

Committee: **PLANNING**

Date of Meeting: **11 November 2009**

Title of Report: **S/2009/0706**
25 Wicks Crescent, Formby
(Harington Ward)

Proposal: Erection of a single storey extension to the front of the dwellinghouse

Applicant: Mr T Bonner

Executive Summary

The application is to erect a single storey extension projecting a maximum of 4m across the front elevation. The main issues to consider are affect on neighbour amenity and the character of the street scene

Recommendation(s) Refusal

Reason

1. The proposed extension, by reason of its excessive size and location would have an adverse effect on the character of the street scene and is therefore contrary to the Council's adopted UDP Policies CS3, DQ1 & MD1.

Drawing Numbers

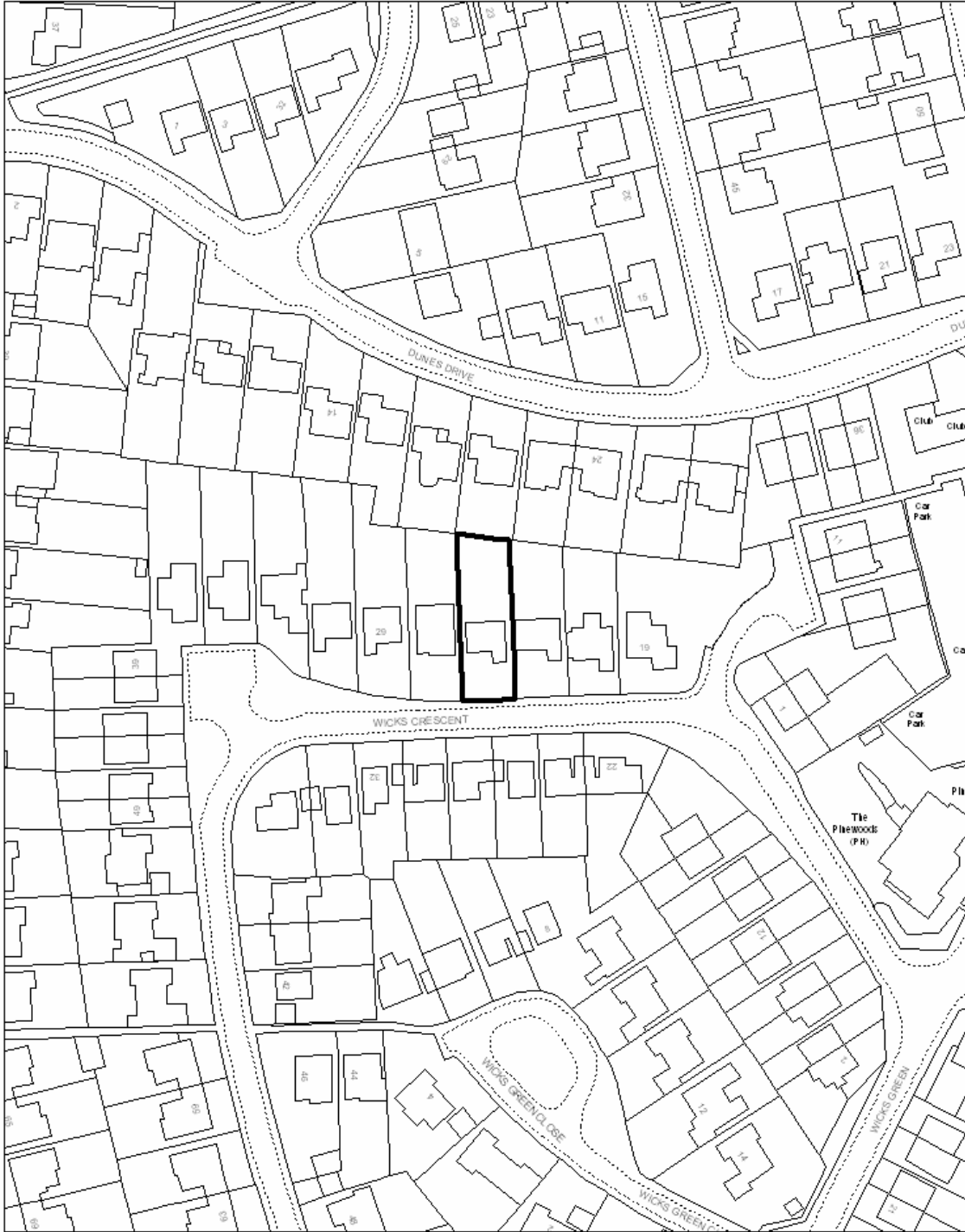
Existing plan, Amended proposed plan received 29 October 2009, Site plan & Location plan

