

Regeneration and Economic Development Department

APPLICATION NO: 21/00337/FUL

APPLICANT: Mandy Chong

WARD AFFECTED: Cherryfield

DEVELOPMENT: ERECTION OF A SINGLE STOREY FRONT EXTENSION TOGETHER WITH THE RECONSTRUCTION OF FRONT AND REAR DORMER EXTENSIONS AND ALTERATIONS TO GARAGE ROOF FROM FLAT TO PITCHED ROOF

LOCATION OF SITE: 61 Pitsmead Road, Southdene, Kirkby, L32 9QW

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

Water Restricted Surface Area - North Area - Kirkby

RELEVANT POLICIES

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

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours.

As a result, 1 letter of objection has been received based on the original proposal. The representations are summarised as follows:-

- The proposed ground floor front projection is adjacent to our main front ground floor lounge window, which means that we will be looking at the projecting side elevation (wall and into a side window). The projection is substantial.
- The proposed side window in the projection may also create privacy issues as the windows would partially look into each other at right angles.

Following the amendments made to the scheme the neighbours were reconsulted and the same resident submitted a further objection. In which it is states that while they are grateful for the significant amendments, they are still concerned that the side windows in the proposed rectangular front bay are perpendicular to the front wall and will look directly across the frontage. If a similar bay was added to the neighbouring properties this would interface. Along Pitsmead Road properties with bay windows have a common visual amenity with a less than 45 degree rather than perpendicular angles to avoid this issue.

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ARTICLE 35

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a single storey front extension together with the reconstruction of front and rear dormer extensions and alterations to garage roof from flat to pitched roof, to the semi-detached property at 61 Pitsmead Road in Kirkby. The proposal would provide a new utility room, extended bedrooms and extended ensuite. The proposal as originally submitted has been amended to reduce the scale of the proposed single storey front extension, front and rear dormers, to alter the design of dormers and to remove floor to ceiling glazing proposed on the rear dormer.

The proposed single storey front extension would project approximately 0.5m from the principal elevation of the property and would measure 2.4m in width. It would also have a hipped roof which would measure 2.2m in height to the eaves and 2.9m to the ridge.

The new dormer proposed to the front roof slope would have a hipped roof with a maximum height of 2.7m and would measure 1.5m in length and 5.2m in width. The proposed dormer on the rear roof slope would also have a hipped roof with a maximum height of 2.9m and would measure 1.9m in length and 5.2m in width. The new pitched roof to the existing garage would have an eaves height of 2.3m and a maximum height of 4.0m.

The proposal would also involve inserting a new entrance door in the principal elevation of the existing property, new patio doors in the rear elevation and new windows in the side elevation, including the removal of existing windows on this elevation. The works would also involve the installation of a new door on the side elevation of the existing garage.

RELEVANT PLANNING HISTORY

20/00076/FUL - ERECTION OF SIDE EXTENSION INCLUDING ROOF DORMER TOGETHER WITH REAR EXTENSION COMPRISING FIRST FLOOR BALCONY AND ROOF DORMER, REPLACEMENT OF DORMERS TO FRONT AND REAR TOGETHER WITH TWO STOREY EXTENSION TO FRONT INCLUDING PORCH. Withdrawn 15 April 2020.

POLICY CONSIDERATIONS

The site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (2006), together with the Householder Development SPD (2016).

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.

DESIGN

The proposed single storey front extension would be relatively minor in scale and is not considered to appear prominent. The proposed front dormer extension has been amended to set it in further from the edge of the roof and to amend the design of its roof. As a result, the dormer would be more in keeping with the scale and appearance of the property and it would also not be dissimilar to other front dormer

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extensions in the locality, for example, at 38 Pitsmead Road and No.'s 2 and 4 Dunfold Close. Therefore, on balance, the proposed front dormer is considered acceptable.

The proposed rear dormer extension would be relatively consistent with the design of the proposed front dormer extension and whilst it would not strictly comply with the Householder Development SPD, which requires dormers to be set back at least 1.0m from the main rear elevation of the property, the development would not appear dissimilar to the rear dormer extension to No.'s 2 and 4 Dunfold Close and is therefore acceptable on balance.

The proposed alterations to the existing property and detached garage which includes the installation/removal of doors and windows and new pitched roof to the garage is relatively minor development and is also considered to be in keeping with the appearance of the property. In terms of the materials proposed, in broad terms the palette of materials, finishes and the colours chosen and the way these are used are consistent with other properties in the street.

Overall, the proposal would be in keeping with the scale and appearance of the property and would not be detrimental to the character of the street scene and is therefore acceptable with regards to design.

RESIDENTIAL AMENITY

Given the scale and position/proximity of the proposed single storey front extension to adjacent neighbouring properties, the development is not considered to appear unduly overbearing in relation to residents. The glazing proposed in the side elevation of the extension would be visible from the adjacent ground floor window on the front elevation of 59 Pitsmead Road. However, these windows would be orientated at a right angle to one another and therefore, intervisibility would not be direct. It has been reduced in depth and set in 0.6m from the boundary line. Subsequently, the proposed glazing is not considered to significantly affect the amenity of occupiers.

The proposed front and rear dormer extensions are considered to be in keeping with the scale and appearance of the property and would not be detrimental to the amenity of nearby residents. The proposal has also been amended to remove floor to ceiling glazing originally proposed on the rear dormer extension in order to protect the privacy of neighbouring properties.

The new pitched roof proposed to the existing garage would be located next to the shared boundary with 63 Pitsmead Road and adjacent to the neighbour's detached garage. The new roof would be located sufficient distance away from the main habitable property of No. 63 so as not to significantly affect the amenity of occupiers. In addition, the new windows proposed in the side elevation of the existing property (which would face towards No. 63) would replace existing windows on this elevation and would not have a materially different impact on amenity than the existing windows.

It is considered that there are no other properties that would be affected by the proposal given their sufficient distance from development and overall, the proposal is acceptable with regards to residential amenity.

HIGHWAYS

The proposal would not affect the existing level of parking at the property.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval.

RECOMMENDATION:

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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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) The materials to be used on the external surfaces of the extension hereby permitted shall match those of the existing building in type, size, colour and texture.

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

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/09/2021	P272_204B	-	PROPOSED ELEVATIONS
14/09/2021	P272_205A	-	PROPOSED ROOF PLAN
14/09/2021	P272_203A	-	PROPOSED FLOOR PLAN

Informatives

Louise Everard

22 October 2021

Alan Kilroe

25 October 2021

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