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| <b><u>APPLICATION NO:</u></b> | 23/01354/FUL                                                                                                                                                                                                                                                                                                                                                                                                                                              | <b><u>CASE OFFICER:</u></b> | Lee Osborne |
| <b><u>WARD:</u></b>           | Roby                                                                                                                                                                                                                                                                                                                                                                                                                                                      | <b><u>PARISH:</u></b>       |             |
| <b><u>LOCATION:</u></b>       | Roselea , 27 Roby Road, Roby                                                                                                                                                                                                                                                                                                                                                                                                                              |                             |             |
| <b><u>PROPOSAL:</u></b>       | RAISING IN RIDGE HEIGHT OF DWELLING AND REMOVAL OF CHIMNEY TO ACCOMMODATE LOFT CONVERSION WITH DORMER EXTENSION TO THE REAR AND ROOFLIGHTS TO THE FRONT. REMOVAL OF EXISTING FRONT CANOPY AND ERECTION OF FIRST FLOOR EN-SUITE EXTENSION OVER EXISTING LOUNGE; TWO-STOREY ENTRANCE / LANDING EXTENSION AND NEW ENTRANCE PORCH TO FRONT; ERECTION OF SINGLE STOREY EXTENSION TO SIDE TO PROVIDE GARAGE, WC AND STORAGE TOGETHER WITH INTERNAL ALTERATIONS. |                             |             |

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### **Site Description**

The application site is a two-storey detached dwelling house and associated garden curtilage within a residential area. The property is considerably set back from Roby Road as is the neighbouring property to the east, the neighbouring property to the west is set forward of the application dwelling and closer to Roby Road. Running to the west of the neighbouring property set forward is Lawton Road, with properties on this road sharing rear garden boundaries with the rear garden of the application house (namely 4 and 6 Lawton Road on the western side, and The Hollies on the eastern side).

### **Proposal**

There are several proposals for the overall development scheme. It is proposed to remove the chimney and to raise the ridge height of the roof of the house to accommodate a loft conversion, with a dormer proposed on the rear and rooflights on the front. The existing front canopy is proposed to be removed and a first floor en-suite extension built over the projecting part of the existing dining room. The bedroom that is currently adjoining the site of the proposed en-suite would be converted to a walk-in dressing room to serve the existing adjoining bedroom. In effect the existing rear bedroom would have a walk-in dresser through which would be accessed the en-suite to serve that bedroom. A two-storey extension is proposed adjoining the existing projecting part of the dining room with proposed en-suite above to serve as an entrance with ceiling void above, with a single storey porch to the front of the entrance extension. A single storey extension is proposed to the eastern side of the house to comprise a garage, with w.c and storage to the rear.

The ridge height would be raised to approximately 8.6m from ground level from the existing 7.3m approximately, with a rise of approximately 1.3m in the height of the roof. The proposed dormer on the rear of the dwelling would be approximately 11.4m with a height of approximately 2.4m and a maximum projection of approximately 3.8m. Three rooflights are proposed on the front plane of the raised roof. The loft extension would have a set of double windows at either end with a single set of windows in the middle; the loft conversion would house a central landing and

bathroom, with two bedrooms with dressing rooms either side.

The proposed extension to the eastern side of the house would be approximately 10.1m deep with a width of approximately 4.6m and a height of approximately 3.2m with a flat roof. The extension would comprise a storage area at the rear with a garage to the front and a W.C in between. The garage would have an internal depth of 5.7m internally.

The proposed first floor en-suite over the projecting part of the existing dining room would have a width of approximately 6.1m and a depth of approximately 3.4m. The extension would have a pitched roof ridged into the main roof. The dining room would become a living room / lounge.

The two-storey extension proposed comprising entrance with void above would have a width of approximately 4m and a depth of approximately 1.9m with a flat roof. The porch proposed to the front of the entrance would have a width of approximately 4m and a depth of approximately 1.5m with an open front and flat roof.

The existing reception room, kitchen and sun lounge would become open planned to become a kitchen / dining area and sitting area. Part of the existing kitchen would become separate and convert to a utility room, adjacent the proposed storage area at the rear of the proposed single storey side extension.

### **Consultations**

None Required

### **Representations**

This application has been publicised by letters sent to 12 neighbours.

Two objections and a representation have been received. The objections are on the following summarised grounds: -

- If passed every inch of the author's garden will be overlooked, and similarly every window/door at the back of the house will be overlooked from a height.
- This application does not consider any of the neighbours and surroundings.
- The houses behind 4, 6, 8 and 10 Lawton Road will all be overlooked.
- This is a massive property that now want to extend in every direction including upwards.

