

<u>APPLICATION NO:</u>	24/00617/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	16 Roby Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION, CREATION OF A JULIET BALCONY TOGETHER WITH INTERNAL ALTERATIONS.		

Site Description

The application relates to a two-storey, detached dwelling at no.16 Roby Road, which is located on a corner plot where Roby Road meets Roby Mount Avenue. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposal seeks to erect a two-storey side extension, following the removal of the existing sun room. It would project 1.6m from the side elevation and have a total depth of 5.8m. A matching hipped roof is proposed and would measure 7.95m to the ridge. A window is proposed to the front elevation, with two windows proposed to the rear elevation. To the side elevation, one obscure glazed window is proposed at first floor. The proposed development will be finished in render to the walls, concrete roof tiles and uPVC windows.

A Juliet balcony is also proposed to replace the existing rear dormer at second floor.

Consultations

None required.

Representations

This application has been publicised by letters sent to 7no. neighbours. No representations have been received.

Planning History

22/00599/OUT - Outline application for the demolition of dwelling and the erection of 2 no. dwellings together with the construction of new vehicular access and associated parking (access to be considered all other matters reserved for future approval). Withdrawn, 05 Jun 2024.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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 main considerations for this application are:

- Compliance with Householder Development SPD;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Waste Management.

Compliance with Householder Development SPD

Proposed Two Storey Side Extension

The proposed extension would provide a 1.2m setback from the main front wall and would be distanced over 1m to the side boundary. It will feature a matching hipped roof which would be set lower than the main ridgeline. Whilst a window is proposed to the side elevation, this will serve a non-habitable room of an en-suite and is proposed to be obscure glazed, limiting any harmful impact in terms of direct overlooking and loss of privacy. The proposal would therefore accord with the guidelines under Part 7.2 of the Householder Development SPD.

Extensions on Corner Plots

The application site is located on a corner plot. The proposed side extension would not exceed half the width of the original dwelling and would be set in over 2m from

the side boundary. The proposal would also not go beyond any established building lines and would be sufficiently distanced with neighbouring properties. The proposal would therefore accord with the guidelines under Part 7.6 of the Householder Development SPD.

Neighbouring Amenity

No.14 Roby Road

No.14 is the neighbouring property to the east. The proposed two storey side extension would include a window at first floor, facing towards no.14. However, this window will serve a non-habitable room of an en-suite and is proposed to be obscure glazed. A planning condition will also be attached to ensure its obscure glazing to prevent any intrusive overlooking. The proposed extension itself will also be sufficiently distanced 2.8m away from the shared side boundary and would be partially screened by the existing garages at the application property and at no.14. The impact in terms of overshadowing, loss of privacy and light upon this neighbour is therefore deemed to be limited.

No.2 Roby Mount Avenue

No.2 is the adjacent neighbour to the rear. The proposal will feature 2no. new windows and a Juliet balcony to the rear elevation which will face towards this neighbour. However, a distance of over 15m would be provided between the proposed openings and no.2's side elevation. The Juliet balcony will also be a replacement of an already existing dormer window at second floor, with the proposed new windows not considered to have any greater, significant impact than the existing rear elevation openings. Moreover, the proposed side extension would not project any further than the existing rear elevation of the original dwelling and would be partially screened by existing mature planting and trees. The impact in terms of overshadowing, loss of privacy and light is therefore deemed to be limited.

No.11 Waterside Park

No.11 is the opposing neighbour to the front of the site. The proposed side extension includes a window to the front elevation which would face towards this neighbour. However, a sufficient distance of over 30m would be provided between the proposed window and no.11's side elevation. It is also not considered that the proposed window would have any, greater significant impact than the existing front elevation openings. No.11 also features no windows to their side elevation. Therefore, any impact in terms of direct overlooking or loss of privacy will be limited.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extension is considered to appear as a proportionate addition and would not appear as an overbearing or dominating development. The proposed side extension would be highly visible from the street scene. However, it would be set back by 1.2m and a ridge height set lower than the main ridgeline is proposed, allowing for it to appear subservient to the original dwelling. The proposed extension will also have a matching hipped roof, and is proposed to be finished in matching materials, which will be secured by a condition. The proposed Juliet balcony will also be a replacement of an already existing dormer window and would be well contained within the body of the rear roof slope. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement

UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would create 1no. additional bedroom, resulting in the application property becoming a 4no. bedroom dwelling. 3no. off-street parking spaces are therefore required, as specified within Appendix A of the Ensuring a Choice of Travel SPD. A garage for 1no. vehicle and hard surfacing for 2no. vehicles to the front would provide a total of 3no. off-street parking spaces. The proposal would, therefore, achieve the parking standards and would have an acceptable impact upon access, highway safety and parking provision, in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The proposal would maintain a gap of over 1m to the side for access to the rear for the storage of waste and recycling bins and is therefore acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Conclusion

The principle of the proposal is considered acceptable and would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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) The materials to be used on the external surfaces of the extensions 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.

- 4) Prior to the extension hereby approved being first brought into use, the new window serving the en-suite in the first floor of the east facing side elevation of the proposed extension (facing no.14 Roby Road, L36 4HE) shall be obscurely glazed to a minimum of level 5 (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed window shall be retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/11/2024	#00923161-19414B	-	Location Plan
03/12/2024	RR/03	Rev. A	Proposed Floor Plans
03/12/2024	RR/04	Rev. A	Proposed Elevations
18/11/2024	RR/06	-	Proposed Roof Layout

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **27 January 2025**

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

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