

<u>APPLICATION NO:</u>	23/00164/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Halewood South	<u>PARISH:</u>	
<u>LOCATION:</u>	12 Fairfield Crescent, Roby, Knowsley, L36 4JQ		
<u>PROPOSAL:</u>	ERECTION OF HIP TO GABLE ROOF EXTENSION WITH REAR DORMER (RETROSPECTIVE)		

Site Description

The application site is a semi - detached dwelling set within a rectangular plot at 12 Fairfield Crescent. Fairfield Crescent is a semi-circular road characterised by semi-detached dwellings. The dwellings are almost all hipped roofs (except for 2 or 3 dwellings including numbers 19 and 74) and the area has a relatively consistent character.

Proposal

The proposal is for the erection of a hip to gable roof extension with rear dormer (retrospective). The dormer extends above the front roof which has been changed from a hip to a gable style roof.

Consultations

N/A

Representations

This application has been publicised by letters sent to 8 neighbours. 1 Objection has been received consisting of the following main points:

- Had planning permission been sought before works we could have made our views known
- Our outlook from the rear of our property is completely blighted
- We are faced with being totally overlooked.
- We are still of the opinion that this construction is a grey blight on the landscape and a carbuncle to look. Any visitors to our home immediately notice & comment on it!
- This is an issue for us, as it is an eyesore to our outlook.

Planning History

A previous extension to the side and rear of the building was approved (16/00163/FUL – approved 12/05/2016).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 identifying matters of concern with the proposal and discussing those with the applicant. However, the issues are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason for the refusal, approval has not been possible.

Assessment

Street Scene

Policy

Part 1 a) of Core Strategy Policy CS19 states that development within Knowsley will be expected to Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;

NPPF para 130 c) requires that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.

NPPF Para 134 states that Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.

UDP Policy H8 states that extensions will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling;
- b) The design and materials to be used would reflect those used on the original dwelling;
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings;

Para 7.7 of the Householder SPD states that Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced. And that the following general guidelines apply:

- Attention needs to be given to design to ensure a sensitive and appropriate approach which conserves the character of the original building and roofscape.
- Raising the ridge height to create sufficient internal space e.g. for a loft conversion will generally be unacceptable.
- A dormer extension must not project above the ridgeline of the dwelling.
- A dormer should normally be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side (including the roof boundary line of terraced properties and semidetached properties), to prevent it having an overbearing effect on the street scene and adjoining dwellings.
- A number of smaller dormers, as appropriate to the scale of the building, may be more successful than one large dormer, but conversely a simple roofline or roof slope should not be cluttered by a proliferation of dormers.
- Dormers should not extend around the corner of a hipped roof or cover more than one third of the roof area to the street frontage.
- Dormers on side elevations are normally not acceptable if they overlook adjacent dwelling.
- Dormers should be faced in materials which match the original roof coverings.
- Flat roof dormers will not be acceptable on front elevations or any elevation clearly visible from a public vantage point.

- The openings on dormers should generally be noticeably smaller than the windows on the storeys below, but should echo the general proportions and shape of the openings below.

Assessment

Character of Area

Background

Fairfield Crescent is characterised by a relatively uniform hipped gable dwellings in the street scene. The property of 12 is located toward the eastern end of Fairfield Crescent. Fairfield Crescent slopes from east to west resulting in the eastern part of Fairfield Crescent being more prominent in the street scene. There is a large gap (of over 2.5 metres) between the dormer and number 14 to the north west. The above considerations result in the dormer being prominent within the street scene when viewed from the west.

View from Side

The dormer appears as a bulky, dominant and disproportionate addition when viewed from the street scene causing significant harm. Due to the slope of the road and gap to 14, it draws visual attention within the street scene and is immediately noticeable when travelling from west to east along Fairfield Crescent. The dormer is above the previous ridgeline, the ridgeline of the adjacent property of no 10 and other roofs in the area. The hipped nature of the existing roofs in the area also emphasises and increases the visual harm from the dormer. The harm is also made worse by the visual contrast of the grey dormer and brickwork (at first floor level) which highlights the dormer. This element of the harm could be mitigated by rendering however, this is a small element of the total harm, and this would not change the impact of the scale and size of the dormer.

View from the Rear

From the rear, the appearance of the dormer results in a monolithic mass of masonry extending across the whole width and depth of the roof. The dormer would be a dominant and disproportionate addition to the roof. The visual contrast between the dormer, the rest of the dwelling and the hipped roof next door is severe and drastic. The hipped character of the existing roofs in the area makes the visual contrast more stark and prominent. The dormer is visible from the street of Pilch Lane East (see figure 1 below) in addition to being visible from the rear of the houses.

There is very limited set back from the edge of the roof (only 24 centimetres), This is contrary to the Householder SPD (which requires 1 metre set back). The dormer is also not set back 0.5 metres from the roof edge as required by the SPD as there is no set back at all from the external roof edge to the side. In addition, the dormer is above the ridgeline contrary to the SPD guidance.

The materials used on the dormer also contrast in a visually unsympathetic way with the existing materials of the house. There is a light grey colour outrigger, a traditional brick and then the dormer above. In addition, the dormer has a vertical slant with panels sloping downwards, this does not match the horizontal pattern of the bricks or the plain grey outbuilding that does not have a directional pattern.

