

Committee: **PLANNING**

Date of Meeting: **10 March 2010**

Title of Report: **S/2010/0093**
30 Moorgate Avenue, Crosby
(Victoria Ward)

Proposal: Erection of a two storey extension to the rear of the dwellinghouse (resubmission of S/2009/1127 withdrawn 26/01/2010)

Applicant: Mr A Walker

Executive Summary

The main issues to consider are compliance with policy and the impact on neighbouring residential amenities. It is the impact of the first floor element of the extension on the residential amenities of Nos. 94 & 96 the Northern Road which is of particular concern.

Recommendation(s) Approval

Justification

The proposed development by reason its siting and design, would have no significant detrimental effect on either the character of the street scene or on the amenities of the neighbouring occupiers and therefore complies with UDP policy MD1/SPG House Extensions.

Conditions

1. T-1 Full Planning Permission Time Limit
 2. M-3 Obscure Glazing
 3. M-1 Materials (matching)
 4. X1 Compliance
1. RT-1
 2. RM-3
 3. RM-1
 4. RX1

Drawing Numbers

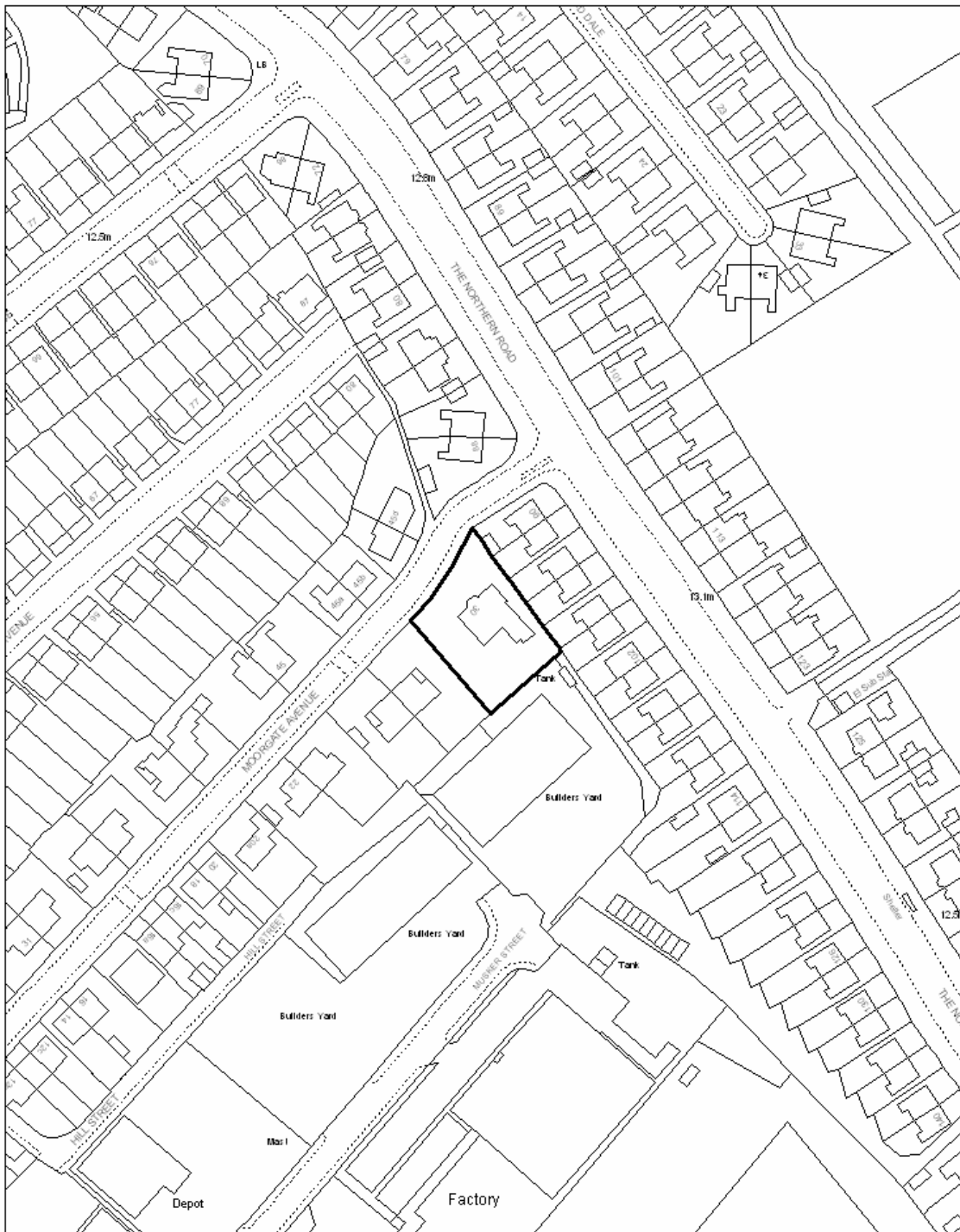
A/313/01A

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/2010/0093 30 Moorgate Avenue Crosby L23 0UF OSGR: 332689, 399593		Sheet(s): 129C	Area: 849 sqm	Standard Site Plan Scale: 1:1250 Date: 23/2/2010 Drawn By: BEERT 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. 1000181923</small>		<small>Created by Sefton Council Planning & Economic Regeneration Department using MapInfo</small>		Ward(s): Victoria Postcode Sector(s): L23 0, L23 2 Polling District(s): LA 16 Parish(es): None Found			

The Site

A detached two storey dwellinghouse situated on the south side of Moorgate Avenue.

Proposal

Erection of a two storey extension to the rear of the dwellinghouse (re-submission of S/2009/1127 withdrawn 26/01/2010)

History

S/2010/1127 Erection of a two storey extension to the rear of the dwellinghouse – withdrawn 26/01/2010

Consultations

N/A

Neighbour Representations

Councillor Tonkiss has requested a site visit by the Visiting Panel to view the site from No. 94 The Northern Road. Comments:- extension should be limited to single storey, two storey will eliminate any view of the sky for residents at Nos. 94 & 96 The Northern Road at ground level, it will reduce natural heat from the sun and heating costs will rise (significant factor for elderly resident), will block out light into rear living room where she sits and reads books whilst looking out of the window.

Letters of objection from Nos. 94 & 96 the Northern Road re: Living room is 12ft x 10ft (which faces the side of No. 30) where sit, eat, gaze out of window, can see sky and clouds with light in the room, indoors most of the day (as in 80's), will be deprived of all this, huge high extension, single storey extension would be acceptable. Already large extension and chimney which blocks sunlight and casts shadow over house and garden, proposal will block direct sunlight to garden, will be an eye-sore to ourselves, neighbours and future buyers, de-value property making it more difficult to sell, invasion of privacy, affect quality of life, loss of light to property and sunny garden (suffer from illness resulting from lack of direct sunlight which improves quality of life – this would be lost).

