

Report to: PLANNING COMMITTEE **Date of Meeting:** 13th April 2022

Subject: [DC/2022/00011](#)
[2 Chipping Avenue Ainsdale Southport PR8 2SG](#)

Proposal: Erection of a part two/single-storey extension to the rear/ side, a first floor extension to the side, a single-storey porch to the front, alterations to front and side roof from flat to pitched, and insertion of 2 first floor windows and roof-light to side (west) elevation of the dwellinghouse

Applicant: MR PHILIP WILLIAMS **Agent:** Mr Graham Dowell
dowelldesignservices

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

Reason for Committee Determination: Called in by Councillor Thompson

Summary

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

It is considered that the extension would not cause significant harm to the living conditions of neighbouring residents, would be of an acceptable design and would be acceptable in the wider street scene. It is considered that the proposal would be generally compliant with the Local Plan and is recommended for approval.

Recommendation: Approve with Conditions

Case Officer Lynne Poulton

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Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R58H9WNWG8200>

Site Location Plan



Sefton Council



Reference: Map reference

Date: 04/04/2022

Scale: Scale 1:1250

Created by: Initials

The Site

A detached two storey dwellinghouse situated on the north side of Chipping Avenue. Nos. 26 and 28 Westminster Drive back onto the side of the site.

History

Three previous applications have been approved at the site for two first floor extensions to the side in July 1975, August 1978 and April 1980 (application ref: S/09155, S/13789, S/02239). However, none of the approved developments were implemented.

Consultations

Tree Officer – No comments to date.

Neighbour Representations

Correspondence has been received from residents in Chipping Avenue and Westminster Drive objecting on the following grounds:

Living Conditions

- Loss of light to landing window and a back lounge window will lose all natural light, light is important on health and safety grounds
- Loss of light and overshadowing to garden area
- Will block air and space to neighbouring property
- Loss of amenity and feeling of enclosure due to reduced interface distance and width of extension and proximity to boundary
- Extension will have an overbearing and over-dominant impact on occupiers of 28 Westminster Drive
- Failure to comply with Council guidance due to reduced interface distance, overshadowing and impact on outlook.

- Council guidance (SPD para 4.3c) limits two storey extensions to 3m projections whereas the proposal is for 3.5 metres
- Bedroom 2 would represent poor quality accommodation for future occupiers
- Unacceptable impact on privacy for both future and neighbouring occupiers
- Extension would appear intrusive
- Breach of covenant in relation to right to light

Character of the area

- No other existing two storey rear extensions in the area
- Extension will hugely dominate a rather compact corner (Chipping/Westminster)
- Concept of South Beach Park Estate was open plan, various covenants were made to support this

Trees

- Concerned about large tree in their rear garden, again this restricts light into garden and is dangerously high
- Agent has ticked the box to say that there are no trees within falling distance of the proposed extensions. There are 2 trees that appear to suggest otherwise, one in the applicant's garden and a Mulberry tree in 28 Westminster Drive

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 of the proposals on the living conditions of the neighbouring occupiers and the impact on the character of the area.

Living conditions

The two-storey extension would project 3.5m to the rear. The dwellinghouse is on a staggered building line and the extension would not project as far as the rear building line of No. 4 Chipping Avenue. There are windows to the side elevation of No. 4, however these are obscurely glazed serving a bathroom and the landing which are classed as non-habitable rooms. No adverse impact would therefore be created to the living conditions of the occupiers of No. 4.

This satisfied the Council's guidance that two storey rear extensions should not project more than 3m where they do not have an adverse effect on neighbouring properties.

A first-floor extension is also proposed to the side of the application property. The plans show that there would be a distance of 12m from this extension to the rear elevation of No. 28 Westminster Drive which is consistent with the Council's guidance.

Objections have been received on the grounds that the proposed extension would be overbearing, oppressive and overshadowing on the rear windows and garden area of neighbouring properties to Westminster Drive. In relation to outlook, the extension would comply with the Council's guidelines on interface distances when taken from the rear window, whilst the first floor side element would be set away from the shared boundary and against the backdrop of the existing

house. The application property is located south of properties on Westminster Drive and as a result is likely to cause some overshadowing of the rear garden area. However, due to the orientation of the properties and the scale of the existing property, this would be limited to the late afternoon/early evening and would not be significant. Amended drawings have been received changing the roof to a hipped roof which would slope away from the neighbouring properties, thereby reducing overshadowing and dominance of the extension.

It is proposed to install two new windows to the side elevation of bedroom 2. One of these windows would face the gable wall of No. 4 resulting in a poor outlook. However, the other window would have an outlook over the flat roof garage of No. 4 and is considered acceptable. As this view would be over the front garden area, where a reduced level of privacy is expected, the proposal would not lead to overlooking. A roof light would be installed in the roof slope of the house to provide additional light to bedroom 2 and ensure than an acceptable standard of living.

There would be an interface distance of approximately 7.95m to the rear garden boundary of No. 24 Westminster Drive which is lower than the Council's guidance of 10.5m. However, because the application site is at right angles to that garden which is quite large there is no concern about loss of privacy to the occupiers of No. 24.

A small porch is proposed to the front elevation and would not cause harm to the living conditions of neighbouring residents.

Character of the area

The two storey rear extension would have restricted views from the wider street scene, whilst the first floor extension would be significantly set back from the front elevation. The extension would be subordinate in scale and its roof pitch would complement the existing property. The proposed porch would conform with the design of the existing house, whilst the conversion of the flat roof to a hip above the existing garage would be a visual improvement. The extension would introduce render to the elevations, but this material is found elsewhere in the area and would not cause harm to the character of the area.

Trees and Development

The applicants have confirmed that a large conifer tree in the rear garden of the application property would either be cut back or felled. This tree is located in the far corner of the rear garden, it is not protected and is unlikely to be impacted upon by the proposed extension. The Council's arboricultural officer has been consulted and is of the view the tree could be successfully retained with the implementation of the proposed scheme. However, he believes it does not have sufficient visual amenity value to warrant being protected and would not object to its removal.

Other issues

Concerns have been expressed regarding issues associated with the conveyancing, deeds and the right to light. These are a civil matter.

Conclusion

The proposed extension would project closer to properties on Westminster Drive reducing the outlook to these properties. However, as the interface distances are consistent with those recommended in the Council's guidance in key aspects, any impact on outlook would not be considered unacceptable. Similarly, whilst the extension may create some additional overshadowing to the rear garden areas of properties on Westminster Road, this would not be unreasonable given the orientation of properties, overall scale of the extension and distance between them. The proposal would be of an acceptable design and would be acceptable in the wider street scene. The proposal is generally compliant with the Local Plan and is recommended for approval.

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:

location plan
site plan
amended floor plan + elevations 03 (March 2022)

Reason: For the avoidance of doubt.

During Building Works

- 3) The external surfaces of the extensions shall be constructed of the materials specified on the planning application forms and shown on the plan ref:

03 March 2022.

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