

<u>APPLICATION NO:</u>	21/00798/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	6 Page Moss Lane, Roby, Knowsley		
<u>PROPOSAL:</u>	RETENTION OF SINGLE STOREY SIDE / REAR EXTENSION AND ERECTION OF HIP TO GABLE ROOF AND REAR DORMER EXTENSION TOGETHER WITH ASSOCIATED DEMOLITION WORKS AND ALTERATIONS		

KNOWSLEY LOCAL PLAN ALLOCATION

Primarily Residential Area

Site Description

The application relates to a semi-detached two-storey residential dwelling located on the eastern side of Page Moss Lane in an established residential area of Roby.

The character of the street scene is that of traditional mainly rendered faced dwellings with tiled roofs. The application property and its neighbours were built with hipped roofs. Driveways are provided to the fronts of dwellings. Properties are in the main enclosed to the front with brick walls and/or hedging. Other residential dwelling surround the site with shopping parades located nearby to the southwest at the corner of Page Moss Lane and Pilch Lane.

Proposal

The application seeks planning permission for the retention of development that comprises single storey 'wrap around' ground floor extension to the side and rear and a dormer extension to the rear incorporating alterations from a hip to gable roof to the side of the host dwelling.

The ground floor provides accommodation comprising: a wet room, utility room and open plan kitchen and lounge to the side and rear. The first floor sees the reconfiguration of the layout, including utilising the small bedroom to provide a staircase to a master bedroom and en-suite bathroom within the roof space and the dormer extension.

The ground floor extension has dimensions of 2.25 m wide to the side, extending a total of 11.31 m in depth. This wraps around to the rear of the dwelling with the extension continuing across the rear of the original host dwelling resulting in an extension of 8.97 m wide.

The extension has a hipped roof attaining a maximum height of 3.86 m. The dormer is located to the rear and extends across the original roof and the extended gable end.

Consultations

None required.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

N/A

Relevant Policy

Paragraph 11 of the National Planning Policy Framework (NPPF) states that planning decisions should apply a presumption in favour of sustainable development. This means approving development proposals that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear reason for refusing the development proposed; or any adverse impacts of doing so would significantly and demonstrably outweigh the benefits, when assessed against the policies in the NPPF taken as a whole.

Paragraph 12 of the NPPF clarifies that the presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision making. Where a planning application conflicts with an up-to-date development plan, permission should not normally be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.

The development plan in Knowsley comprises the Saved Policies of the Replacement Unitary Development Plan, the Core Strategy Local Plan and the Joint Waste Local Plan. The following policies are relevant to the determination of this application.

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

The Joint Merseyside and Halton Waste Local Plan 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (2010)

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

The site is located within a Primarily Residential Area. As such, an extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ASSESSMENT

Layout

Amenity Space

The property benefits from quite a substantial garden to the rear due to its corner plot location. The extension leaves adequate room to the rear of the dwelling to avoid a cramped appearance within the plot and that adequate private amenity space is maintained.

Waste Storage Bins

The Householder SPD states that extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene. Extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene.

The ground floor extension to the side has removed the gap between that existed between the side of the dwelling and the boundary, which previously would have enabled wheeled bins to be stored at the rear of the property. The applicant stores bins to the front of the dwelling. Whilst the SPD indicates that secure bin stores would need to be provided, it is considered that in this case as the bins can be sited to the front without resulting in detrimental impacts on the visual amenity of the street. It is not considered necessary to secure a bin store for this development.

Parking

The development does not impact on parking previously on site. The width at the side of the dwelling where the ground floor extension has been built measures 2.4 m wide and as such is not considered to be a usable parking space and was previously gated.



The development does not result in unacceptable parking provision on site.

Design

The Householder Development SPD is a material consideration for the purposes of this planning application; it states that that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

Single Storey Extension

The original dwelling was built with a kitchen outrigger to the extending out approx. 3.5 m beyond the upper rear elevation and a bay window adjacent to the kitchen outrigger extending approximately 1.5 m. The development has involved the demolition of the outrigger and bay to the rear and the extension projects approx. 3.6 m beyond the rear elevation.