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/2009/0706 25 Wicks Crescent Formby L37 1PD OSGR: 328386, 407642 Sheet(s): 284A Area: 553 sqm	Standard Site Plan Scale: 1:1250 Date: 30/10/2009 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>		Ward(s): Harington Postcode Sector(s): L37 1 Polling District(s): Q3 Parish(es): Formby Cp	

The Site

A modern detached two storey dwellinghouse situated on the north side of Wicks Crescent

Proposal

Erection of a single storey extension to the front of the dwellinghouse

History

8/2/2798 - House type - Granted 23/11/65

Consultations

Highways Development Control – no objection

Neighbour Representations

Last date for replies: 2 October 2009 – none received

Formby Civic Society comments :

- Extension projects far beyond front building line
- Extension at no 27 also projects forward but problem has been recognised and substantially ameliorated by having a hipped roof
- Projecting west wall of extension would present a disagreeable prospect, being entirely exposed to view
- Adverse impact on character of street scene contrary to Sefton SPG House Extensions pages 6 & 9

Policy

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

CS3 Development Principles
DQ1 Design
MD1 House Extensions
SPG House Extensions

Comments

The application has been called in to Planning Committee by Cllr Doran, who also requests that Committee visit the site.

The host dwelling has a staggered front elevation, the integral garage/store and open sided porch project 3.4 m forward of the main front wall across approximately two thirds of the front elevation. The proposed extension would project 4 m from the main front elevation and 600 mm forward of the garage/porch and form sitting room, recessed porch and garage/store extension.

A number of properties in the road have the benefit of front extensions, 23 has

extended the garage and open porch forward to a projection of 4.1 m. The main front wall of 27 Wicks Crescent to the west is set back from the site by approximately 3 m and a single storey extension across the front projects 3 m in line with the front wall of the site.

Issues to assess are neighbour amenity and affect on the character of the street scene

Neighbour amenity

Policy requires that extensions should not have an overbearing or oppressive effect on nearby properties, a reasonable level of privacy should be maintained and habitable rooms should not be overshadowed to an unreasonable degree.

Dwellings in Wicks Crescent are regularly spaced some 1.5 m from joint boundaries.

The 4m projection of the extension from the west gable would only be 1.5 m from the joint boundary and 4m from the front lounge window of 27 Wicks Crescent. The blank wall to the west elevation would maintain privacy to 27 Wicks Crescent and given its location east of the joint boundary overshadowing is not a significant issue.

Affect on the character of the street scene

Policy requires the size and design of extensions should fit in with the existing building and should look like smaller additions rather than being overwhelming or obvious enlargements

Front gardens in Wicks Crescent are open and to the west of the site properties are staggered which results in a general feeling spaciousness in the area.

The stagger of the properties west of the site results in the site appearing prominent in the street scene. The extension projecting 4m from the main front wall across the whole of the front elevation appears dominant and overwhelming. Given the stagger in the building line the blank wall to the west elevation would appear prominent when viewed from the west to the detriment of the character of the street scene.

The design of the extension, with recessed central door and render below the sitting room window, goes some way to overcoming the impact on the character of the street scene. However this is not considered sufficient to reduce the dominant impact of the overall size and bulk of the extension in this prominent location in the street scene.

For the above reasons the proposal is considered to have an adverse effect on neighbour amenity and the character of the street scene and therefore fails to comply with policy.

Recommend planning permission is refused.

Contact Officer: **Mrs S Tyldesley Telephone 0151 934 3569**

Case Officer: **Mrs Joy Forshaw Telephone 0151 934 2212**