

Committee: **PLANNING**

Date of Meeting: **15 September 2010**

Title of Report: **S/2010/0926**
58 Moor Drive, Crosby
(Victoria Ward)

Proposal: Retrospective application for a single storey extension to side and rear together with a first floor extension to the side of the dwellinghouse

Applicant: Mr E Humphrey

Executive Summary

This application is for the retention of a single storey side/rear extension with a proposed first floor extension at the side of the dwellinghouse. The issues concern the affect of the retention/proposals on the visual amenity of the street scene and on the amenities of the adjoining premises.

Recommendation(s) Approval

Justification

It is considered that this proposal, by reason of its siting and design, would have no significant detrimental affect on either the amenities of the adjoining residential premises or on the visual amenity of the street scene and therefore it complies with UDP Policy MD1.

Conditions

1. T1 Time Limit - 3 years
2. X1 Compliance
3. The facing and roofing materials to be used in the external construction of this extension shall match those of the existing building in respect of shape, size, colour and texture.

Reasons

1. RT1
2. RX1
3. To ensure a satisfactory external appearance and to comply with Sefton UDP Policy MD1.

Note

1. The applicant is reminded that a grant of planning permission does not afford any rights to build on or access land outside the applicant's control.

Drawing Numbers

Drawings received on 1st July, 2010 and amended drawings received on 25th August, 2010.

Financial Implications

CAPITAL EXPENDITURE	2006/ 2007 £	2007/ 2008 £	2008/ 2009 £	2009/ 2010 £
Gross Increase in Capital Expenditure				
Funded by:				
Sefton Capital Resources				
Specific Capital Resources				
REVENUE IMPLICATIONS				
Gross Increase in Revenue Expenditure				
Funded by:				
Sefton funded Resources				
Funded from External Resources				
Does the External Funding have an expiry date? Y/N	When?			
How will the service be funded post expiry?				

List of Background Papers relied upon in the preparation of this report

History referred to
Policy referred to



Sefton Council Planning & Economic Regeneration Department Andy Wallis - Director <small>Planning & Economic Regeneration is part of the Regeneration & Environmental Services Directorate</small>		S/2010/0926 58 Moor Drive Crosby L23 2UR OSGR: 332430, 399945	Standard Site Plan Scale: 1:1250 Date: 2/9/2010 Drawn By: EBERT on
<small>This map is reproduced from Ordnance Survey material with the permission of Ordnance Survey on behalf of the Controller of Her Majesty's Stationery Office © Crown copyright. Unauthorised reproduction infringes Crown copyright and may lead to prosecution or civil proceedings. Sefton Council Licence No. - 1000181921</small>	Sheet(s): 128A	Area: 246 sqm	Ward(s): Victoria Postcode Sector(s): L23 2 Polling District(s): L6 Parish(es): None Found

S/2010/0926

The Site

Comprises a semi detached dwellinghouse No 58 Moor Drive, Crosby.

Proposal

Retrospective application for a single storey extension to side and rear together with a first floor extension to the side of the dwellinghouse.

History

None.

Consultations

None.

Neighbour Representations

Last date for replies: Two letters of objection from Nos 56 and 60 re extension not in keeping with area, extension too high, loss of light, loss of outlook and loss of privacy. Objection is also raised on the grounds of encroachment and overhanging gutters and finish to side wall.

Policy

The application site is situated in an area allocated as residential on the Council's Adopted Unitary Development Plan.

MD1 House Extensions
SPG House extensions

Comments

This application has been called in by Councillor Anthony Hill.

The issues to consider are the affects that this proposal will have on the visual amenity of the street scene and on the amenities of the adjoining and surrounding residential premises.

The property to be extended is a semi detached dwellinghouse No 58 Moor Drive, Crosby.

This is a retrospective application for a single storey extension to the side and rear together with a proposed first floor extension to the side of the dwellinghouse.

The existing single storey extension to the side and rear of the property projects

sideways from the main side wall by 2.3m and runs down the length of the existing house a distance of 8m before continuing out into the rear garden by a further 9m. The extension has a maximum height of 3.8m.

The extension is large but replaces an existing garage in the rear garden which was originally joined to the garage belonging to No 56. The rear extension projects out from the rear of No56's garage by around 1.8m. Whilst the overall length of this extension exceeds the 3m normally allowed for a single storey rear extension, the previous presence of a garage in this location and the location of the garage at No 56 make the impact of this acceptable in amenity terms. This single storey extension has a mono pitch roof with parapet which has some visual prominence, but the impact on neighbours is acceptable given the location adjacent to a garage at No 56 and 5.6m off the boundary with No 60. Overall the extension does not unduly affect neighbouring properties either in terms of loss of light or loss of outlook.

The part single part two storey side extension has been well designed, being visible from the roadway and incorporates a pitched roof. The proposed first floor side extension will be built above the existing single storey extension and will project sideways by 2.3m measuring 8m long finishing at the main back wall of the property. This first floor extension would be 7.3m high with a pitched roof to match the existing but with a lower ridgeline.

This first floor extension complies with the guidelines on side extensions except in that it would only have a set back of 0.8m from the main front wall at first floor level instead of the 1.5m recommended in the SPG. The purpose of this setback is to avoid terracing and this would not happen as No 56 is set forward in the street scene. The SPG recognises this variation of building line as a factor in considering the likelihood of terracing and a lesser setback can therefore be justified in this case.

In terms of impact on neighbours, No 56 has a side driveway and a number of opaquely glazed windows and a door to the side elevation at ground floor and first floor level. This neighbour is concerned about loss of light to windows to the hall and stairs and the door to the kitchen. The windows are not to main habitable rooms and while some light may be lost to the side of this property and particularly to the hallway, this would not be sufficient grounds for a refusal of planning permission. The kitchen has a side opaquely glazed door and a rear window and, while there may be some degree of light lost to the kitchen, the presence of the window to the rear will allow a good deal of afternoon sunlight into the room.

Strong objections have been raised on grounds of encroachment. It cannot be the role of the planning system to decide land ownership. The applicant has confirmed that the ownership certificate (Certificate A) is correct and any grant of planning permission would not change rights in relation to landownership. The plans have been amended to provide box gutters and remove any overhang. The applicant has confirmed that the side elevation is block work to the ground floor and brickwork above. Whereas the block work is not attractive, a rendered finish would be acceptable. The block work is not visible in the street scene.

Having taken all of the above into account, I believe that the retention of the ground

floor extension and the proposal first floor extension, if allowed, would have no significant detrimental affect to either the amenities of the adjoining premises or the visual amenity of the street scene and therefore recommend that planning permission be granted subject to conditions.

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Case Officer: **Mr P Negus Telephone 0151 934 3547**