The Householder SPD states that when considering the roof of an extension the main dwelling and similar nearby dwellings should be a guide. The development has seen the hipped roof of the host dwelling changed to a gable end. The ground floor extension appears as a mono-pitched roof to at the front. The roof is hipped where the extension wraps around to the rear and then to the rear the roof is presented as a mono-pitched roof. The roof has a maximum height of 3.8 m. There are roof lights within the side and rear roofs.

The extension to the side presents a sloping roof to the street. Given the scale of the extension, it is not considered that this has a detrimental impact on the visual appearance.

No windows are contained within either side elevation. Bi-folding doors and a window are contained within the rear elevation. An obscure glazed window which serves the wet room is on the front elevation.

The extension is rendered cream with Grey tiled roof with grey uPVC windows that match the host dwelling.

Hip to Gable / Dormer Extension

The development involves a hip to gable loft conversion with rear dormer. The Householder Development SPD advises that care should be exercised to ensure that when considering dormer extensions, their design should be in keeping with the dwelling and that they do not overlook neighbouring dwellings. Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced.

The SPD further advises that a dormer should not be higher than the ridge of the original dwelling, normally be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side (including the roof boundary line of terraced properties and semi-detached properties), to prevent it having an overbearing effect on the street scene and adjoining dwellings.

In this instance the development as constructed does not meet those guidelines. The dormer is approx. 200mm from the main elevation, set in 160mm to the side of the adjoining property and 340 mm to the other side. The dormer would be closer than the minimum distance to the boundary normally considered acceptable.

The SPD goes on to advise that the openings on dormers should generally be noticeably smaller than the windows on the storeys below, but should echo the general proportions and shape of the openings below. The development includes large double doors with a glazed Juliet balcony and a small window withing the rear of the dormer. The windows within the dormer are clearly not smaller than on the storey below, however, they are dark grey and the cheeks of the dormer are finished in a dark grey roof tile, the balcony is clear glazed and overall, the windows do not appear obtrusive in the context of the rear of the dwelling taking into account the large bi-folding doors at ground floor which are a common addition to ground floor extensions across the borough.



Having regard to the above in that the development falls short of meeting the advice contained within the Householder SPD, it should be noted that the occupier would have had great scope to extend the dwelling by adding a hip to gable extension and dormer under permitted development. Permitted development can allow for additions etc to the roof of up to 50 cubic metres, provided it meets certain limitations, such as (but not limited to) not exceeding the ridge height of the dwelling; not projecting beyond a plane of existing roof slope forming a principal elevation fronting a highway;

the work would not include the installation, alteration or replacement of a chimney, flue or soil and vent pipe. This is all subject to, inter alia, a condition requiring materials used to be similar to the appearance of the dwellinghouse.

Whilst the alterations to the roof proposed do not meet the permitted development restrictions, as at approx. 59 cubic metres it narrowly exceeds the size permitted; and it also involves the installation of a soil pipe running down the side elevation to serve the bathroom in the roof space, the fallback position of what could have been constructed without the benefit of planning permission should be weighed in the balance.

Streetscene

The immediate residential area is made up of various dwelling styles, largely with a render finish and tiled roof. The appearance of the single storey extension is acceptable and there is only limited view of the rear dormer.

In summary, although it is accepted that the hip to gable extension has resulted in the host dwelling's appearance changing quite significantly as a result of the scheme, it does not result in a markedly awkward design. As such it does not harm the character and appearance of the host property or the area to degree that would warrant refusal of planning permission in this instance





Residential Amenity

No. 8 Page Moss Lane

No. 8 is the adjacent semi-detached property. That dwelling benefits from a 2-storey side extension and another single storey extension to the rear. The single storey side / rear extension extends no further back than the previous kitchen outrigger, but is set along the common boundary with No. 8.

No 8 has ground and first floor windows within the rear of their extension and an existing fence to along the boundary. The neighbour also has a detached outbuilding sat along the boundary.

