan seeks to ensure that extensions will not have any negative impacts on the living conditions of neighbouring properties, particularly with regards to outlook, light levels and privacy.

The proposed two storey side extension would not project beyond the front or rear elevation of the existing dwelling at first floor level or beyond the front or rear elevation of the neighbouring property, No.11 Harbury Avenue. There are no windows in the side gable of No.11, nor are any proposed in the side elevation facing No 11. As a result, the proposal would not cause any harm to the living conditions of number 11 in terms of overshadowing, loss of outlook or privacy. The garage/porch extension would not project beyond that of the existing garage and will therefore not cause any harm to the living conditions of number 11.

The proposed two storey side extension will not be visible from number 17 Harbury Avenue and the front projection to garage / porch is some distance away. Neither would cause any harm to the living conditions of this property in relation to overshadowing, loss of outlook or privacy.

The proposed extensions would be sufficiently far enough away from properties to the front and rear to not harm their living conditions.

The proposal therefore meets the criteria of policy HC4.

Character

Policy HC4 of the Local Plan seeks to ensure that proposals respond positively to the character and form of the existing property and those surrounding.

The proposal would be constructed from materials that would be similar in appearance to those of the existing dwelling. The ridge and eaves height of the extension would match those of the existing dwelling, while the pitch of the roof would be like that of the host dwelling and other similar extensions within the area. The extension would be set back from the front of the dwelling at first floor level and would maintain a gap to the boundary to ensure there is no terracing effect. The proposed garage/porch extension would complement the design of the host dwelling.

The proposed extension would complement the existing house and surrounding area and would comply with policy HC4 of the Local Plan.

Conclusion

The proposed extensions would not cause any harm to the living conditions of neighbouring properties or to the character and appearance of the area.

The proposal therefore complies with Policy HC4 of the Local Plan and is recommended for approval, subject to conditions.

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: 01.

Reason: For the avoidance of doubt.

During Building Works

- 3) The materials to be used in the construction of the external surfaces of the development must be of similar appearance to those used in the existing building.

Reason: To ensure an acceptable visual appearance to the development.