Overall the materials of the rear house lack uniformity, regularity and consistency and appear as a random collection of different materials thrown together without considering the context.



(Figure 1 showing the view of the dormer from Pilch Lane East)

Overall, the dormer appears as a disproportionate, incongruous and unsympathetic addition to the roof causing severe harm to the character of the area. The design of the scheme is very poor and contrary to the National Planning Policy Framework's emphasis on the importance of quality design. The proposal is therefore contrary to Core Strategy Policies CS2 and CS19, NPPF paras 130 and 134, UDP policy H8 and the Householder SPD.

Neighbour Amenity

In relation to residential amenity, whilst the dormer is of very poor appearance, as outlined above and would cause harm to the character of the area, due to the distances involved (over 34 metres to the closest neighbour), there would not be a significant impact on the outlook of neighbouring properties. For the same reason there would not be harm to the privacy of neighbours as the distances exceed the minimum distances between dwellings, even if an additional 3 metres is added for the extra storey.

Overall, it is considered, that there would not be significant harm to the residential amenity to neighbouring properties.

Other Dormers

To justify the approval of the application, the applicant has drawn attention to other

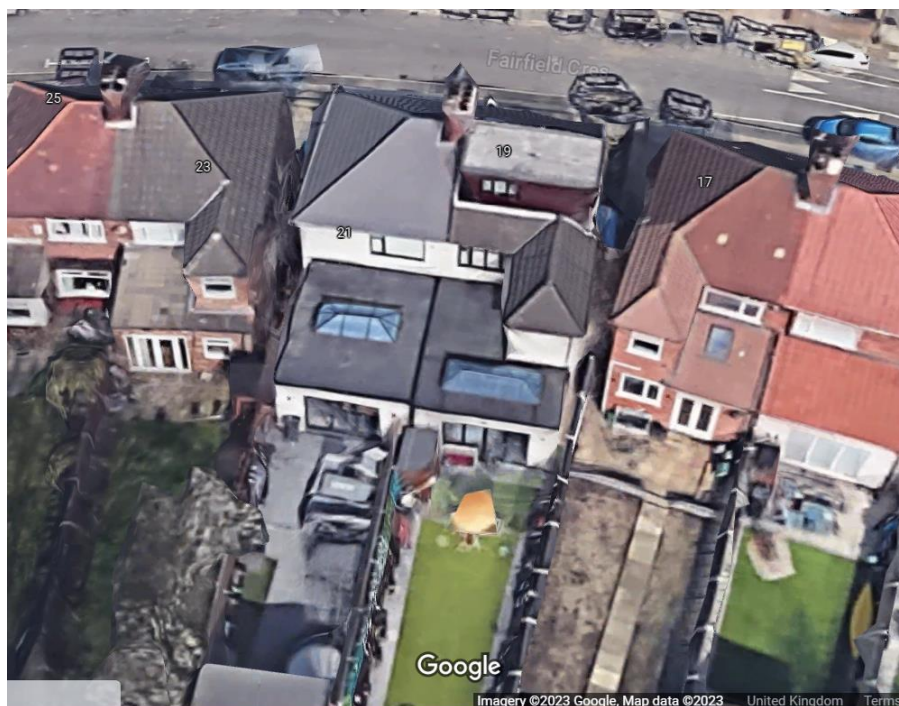
rear dormers within Fairfield Crescent these are the following:

- 19 Fairfield Crescent
- 74 Fairfield Crescent

19 Fairfield Crescent

In relation to 19 Fairfield Crescent, it is considered that this is of only limited relevance for the following reasons:

1. The local planning authority has not approved the rear dormer. The works were unauthorised works which are now outside the timeframe for taking enforcement action.
2. The rear dormer is set back from the edge of the roof at the rear unlike the current application.
3. The dormer is less prominent within the street scene and is not visible from the road at the rear (Fairfield Avenue).



(Figure 2 - showing the rear dormer of 19 Fairfield Crescent)

74 Fairfield Crescent

In relation to 74 Fairfield Crescent, it is considered that this is of only limited relevance for the following reasons:

1. The local planning authority has not approved the rear dormer. The works were unauthorised works which are now outside the timeframe for taking enforcement action.
2. The dormer is less prominent within the street scene as number 74 is much lower in height than 12 (due to the street sloping west to east).
3. The dormer at 74 used higher quality materials than the current application.



(Figure 3 - showing the rear dormer of 74 Fairfield Crescent)

Conclusion

Overall, the proposal is contrary to Core Strategy Policies CS2 and CS19, NPPF para 130, UDP policy H8 and the Householder SPD.

Recommendation

Refusal

That Planning Permission be refused for the following reasons:

- 1) The massing, scale and position of the dormer would be significantly harmful to the street scene and character of the area. The development is therefore contrary to Core Strategy Policies CS2 and CS19, NPPF paras 130 and 134, UDP Policy H8 and the Householder SPD.

Signed Case Officer:

Andrew Hunt

**Signed Authorising
Officer:**

K Foster

Date:

30 May 2023

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

Appendix 1 – Site Photographs









