

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

Subject: [DC/2021/01677](#)
[26 Elsworth Close Formby Liverpool L37 2YS](#)

Proposal: Erection of a part two storey, part first floor extension to the front incorporating a porch, first floor extension to the side incorporating a Juliette balcony to the rear, a single storey extension to the rear and the raising of the ridge height of the dwelling.

Applicant: Mr & Mrs Dodd **Agent:** Mr David Robson
William Martin Property Consultants

Ward: Harington Ward **Type:** Householder application

Reason for Committee Determination: Referred to Committee by Chief Planning Officer

Summary

The proposal seeks planning permission for the erection of a part two storey, part first floor extension to the front incorporating a porch, first floor extension to the side incorporating a Juliette balcony to the rear, a single storey extension to the rear and the raising of the ridge height of the dwelling.

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.

It is considered the proposal would not cause significant harm to the living conditions of the neighbouring properties and whilst different in design from the existing house would not cause significant harm to the character and appearance of the street scene. The proposal is considered acceptable on balance and is recommended for approval subject to conditions.

Recommendation: Approve with Conditions

Case Officer Stephen O'Reilly

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Application documents and plans are available at: <http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=QVGBLKNWKV300>

Site Location Plan



Sefton Council



Reference: Map reference

Date: 04/04/2022

Scale: Scale: 1:1250

Created by: Initials

The Site

The application relates to a detached two storey dwelling on the east side of Elsworth Close, Formby.

History

No relevant applications for the application site, however there is a relevant application at number 22 Elsworth for the construction of first floor extensions to the front/right side and to the left side of the dwellinghouse including alterations to the elevations approved under reference DC/2015/00320. This is similar to the current proposal.

Consultations

None

Neighbour Representations

One letter received from a neighbouring property objecting for the following reasons:

Living Conditions

- North facing gable will be forward of adjoining property's west facing bedroom windows; it will significantly change the design, increase the height and width and gradient of the roof leading to increased overshadowing and loss of light to rear garden
- Proposed Juliette balcony will allow overlooking of rear garden and patio area and lead to loss of privacy
 - East facing single storey extension is forward of the building line to adjoining bungalow

Drainage

- Surface water drain is situated 1.5m from the corner on the south facing gable of adjoining property - concern as the drain route is not indicated on the planning application

Other Matters

- Street Scene plan not accurate

In relation to the surface water drain, this is a Building Regulations matter and not a material planning consideration.

Following the receipt of amended plans and a change in description, further notification was undertaken. Two further letters have been received from the same property objecting on the following grounds:

Living conditions

- Amended plans still adversely affect access to light and increase overshadowing
- Will reduce light into the only bathroom
- Proposed north facing gable end, its roof and west facing pediment nearest to 28 will significantly change the design, increase the height and width of the proposed new north facing gable end and roof

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 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) seeks to ensure that extensions are designed so that there is no significant reduction in the living conditions of the occupiers of neighbouring properties with loss of outlook, loss of light/overshadowing, over-bearing or over-dominant effect, or a significant loss of privacy.

The increase in height of the ridge of the house would result in some additional overshadowing to the rear of number 28 Elsworth Close; however, as this would be limited to the late evening, it is considered that this would not cause significant harm to the neighbour's enjoyment of the rear garden area.

Number 28 has a bathroom window to the side elevation facing the application site which, being north of the application site, will be overshadowed to some extent. However, as the window serves a bathroom, any loss of light would not cause significant harm to the neighbour's living conditions.

Number 24 has a side window facing the side elevation of the proposed first floor extension. This is a secondary window to a bedroom and is obscurely glazed, so the proposal would not impact on the outlook from this window. Given the application site is north of No.24, the proposal (including the increase in height of the roof of the existing house) would not cause a significant loss of light to this window or rear garden area.

A window is proposed to the side elevation facing onto number 24 Elsworth Close. This would be a secondary window to the bedroom and could be conditioned to be fitted with obscure glass to ensure that there is no loss of privacy to the neighbour.

A Juliette balcony is proposed to the rear elevation of the first-floor extension. This will give oblique views over the rear garden of number 24. This would offer a similar outlook as a window and would not result in a significant loss of privacy to either numbers 24 or 28.

The modest extensions to front and rear will not cause loss of outlook, overshadowing or overlooking.

Character

Policy HC4 of the Local Plan is again relevant in relation to the design of the proposed extension, and policy ESD2(High Quality Design) of the Formby and Little Altcar Neighbourhood Plan seeks to achieve high quality design.

Elsworth Close has a mixture of designs to dwellings, with some single storey and some two storey. The proposed increase in height would result in a ridge height lower than number 22 Elsworth Close which is two properties along, while the roof profile would be similar. The increase in ridge height, as amended, would be similar to that which was granted planning permission to number 22. It would also maintain a two-storey property, albeit with a steeper roof.

The proposal would be finished in render. While this is not a common feature of the Close, number 22 does have a full rendered finish, with other properties within the area having a mixture of render and brick work or brick work alone. Consequently, whilst it is proposed to increase the size and scale of the existing house, in addition to a complete change in the external facing materials, it is considered that this would not be out of character within the wider street scene.

Conclusion

The proposal will not cause any significant harm to the living conditions of the neighbouring properties, subject to a condition requiring a first floor side window to be fitted with obscure glass. The proposal would result in an increase in the massing and scale of the existing house, along with an overall change in the materials of the property. These changes would not be inconsistent with other development in this street and so would not cause significant harm to the character and appearance of the street scene or wider area.

The proposal is therefore considered acceptable on balance and is recommended for approval subject to the conditions below.

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: 12000.04 Rev A, 12000.05 Rev A, 1200.06 Rev A, 12000.07, 12000.08, 12000.09

Reason: For the avoidance of doubt.

Before the Development is Occupied

- 3) Before the development hereby permitted is first occupied, the first floor window to the side elevation serving bedroom 1 shall be fitted with obscured glazing to a specification of no less than level 3 of the Pilkington Glass Scale and any part of the window that is 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.