

Regeneration and Economic Development Department

APPLICATION NO: 21/00552/FUL

APPLICANT: McHale

WARD AFFECTED: Swanside

DEVELOPMENT: ALTERATIONS TO EXISTING REAR EXTENSION ROOF FROM FLAT TO PITCHED TOGETHER WITH ALTERATIONS TO THE WINDOWS ON ALL OF THE REAR EXTENSION ELEVATIONS.

LOCATION OF SITE: 41 Howden Drive, Roby, L36 4NU

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

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 6 neighbours.

As a result, 1 letter of objection has been received. The concerns raised are summarised as follows:-

- Loss of light
- Overshadowing
- Disruption to visual amenity

They also raised concerns about the ability to sell their home if permission were to be granted. This however would not constitute a material consideration under a planning application.

ARTICLE 35

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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

ISSUES AND ASSESSMENT:

PROPOSAL

The application property is a semi-detached dwelling on Howden Drive. The dwelling has previously been extended with a part two-storey part single storey rear extension, plus a conservatory to the rear. Permission is sought to re-configure the conservatory room, by replacing the existing flat roof with a dual pitched roof, plus partially building up the side and rear walls. The new roof would measure a maximum 3.9m in height at the ridge, with the eaves reaching 2.9m.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension/alteration would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The application seeks to re-configure the existing conservatory to the rear of the property. This includes the replacement of the flat roof, with a dual pitched roof with four roof lights and alterations to the side and rear elevations, replacing the glazed elevations with a solid structure. The design includes two vertical windows in the south facing side elevation, a horizontal high-level window facing the boundary to 43 Howden Drive and a set of bi-folding doors in the rear elevation. The finishes proposed are to match the existing dwelling, with brickwork, render, tiles and white UPVC detail.

The footprint of the building would remain the same and given the rear location, the works would not be visible within the street scene. The addition of the pitched roof would be acceptable in design terms and on the whole the alteration would be in keeping with the character of the dwelling.

The existing conservatory projects from a previous part single part two story rear extension and as such sits approximately 6.5m beyond the original rear elevation. It is set just short of the shared boundary with 43 Howden Drive. No. 43 has also previously had a single storey extension on the rear, such that the conservatory extends approximately 3.8m beyond the adjoining rear elevation of this dwelling. Knowsley Householder SPD states that single storey extension along the boundary is generally consider acceptable with regards neighbouring amenity where they project up to 4m beyond the adjoining rear elevation. The alteration to the roof would increase the maximum heigh from 3m to 3.9m at the ridge. However, the height of the eaves, which would run parallel to the boundary would only reach 2.9m. Given the footprint would remain the same, is it thought that the minimal additional height proposed to the roof would not greatly alter the amenities levels currently experience by No.43 or cause any significant overshadowing. Additionally, the proposed roof would be set approximately 1.4m from the boundary with 39 Howden Drive and therefore would not have any significant effect on the outlook from this dwelling.

The elevation facing No.43 would contain a high-level horizontal window which is proposed with obscure glazing. As this would replace a substantially glazed elevation, it is considered the arrangement would improve the privacy levels between the two dwellings. The elevation facing the dwelling to the other side, 39 Howden Drive, would include two vertical windows. These would be set approximately 1.4m from the boundary and given they are ground floor level; they would face towards the existing boundary treatment and it's not considered that they would cause any concerns regarding privacy.

CONCLUSION

The proposed alterations are considered to be of an acceptable scale and design for the host dwelling. The works would not unduly affect the amenity levels of the surrounding properties or the character of the surrounding area. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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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 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.

- 4) No part of the development hereby permitted shall be used or occupied until the proposed window on the side elevation, facing 43 Howden Drive, as indicated on drawing No.1; has been glazed with obscure glass to level 4/5. The window shall be retained as such with level 4/5 obscure glazing at all times 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
30/06/2021	1	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Informatives

Louise Everard

15 September 2021

Signed by

Mark Quinn

15/09/21

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PS/DC/OP04/05	003	23/9/02

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