

**Report to:** PLANNING COMMITTEE      **Date of Meeting:** 21<sup>st</sup> September 2022

**Subject:** [DC/2022/00950](#)  
[40 Buckfast Drive Formby Liverpool L37 4HD](#)

**Proposal:** Erection of a single storey extension to the front, a two storey extension to the side and a single storey extension to the rear, following the demolition of existing porch to front, garage to side and conservatory to the rear.

**Applicant:** Mrs Laura Hargreaves      **Agent:**

**Ward:** Ravenmeols Ward      **Type:** Householder application

**Reason for Committee Determination:** Applicant is related to a member of the planning department.

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## Summary

The application seeks consent for the erection of a two storey extension to the side of the house, incorporating a rear dormer and a single storey extension to the rear of the property. The main issues to consider are the impact of the extensions on the character of the area and the impact on neighbouring properties.

It is considered that the application is acceptable on all grounds. It is therefore recommended for approval with conditions.

## Recommendation: Approve with conditions

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Application documents and plans are available at:

<http://pa.sefton.gov.uk/online-applications/applicationDetails.do?activeTab=summary&keyVal=RBTHOFNW08000>

# Site Location Plan



DC/2022/00950 40 Buckfast Drive, Formby, L37 4HD

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## The Site

A semi-detached dormer bungalow positioned on Buckfast Drive, Formby.

## History

There is no relevant planning history associated with this application.

## Consultations

**Highways Manager** – No objection

## Neighbour Representations

None received.

## 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.

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 in respect of this proposal are the impact on the character of the area, the impact on the living conditions of neighbouring residents and highway safety

### Character of the area

Local Plan Policy HC4 'House Extensions' permits development that is of high quality design, that matches or complements the style of the dwelling and the surrounding area and for which the size, scale and materials of the development are in keeping with the original dwelling and surrounding area.

The side extension is set behind the main front elevation, will maintain a lower ridge height and have a pitched roof. The projection of the porch is greater than that recommended in the Council's guidelines. However, it is considered acceptable in this instance, as the additional projection is marginal (by some 30cm) and viewed against the neighboring porch at number 42 and positioned adjacent to the rear garden boundary of number 44 Altcar Road at the other side.

The rear extension is of an acceptable design.

Overall, the proposal is a positive design that will complement the host dwelling and not harm the character of the street scene.

### **Living Conditions**

Local Plan Policy HC4 'House extensions' advises that alterations to dwellings should be designed so there is no significant reduction in the living conditions of neighbouring properties in particular in relation to outlook, loss of light/overshadowing and privacy.

#### **42 Buckfast Drive**

The single storey front and rear extension will not breach the Council's 45-degree guideline when taken from the nearest habitable room windows from the neighbouring property. The rear extension would also be partially screened along the adjoining boundary by high fencing and hedges. The side extension would be screened from the neighbour by the existing property. The proposal would not be significantly overbearing or overshadowing to this neighbour.

No windows are proposed in the side elevation of the front or rear extension, whilst appropriate interface distances would be maintained to the front and rear. The proposal would not result in overlooking.

#### **44 Altcar Road**

The side extension will run along the adjoining side boundary to this property. Because it is right up to the boundary, the appropriate form (Certificate B) has been completed confirming that notice has been served upon this neighbour. This extension will mainly run adjacent to an existing outbuilding positioned within the curtilage of this neighbour's rear garden which is positioned on the eastern side. When taking this into account, together with the orientation of the properties, it is considered that any resulting overshadowing of the neighbour's garden would be similar to that existing. The neighbour has a relatively large garden area and combined with the positions and scale of the extension, it is considered that the proposal would not be significantly overbearing on the neighbour. A condition can be added to ensure that the additionally proposed gable windows are fitted with obscure glass, to prevent any side overlooking.

### **Highway Safety**

The existing garage forms part of the proposed extension and will no longer be available for parking, thus leading to loss of an off-street parking space.

It is not proposed to change the existing access arrangements and while the garage space will be lost, there is sufficient space to park at least one vehicle on the driveway within the curtilage of the site. The site is in a sustainable location with ease of access to local amenities and services and is accessible by public transport with bus stops within short walking distance on Altcar Road served by bus services to local and wider destinations. The site is also within an acceptable walking distance of the Formby railway station.

The proposal would not give rise to highway safety concerns.

### **Conclusion**

It is considered that the proposed development would be in keeping with the existing property and would not cause significant harm to the character of the street scene or the wider area. It would not create a significant negative impact upon the living conditions of neighbouring residents or present any highway safety concerns. It is considered that subject to conditions this application complies with the Sefton Local Plan and Formby and Little Altcar Neighbourhood plan.

## **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 and Proposed Plans referenced 1001C, 1002C, 1003C, 1004C, 1005C dated July 2022.

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.

### **Before the Development is Occupied**

- 4) The proposed gable window shall be: i) obscure-glazed, and ii) non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor of the room in which the window is installed and maintained as such thereafter.

Reason: To protect the living conditions of nearby occupiers.