Due to the juxtaposition of the extension under consideration and the extended neighbouring property, and having regard to the existing detached building, the development would inevitably result in some loss of light to the ground floor window of their extension. However, the single storey extension does not extend beyond the rear by more than 4 metres and complies with the guidance in the Householder SPD.

No. 4 Page Moss Lane

No. 4 is the adjoining property. The ground floor extension at the rear is adjacent to the common boundary with the adjoining dwelling No. 4 Page Moss Lane, it is set off the boundary by approx. 150 mm. The extension, at this point, extends 2.06 m beyond the original structure that was in place prior to the development.

In regard to single storey rear extensions, the SPD advises that when located on or immediately adjacent to the party boundary with a neighbouring dwelling they should not project more than 4 m from the rear elevation of the existing dwelling. The rear extension is within acceptable limitations.

Turning to the rear dormer, whilst at approx. 160 mm, the dormer is not 0.5 m from the edge of the roof edge adjoining this dwelling as noted in the SPD guidelines, the development does not result in overlooking of the adjoining property any more so than would exist from the rear of the main dwelling.

200 and 206 Easton Road

These properties are located to the rear of the application site. Given the insertion of the windows with Juliet balcony this has the potential to give the perception of overlooking of those dwellings. However, the rear to rear interface between the host property and the nearest dwellings on Easton Road is approximately 27 m away. Consequently, at the distance achieved, the scheme would not give rise to significant actual or perceived overlooking of those properties to warrant refusal of planning permission.

It is noted that the development the subject of the application has been in place for some time and there have not been any objections received in relation to the development. On balance, it is not considered that the residential amenity of neighbouring properties is unduly affected by the development to a degree that would not warrant refusal in this instance.

Highways

The host dwelling was originally built as a three-bedroomed property. The development sees the reconfiguration of the layout to the first floor and provision of dormer extension. Whilst a master bedroom with en-suite would be provided within the roof space, the first floor has been re-configured such that an original small bedroom has been used to provide a new staircase to the roof space and extended landing.

This states that 3 bedroom properties should provide for 2 no. in curtilage parking spaces. The Council's Householder SPD states that circumstances vary, depending on the existing level of parking provision and the particular environmental and highway conditions in the locality. In most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards.

Dwellings of 3 bedrooms are typically required to provide 2 no. parking spaces within the property curtilage. The development does not increase the number of bedroom spaces and the previous arrangement provided 2 no. parking spaces to the front of the dwelling. The development does not reduce that parking within the curtilage and has not impacted on the parking available prior to the development.

As such, the does not materially alter the parking or the need for additional parking on site and it is not considered that the development adversely affects highway safety given no alteration to the parking arrangement.

Having regard to the Council's Ensuring a Choice of Travel and Householder Development SPDs, it is considered that the site circumstances would not result in

parking and highway safety concerns in this instance.

Conclusion

Having regard to the above and taking into account how the property could be extended through permitted development rights, it is considered that on balance, the development is within acceptable limits. It does not unduly affect the visual amenity of host property or the streetscene or have significant impacts on the residential amenity of neighbouring properties and there are no impacts on parking provision.

Consequently, it is not considered that the development would warrant refusal.

As such the proposal complies with the NPPF, relevant Core Strategy Policies and Saved Policies of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

Recommendation

That planning permission will be granted subject to the following condition(s):-

1. The development hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

2. Notwithstanding the detail of the Juliet balcony as indicated on approved Drawing PL_01 Rev. B, this permission does not confer approval for the railing design shown and the glazed panel as built should remain in-situ.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2023) Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10/11/2023	PL_01	Rev. B	EXISTING AND PROPOSED PLANS DETAIL
10/11/2023	PL_02	Rev. _	EXISTING AND PROPOSED SITE PLAN

Signed Case Officer¹: M Wishart

¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

**Signed Authorising
Officer²:**

K Foster

Date:

13 December 2023

Informatives

Not applicable.

² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed