

**Report to:** PLANNING COMMITTEE      **Date of Meeting:** 19<sup>th</sup> January 2022

**Subject:** [DC/2021/02224](#)  
[4 Denstone Avenue Aintree Liverpool L10 6LH](#)

**Proposal:** Erection of a two storey extension to the side, a dormer extension to the rear of the dwellinghouse and alterations to the existing roof from hipped to gable following the demolition of the existing garage.

**Applicant:** Mr Thomas Wynn      **Agent:** Mr James O'Rourke  
Evolve Design Develop

**Ward:** Molyneux Ward      **Type:** Householder application

**Reason for Committee Determination:** Called in by Councillor Paula Murphy

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## Summary

The proposal seeks planning permission for the erection of a two storey side extension, a dormer extension at the rear of the dwellinghouse and alterations to the existing roof from hipped to gable following the demolition of the existing garage.

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

It is concluded the extensions will not cause significant harm and comply with Sefton Local Plan. The proposal is recommended for approval, subject to conditions.

## Recommendation:

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Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QZ46QDNWM2V00>



## The Site

The site is located at 4 Denstone Avenue Aintree and is a semi-detached two storey dwellinghouse

## History

DC/2020/01318 - Erection of a single storey extension to side and rear of the dwellinghouse.  
Granted 17.11.20

## Consultations

**Highways Manager** – No objections

## Neighbour Representations

Two letters of objection from 15 Lowther Avenue Aintree (dwelling to the rear of the site) on the original submission and the amended plans.

### Objections - Overlooking and loss of privacy

The dormer windows will completely overlook their property and are too big, number 2 Denstone Avenue previously been granted planning permission despite objections, other dormers around neighbourhood are smaller. If the application was to be approved condition that the windows be smaller. The amended plans are the same and rear windows are no smaller and should be obscurely glazed, there are other smaller dormers within the area and have rear velux windows.

### Response

The objections regarding overlooking and loss of privacy are addressed in the report following the guidance set out in the House Extensions Supplementary Planning Document (SPD) 2018 and the Local Plan

## 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 design, character and appearance of the area and the impact on the living conditions.

### **Design, character and appearance of the area**

An amended plan was received to set the first element of the side extension back 1m from the front main wall so that the proposal would not result in a terracing effect within the street scene with number 6 Denstone Avenue.

The proposed side extension does not maintain an access to the rear. There are dwellings along Denstone Avenue including the adjoining neighbour at number 6 Denstone Avenue which have no access to the rear as these dwellings have side garages and extensions. The proposed two storey side extension has a lower gable roof height than the host dwelling with matching materials. The first floor element of the side extension is set back 1m from the front main wall and so will not result in a terracing effect. The hipped to gable end roof will complement the adjoining neighbour at number 2 Denstone Avenue which has an existing two storey side extension with gable roof and rear dormer similar to this proposal. The size and design of the extension fits in with the existing dwelling and is considered to be in keeping with the surrounding 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 or beyond the front or rear elevation of the neighbouring property at number 6 Denstone Avenue. Number 6 Denstone Avenue has an existing single storey side extension and has a first floor obscure glazed side window. There would be some loss of light to this window, however given the existing window does not serve a habitable room, on balance it is considered that the impact on the living conditions would not be significant. The proposal is therefore acceptable in this respect.

The House Extensions SPD aims to ensure that neighbours' homes and gardens have a reasonable level of privacy and suggests that extensions should provide a standard distance of at least 21m between overlooking habitable room windows.

The footprint of the house is uniform with the layout of all the even numbered houses on Denstone Avenue. Lowther Avenue backs on to Denstone Avenue and is a cul de sac. No 15 Lowther Avenue is side on to the application site. There is a distance of 28m from the rear wall of the proposal to the

side wall with number 15. The application site backs onto number 17 Lowther Avenue with a distance of 23m from rear wall to rear wall.

The House Extensions SPD encourages any dormers to be positioned at the rear. The proposed flat roofed dormer has two bedroom windows and exceeds the 21m interface distance between habitable rooms to adjoining rear elevations and as such the proposal maintains a reasonable level of privacy to these dwellings.

The proposed extensions are far enough away from properties to the front and rear as to not cause harm to their living conditions.

The proposal is in accordance with policy HC4 of the Local Plan in this regard.

### **Conclusion**

The proposed extensions would not cause significant 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:

Existing plans  
Proposed ground floor plan  
Site plan and location plan  
Amended proposed elevations  
Amended proposed first floor and second floor plans

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.