

Report to: PLANNING COMMITTEE **Date of Meeting:** 29th June 2022

Subject: [DC/2022/00720](#)
[55 Bowden Street Litherland Liverpool L21 8LL](#)

Proposal: Erection of a two storey extension to the side of the dwellinghouse

Applicant: Ms Kirsty Obrien **Agent:** Mr Kevin Leary
The Extension House Ltd

Ward: Litherland Ward **Type:** Householder application

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

Summary

The proposal is a large two storey extension to the side of the existing property. It is considered that it would not cause significant harm to the living conditions of the neighbouring properties or 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

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Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RA6C2FNWHTP00>

Site Location Plan



Sefton Council



Reference: Map reference
Date: 20/06/2022
Scale: Scale 1:1250
Created by: Initials

The Site

The application relates to an end terrace two storey house on the north side of Bowden Street, Litherland. The site was previously occupied by a house which was demolished some time ago. The land is within the ownership of number 55.

History

Planning permission was granted in 1988 to use the vacant land as garden area to no.55 Bowden Street (ref: S/1988/0961) and to erect a single storey rear extension (ref: S/1988/0075).

Neighbour Representations

None 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 living conditions and the character of the area.

Living Conditions:

Local Plan policy HC4 (House Extensions, Houses in Multiple Occupation and Flats) states that house extensions should be designed so that there is no significant reduction in the living conditions of neighbouring occupiers.

The proposed two storey side extension would project 3.3m to the side of the original dwelling and would extend to the corner of Bowden Street. The side extension would be positioned as to not significantly impact on the living conditions of neighbouring properties with regard to loss of outlook, loss of light/overshadowing or overbearing/over-dominant effect.

There is currently a first-floor habitable window on the existing rear elevation of the property that serves a bedroom. The distance between this window and the neighbour to the rear (No. 56 Hinton Street) is approximately 12m and falls short of the recommended distance of 21m. The two-storey side extension would include an additional first floor habitable window on the rear elevation. The distance between the additional habitable window and neighbouring windows to the rear would be similar. Although this is below standard, it is consistent with the general

character of the area and so is considered to be acceptable.

Overall, it is considered that the proposed extension to the side will not cause significant harm to the living conditions of neighbouring properties.

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 Council's guidelines for house extensions advises that extensions should be in keeping with the surrounding area and should not detract from the character of the street scene. Bowden Street has a uniform pattern of development that includes rows of terraced properties with bay windows at ground floor and first floor level. The side extension would incorporate matching bay windows, a consistent roof line and will be constructed with matching materials and brickwork features to match other properties within the street scene. These works are consistent with the existing street scene and would match the original property.

Although the proposal would result in a sizeable increase in the massing and scale of the existing property, in this case a larger extension is required to incorporate the important design feature of the bay windows at the ground floor and first floor levels which match the original property. It would ensure that a balanced design is maintained which fits into the street scene and would not be dissimilar to the house that once would have stood on the site.

Conclusion

Overall, whilst the extension would be a large addition to the existing property, the design of the extension would be in keeping with the street scene and so would not detract from the character of the area. While the distance between habitable room windows is below normal standards, it would not impact significantly upon the living conditions of neighbouring residents and therefore is considered acceptable.

Recommendation - Approve with Conditions

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:

3 (Rev A) - Proposed Ground Floor

4 (Rev A) - Proposed First Floor

6 (Rev A) - Proposed Elevations

9 (Rev A) - Location and Site 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.