The representation stated that the author received the publicity letter 21 September and requested that an extension of time for comments be extended to 13 October. They also asked that the plans be shared. No response was sent with regard this as the publicity letter states how to view the planning application and drawings. No further representation was received from the author either by or beyond the requested October date.

### **Planning History**

17/00645/FUL - REMOVAL OF EXISTING ENTRANCE CANOPY TO FRONT ELEVATION, ERECTION OF TWO STOREY GLAZED ENTRANCE, LOFT CONVERSION INCLUDING HIGHER ROOF & CHIMNEY PROFILE TO DWELLING. Granted: 05.12.2017.

### **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

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

#### **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**

The proposal is for extensions and works to provide additional space to a dwelling in a residential area and the principle of development is therefore acceptable.

#### **Design and Visual Amenity Considerations**

The 2017 planning permission, granted after the adoption of the Core Strategy, was not implemented but did grant planning permission then for the raising of the ridge height of the house by approximately 1.5m, and therefore the principle of raising the ridge height has been established. Regardless of the establishment of the principle of the raising of the ridge height, the proposed roof height of 8.6m is reasonable and not particularly high, whilst the neighbouring houses to either side have a higher ridge height and different roof styles than the existing. As such the proposed raising of the

roof is both established by way of the previous planning approval and would be acceptable in appearance in the locality. The raising of the roof to the proposed height is acceptable in terms of the impact on the visual amenities of the neighbouring amenities, as it was in 2017. A dormer was not an element of the 2017 planning permission, but dormers are commonly found on the rear of houses, and it is acceptable in design. In short, the proposed raising of the roof and the dormer is acceptable in terms of design and would not be detrimental to the visual amenities of the area, and has been accepted (in part) in principle previously.

The extension to the side of the house is acceptable in design and would not be detrimental to the visual amenities of neighbouring properties or the area in general.

The proposed first floor extension on the front of the house is acceptable in design and would add interest to the front elevation. The proposal would not be detrimental to the visual amenities of neighbouring properties or the locality.

The two-storey extension comprising the entrance with void above, although flat roofed, is relatively modest in scale and appropriate with regards design and visual impact particularly when the set back from the road is taken into consideration. The extension would not be detrimental to the visual amenities of nearby properties or the wider area.

The overall scheme is acceptable in terms of design and an element of it has previously been approved (the raising of the roof by virtue of the 2017 planning permission). The overall scheme is acceptable in terms of impact on the appearance of the house and the area in general.

The proposals comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

#### Residential Amenity

The proposal is for extensions to a house in a residential area and raises no residential amenity concerns. With regards privacy and overlooking, and the concerns raised regarding such by neighbours, the dormer would have windows which would be approximately 19.5m away on the 45 degrees view line from 6 Lawton Road, with 4 Lawton Road at a more acute angle than the 45 degrees view line. It is considered that this distance along an angled view-line would not lead to significant loss of privacy or overlooking. With regards to comments raised concerning overlooking of gardens, all properties with a neighbour adjacent experience some degree of overlooking, as do the dwellings on Lawton Road currently, from neighbours' windows. It is considered that the proposal would not lead to a significant rise in garden overlooking above the existing to a degree to warrant refusal.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

#### Highway Considerations

The application dwelling has a large drive which can accommodate more than the three car parking spaces required for houses with 4 or more bedrooms. No other highways issues are raised.

#### Conclusion

The proposed scheme is acceptable in design and would not be detrimental to the visual or residential amenities of the area to a significant degree, with the roof raising element previously being approved in 2017 albeit without the dormer. The proposal complies with 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Notwithstanding any submitted details the materials to be used on the external walls of the extension hereby permitted shall match those of the existing building in type, size, colour and texture. Prior to above ground works being commenced samples of the tile to be used on the roof, and the materials for the dormer, shall be submitted to and approved in writing by the Local Planning Authority. The development shall only be completed in accordance with the approved materials.

Reason: In the interests of visual amenity and to comply with 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, and the National Planning Policy Framework.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no windows or openings shall be inserted in the "western elevation of the dwelling at 2nd floor level".

Reason: In the interests of privacy having regard to 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**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>                           |
|----------------------|----------------|----------------|---------------------------------------------------------|
|                      |                |                |                                                         |
| <b>31/07/2023</b>    | <b>PL02</b>    | <b>B</b>       | <b>LOCATION PLAN/EXISTING AND PROPOSED SITE PLAN</b>    |
| <b>01/09/2023</b>    | <b>PL01</b>    | <b>E</b>       | <b>EXISTING AND PROPOSED FLOOR PLAND AND ELEVATIONS</b> |

**Signed Case Officer<sup>1</sup>:**      **Lee Osborne**

**Signed Authorising  
Officer<sup>2</sup>:**      **K Foster**

**Date:**      **20 December 2023**

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<sup>1</sup> 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

<sup>2</sup> 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

