

Report to: PLANNING COMMITTEE **Date of Meeting:** 1st June 2022

Subject: [DC/2022/00569](#)
[6 Roehampton Drive Crosby Liverpool L23 7XD](#)

Proposal: Erection of a two storey extension to the side and rear including a covered terrace at first floor level, a single storey extension to the rear of the dwellinghouse following demolition of the existing conservatory, alterations to the front elevation and a detached garden room to the rear garden.

Applicant: Mr Peter Foxcroft **Agent:** Mr Mark Wright
Forth Homes Construction Forth Homes
LTD

Ward: Blundellsands Ward **Type:** Householder application

Reason for Committee Determination: Petition (Endorsed by Cllr. Roscoe)

Summary

The main issues to consider are the principle of the development, its impact on living conditions and the character of the area.

It is considered the proposal would not cause significant harm to the living conditions of the neighbouring properties nor to the character and appearance of the street scene. It is acceptable on balance and is recommended for approval, subject to conditions.

Recommendation: Approve with Conditions

Case Officer John Kerr

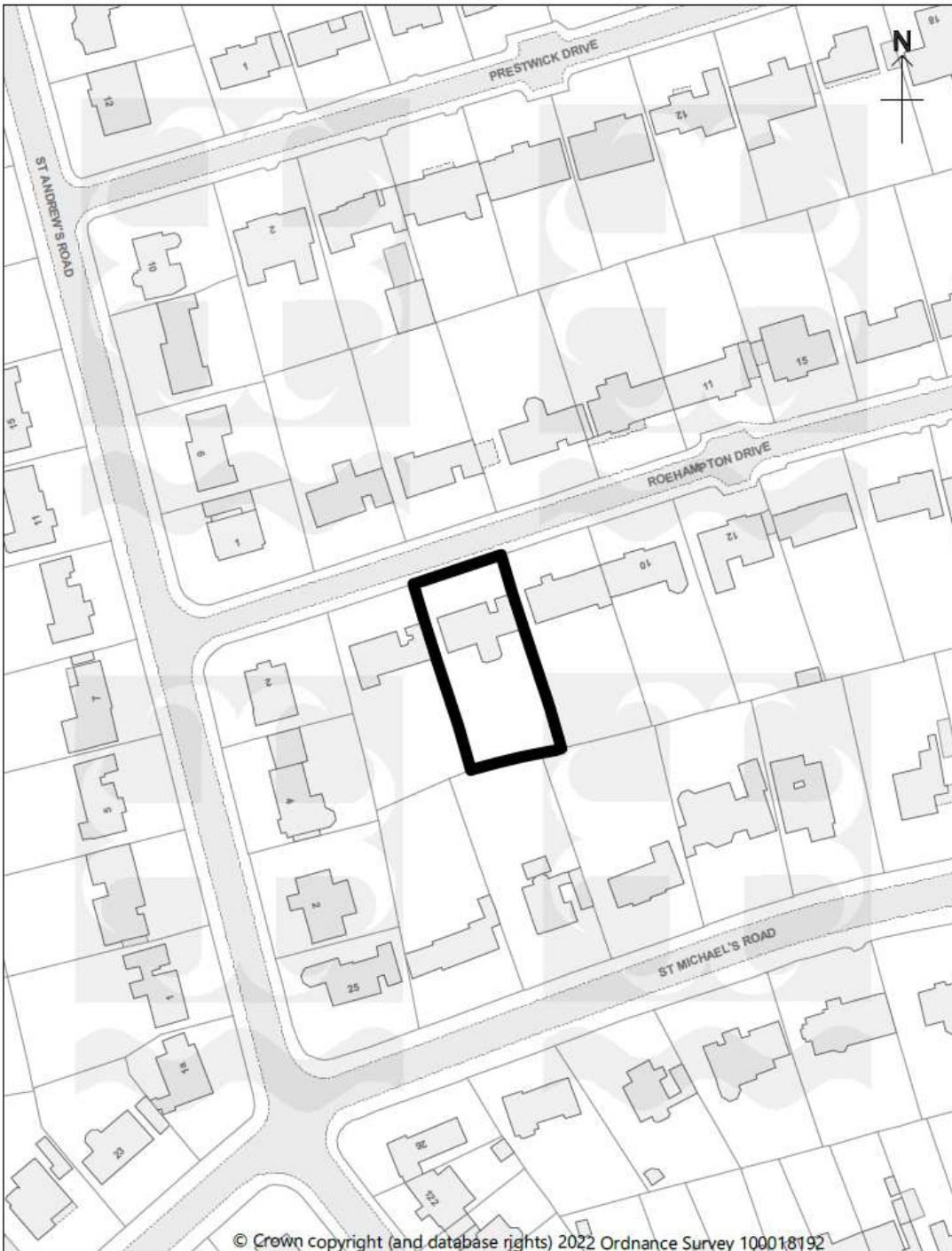
Email planning.department@sefton.gov.uk

Telephone 0345 140 0845

Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=R97AWZNVHGV00>

Site Location Plan



Sefton Council



Reference: Map reference
Date: 23/05/2022
Scale: Scale: 1:1250
Created by: Initials

The Site

The application relates to a detached two storey dwelling on the south side of Roehampton Drive, Crosby.

History

S/2000/0512 – Erection of a conservatory at the rear of the dwelling house

Consultations

None

Neighbour Representations

A petition of 26 signatures has been submitted in objection to the application and is endorsed by Cllr. Diane Roscoe. The objections relate to the impact of the proposal on the living conditions of neighbouring properties:

- Loss of light/overshadowing habitable windows and garden
- Overshadowing of patio area to front and rear
- Impact on the heat efficiency of neighbouring property

Impact on heat efficiency is not considered to be a material planning matter.

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.

Assessment of the Proposal

The main issues to consider are the principle of the development, its impact on living conditions and the character of the area.

Principle

The proposal for a house extension is acceptable in principle subject to the criteria set out in policy HC4 (House Extensions) and the guidance in the 'House Extensions' Supplementary Planning Document (SPD). These are looked at in detail below.

Living Conditions:

Local Plan policy HC4.1.c states that house extensions should be designed so that there is no significant reduction in the living conditions of neighbouring occupiers through loss of outlook, loss of light/overshadowing, overbearing/over-dominant effect, or loss of privacy.

The third principle of the SPD 'effect on neighbours' expands on this.

Initial plans show the two-storey side extension being 3.9m away from the side elevation of number 8 Roehampton Drive. Amended plans have subsequently been submitted to increase this distance by a further 0.5m resulting in an overall distance between the two properties of 4.4m.

The proposed two storey side extension would project 4.4m from the rear elevation. This part of the extension passes the 45-degree daylight guide. This, combined with the distance from the neighbouring property, should ensure that the side extension would not significantly overshadow neighbouring habitable windows or be overbearing.

The side extension may result in some overshadowing of the garden area to the rear; however, these gardens are southeast facing and therefore any overshadowing is not considered to cause significant harm to the neighbour's enjoyment of the garden area. The side extension is also set back from the front elevation of number 8 so it would not be expected to overshadow the patio area in the front garden.

There is already limited overlooking into the neighbouring garden from the rear first floor windows. The first floor covered terrace in the two-storey extension to the rear would result in some indirect overlooking of number 8's garden. However, there is also high-level foliage (2.5 – 3 metres) just inside the boundary of no 8 which will reduce the impact of any overlooking, limiting the harm to neighbours.

The side elevation of number 8, facing the application site, does have windows. There are windows on the front and rear elevation that also serve the same room. Although the two side

windows on this elevation would be overshadowed, and there would also be a loss of outlook, these windows are secondary. Therefore, acceptable standards of light could still be afforded through the windows on the front and rear elevations of this room.

The single storey 4.7m rear extension is acceptable and does not affect the living conditions of any neighbouring occupiers.

The garden room to the rear of the property would be located within 1m of the boundary to the rear of 29 St Michaels Road and to the side of number 6 Roehampton drive. The building has an overall height of 2.6m and is not considered to affect the living conditions of either neighbouring occupiers.

Overall, it is considered that the proposed extensions to the side and rear will not cause significant harm through loss of outlook, overshadowing or overlooking.

Character of the Area

Policy HC4 states that dwelling extensions and alterations should be of a high-quality design matching or complementing the style of the dwelling and the surrounding area. The size, scale and materials of development should also be in keeping with the original dwelling and the surrounding area. The proposal involves a modest extension whose design is in keeping with the original dwelling.

The SPD advises that extensions should be in keeping with the surrounding area and should not detract from the character of the street scene. Roehampton Drive has a varied pattern of development within the street scene with some single storey and some two storey properties. A number of properties have two storey side extensions. Amended plans have reduced the width of the two-storey side extension, helping to maintain a gap between this and the adjoining property.

The existing materials and finishes on the property include white render and red facing brick. The extension would be finished in white render with blue/grey facing brickwork. This is a common feature within the street. Grey composite cladding would also be incorporated to the principal elevation. This is considered to be a more contemporary addition but would fit in well with the original property and the surrounding street scene.

Overall, the design of the extensions would not detract from the character of the area.

Conclusion

It is acknowledged that the proposed two storey extension will lead to some limited overlooking. However, overall, it is concluded that the proposal will not cause significant harm to the living conditions of the neighbouring property. The proposal will not harm the character and appearance of the street scene.

It is 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 three 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:
0.01PL (Rev A) Proposed Plans
0.05PL Proposed Site Plan

Reason: For the avoidance of doubt.