

Knowsley Council  
Regeneration and Economic Development Directorate.  
Delegated Planning Report

**APPLICATION NO:** 22/00715/FUL

**CASE OFFICER:** Andrew Hunt

**WARD:** Roby

**PARISH:**

**LOCATION:** 62 Roby Road, Roby, Knowsley, L36 4HF

**PROPOSAL:** ERECTION OF FRONT PORCH EXTENSION (DEMOLITION OF EXISTING PORCH)

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### **Site Description**

The application site is a traditional semi-detached dwelling set within the Roby Conservation Area. The dwelling fronts onto the busy A580 (Roby Road). There is a large outrigger at the rear which is shared with a neighbouring property.

### **Proposal**

The proposal is for the erection of front porch extension (following the demolition of existing porch).

### **Consultations**

Arboricultural Officer – The update Arboricultural Report is acceptable and there is no objection as long as the report is made an approved document. In addition, a condition should be attached to ensure 5 days notice for the erection of protective fencing.

Conservation – No objection subject to conditions to secure appropriate materials.

### **Representations**

This application has been publicised by site letters sent to 6 neighbours and by site and press notices.

1 objection has been received consisting of the following main points:

- No objection to the porch.
- However, I have concerns as to impact of any paving flags on the Holly Hedge.
- Any damage to this may kill the Holly Hedge and negatively affect the character of the conservation area.

### **Planning History**

None Relevant

### **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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

#### **KNOWSLEY LOCAL PLAN: CORE STRATEGY**

CS2 - Development Principles  
CS19 - Design Quality and Accessibility in New Development  
CS20 - Managing the Borough's Historic Environment

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

H5 - Development within Primarily Residential Areas  
H8 - Extensions and Alterations to Residential Properties  
DQ5 - Development in Conservation Areas

#### **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**

#### **IMPACT ON ROBY CONSERVATION AREA**

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Conservation Areas.

The Roby Conservation Area Appraisal identifies 62 Roby Road as a property which positively contributes to the character and appearance of the Conservation Area. 62 and 64 Roby Road are highlighted being among the older building in the Conservation area with older style lead lattice windows.

62 Roby Road forms part of and contributes to the historic street scene setting of the above listed buildings. Historically there is a clear association with Lord Derby's estate. The first building on the site building was likely erected by the estate, possibly in the 18C, and perhaps altered or wholly replaced in the early half of the 19C. The outbuilding to the rear in particular has features which bear hallmarks of the estate's architect's involvement.

The existing porch is not a historic feature, and historic plans do not indicate that a previous porch was ever present in this location. The existing porch has poor architectural details and is in a decrepit condition, it appears largely a timber construction with a yellow sandstone faced plinth and poorly proportioned window. The demolition of the porch is acceptable given its lack of interest. Its removal would have no impact on the significance of the conservation area.

The proposed new porch is considered acceptable in principle and in keeping with the character of the building and wider conservation area. The proposed materials these are considered acceptable and will be secured via conditions. The proposal therefore preserves and enhances the Conservation Area. This view is supported by the council's conservation officer who has no objection subject to conditions.

Overall, the application complies with Core Strategy Policy CS20 and Unitary Development Plan Policy DQ5.

## **RESIDENTIAL AMENITY**

The proposal would not harm the amenity of neighbouring properties/premises.

## **TREES**

In relation to the impact on trees, the arboricultural officer has reviewed the application and determined that the application would not adversely impact any trees or hedges provided 5 day notice are given of protective fencing.

The issue of the Holly Hedge was raised in the original comments of the Arboricultural Officer and was addressed in a revised report by the applicant. The revised report demonstrates that as there is existing concrete within the area any damage would be considered minimal and that the hedge would soon recover in the event of any damage. This conclusion has been accepted by the council's arboricultural officer.

Overall, there would be no harm in relation to trees and hedges.

## **CONCLUSION**

The proposal is acceptable in principle and would not harm trees, the amenity of neighbouring properties or the Roby Conservation Area. The application complies with local planning policies and is recommended for approval.

## **RECOMMENDATION:**

That Planning Permission be granted subject to the following condition(s):-

- 1) The development must be begun not later than the expiration of three years beginning with the date of this permission.

Reason: In order to comply with the requirements of Section 91 of the Town and Country Planning Act 1990 (as amended).

- 2) The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-

- a. Proposed Floor Plan and Elevations (received 07/07/2023).
- b. Heritage Assessment - (received 11/04/2023).
- c. Arboricultural Report - (received 03/07/2023)

Reason: For the avoidance of doubt.

- 3) Materials

The development must consist of the following materials.

- a. The Roof shall be Welsh slate to match existing colours and laying patterns, the ridge and hip tiles shall match existing clay capped angle ridge/hip tiles with mortared finish and hip iron.
- b. The Fascia, windows and door shall be constructed of timber with a painted finish
- c. Window and door wedge lintols shall be sandstone, to match existing materials and shaping.
- d. Brick and pointing shall match existing handmade brick elevations.

Reason: In order to preserve and enhance the appearance of the Conservation Area.

- 4) Tree Protection

Five working days written notice shall be given to the Arboricultural Officer before commencement of the works hereby granted.

Reason: For the avoidance of doubt and to comply with the application.

**Signed Case Officer:**                      Andrew Hunt

**Signed Authorising Officer:**                      K Foster

**Date:**                      10 July 2023

**Informatives**

N/A

## Appendix 1 – Site Photographs