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

The main issues to consider are compliance with policy and the impact on neighbouring residential amenities.

Policy

Policy MD1 and the associated SPG seeks to ensure that extensions appear as sub-ordinate to the main dwelling and that they do not adversely affect the residential amenities of neighbouring occupiers. The SPG recommends that blank walls of two storey extensions should be at least 12m from the habitable room windows of nearby homes.

The proposal has been reduced in size from the previous application. The extension would square off the ground floor to the rear with a width of 5.5m and depth of 6.6m. The first floor element would be 2m smaller in width than proposed on the previous application. It would be 5.8m in width, 6.7m in depth with a maximum height of 8m. The proposed roof would be lower than the main dwelling which is 9.4m to the apex.

Impact on Neighbouring Residential Amenities

The main concern is the impact on the residential amenities of the occupiers of Nos. 94 & 96 The Great Northern Road which back onto the site. These gardens have an average length of 8.5m with views from the rear lounge, kitchen and bedrooms. The views from these windows face directly to the side elevation of No. 30 Moorgate. There is an interface distance of 15m from the rear windows of Nos. 94 & 96 to the proposed side elevation of the extension. This distance has been increased by 2m from the previous application. The SPG recommends an interface distance of 12m to avoid over-shadowing of gardens and to protect loss of daylight or sunlight entering a habitable room. In addition the roof has been reduced in height so that it would appear as sub-ordinate to the main dwelling.

The outlook from the rear rooms to Nos. 94 & 96 would be altered by the proposal to some extent. However given that the roof height would be significantly lower than the main roof and that the interface distances comply with policy it is considered that the impact does not justify a refusal in this case.

Whilst the Council is sympathetic to the individual circumstances of the occupiers of Nos. 64 & 96 the Northern Road these issues are not material planning considerations.

A small window is proposed to the first floor elevation side (to serve an en-suite) and this would be obscurely glazed (condition attached). No adverse impact would therefore be created to No. 28 Moorgate Avenue.

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

Case Officer: **Miss L Poulton Telephone 0151 934 2204**