

<u>APPLICATION NO:</u>	23/00124/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Whitefield	<u>PARISH:</u>	
<u>LOCATION:</u>	4 South Park Road, Kirkby Park, Kirkby, Knowsley, L32 2AG		
<u>PROPOSAL:</u>	LOFT CONVERSION TOGETHER WITH REAR DORMER EXTENSION		

Site Description

The application property is situated on a residential street located within the North and South Park Road Conservation Area. The Conservation Area appraisal denotes that there are fewer buildings of grandeur with the majority of buildings built in the 1920s and 1930s as small bungalows and small semi-detached dwellings. Indeed, the application site is one such property and its scale contrasts significantly from Waverley House, a large Grade II listed Victorian villa located opposite the conservation area.

Whilst the application site is located within the Conservation Area, it is of a more modern 1920's construction method and does not have any heritage significance with the exception of its location within the Conservation Area. The street scene typically comprises of brick/stone wall boundaries of varying height and metal railings with mature trees located opposite the site.

The application property is part brick and part pebble dash finish and has white and grey UPVC openings. The property accommodates a gable roof with slate tiles. Parking is provided at the side of the property and has capacity to accommodate a number of vehicles.

The property appears to have been previously extended in the form of a single storey rear extension and porch. A number of outbuildings are located at the rear of the property within the private amenity space.

Proposal

The application proposals have been amended since their initial submission. The application proposals now seek permission for a loft conversion together with rear dormer and 3no. heritage style roof lanterns at the front elevation.

The roof dormer would measure 9.3m in width, protrude 3.9m from the rear elevation and have a maximum height of 1.5m. The proposals would include 3no. windows at the rear elevation together with 3no. heritage style Velux windows at the front elevation.

The loft conversion would replace the existing 2no. bedrooms located on the ground floor to within the loft conversion. The proposals would also include internal alterations to the ground floor level and replacement of existing French doors with bi-folding windows. These changes do not require planning permission.

Consultations

Network Rail – No objections

Design and Conservation Officer – No comments received.

Representations

This application has been publicised by letters sent to 41 neighbours and also been advertised via press release and site notice. No representations have been received.

Planning History

- Ref: 74/06352/HIST: Extension to bungalow to form bedroom. Granted 9th July 1981.
- Ref: 74/12671/HIST: Conversion of bungalow to two storey dwelling. Refused 22nd May 1993.
- Ref: 74/13625/HIST: Construction of dormer roof extension to rear of dwelling. Application withdrawn.
- Ref 74/14792/HIST: Construction of dormer roof extension to rear of dwelling to provide bedroom and bathroom accommodation. Granted 8th October 1993
- Ref: 99/00152/APP: Erection of first floor extension to rear of dwelling. Refused 17th May 1999.

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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 – Managing the Borough’s Historic Environment

DQ5 – Development in Conservation Areas

H5 – Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

The site is identified as land located within a Primarily Residential Area and the North and South Park Conservation Area. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2, CS19 and CS20 of the adopted Local Plan Core Strategy (2016) and saved policies DQ5, H5, H8 and DQ5 of the Unitary Development Plan (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; that adequate parking and garden space would remain for use by residents of the extended property and that the borough's historic assets are preserved and/or enhanced.

Article 35 Statement

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.

Assessment

Design

As originally submitted, the application proposals sought permission for the erection of a rear dormer together with 3no. front facing dormers sited at the front elevation. The Householder Development SPD states that alterations to roofs should be in keeping with the dwelling so that they do not overlook neighbouring dwellings and should not dominate the roof slope resulting in a dwelling which appears to be unbalanced. With regards to front facing dormers these should be avoided unless they are characteristic of the building or locality. During the site visit it was apparent that front facing dormers are not a characteristic of the conservation area or even within the wider vicinity of the application site. As such, the Local Planning Authority has worked positively with the applicant to remove the 3no. front facing dormers in favour of 3no. heritage style Velux windows. The changes made would result in a minor change in terms of appearance to the front of the property but are considered acceptable in terms of design and appearance in relation to the street scene.

With regards to the rear dormer the SPD advises that it should be set back at least 1m from the main elevation it relates to and .5m from the roof edge. The proposals would be set back 4m due to the existing single storey rear extension and whilst the dormer would fall slightly short of the .5m threshold by .1m this is considered

acceptable given that it is a detached property and would be indistinguishable to the naked eye given the relatively small difference in measurement.

In terms of the external elements these are to match the existing features of the application property in terms of colour, texture and design. The development is considered to be of an acceptable design and scale for the dwelling and rendering and window design would not affect the character of the host dwelling or the street scene. As such, the proposal complies with policies CS2, CS19 & CS20 of the Local Plan and saved Policies DQ5, H5 and H8 of the Unitary Development Plan together with the Householder Development SPD.

Heritage

Policies CS19 and CS20 seek to preserve or enhance the Borough's historic and architectural assets and any archaeological remains. The impacts arising and therefore assessed is that of the 'setting' of the conservation area.

The NPPF (2021) makes clear, significance derives not only from a heritage asset's physical appearance, but also from its setting and regard must be had as to whether the proposal will cause 'substantial harm', 'less than substantial harm' or no harm to the asset.

The proposal involves works to a dwelling house which does not contain any historic features. As such, the question is what harm if any will occur to the character of the conservation area.

The application is supported by a heritage statement and although brief it identifies that the site is not a heritage asset and is directly opposed to the vacant Grade II listed building known as Waverley House.

Saved Policy DQ5 requires that new development within or close to a Conservation Area must preserve or enhance the character of the area.

In accordance with Section 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990, there is a duty to pay special attention to the desirability of preserving or enhancing the character and appearance of conservation areas.

The North and South Park Road Conservation Area Appraisal identifies that the majority of buildings in South Park Road are of more modern construction typically built in the 1920s and 1930s in comparison to the Victorian villas sited nearby.

The application property is not listed although it is located directly opposite to Waverley House. The proposals have been revised since their original submission as described above. S66(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires decision makers to show special regard to the desirability of preserving listed buildings and their settings in exercising their planning functions. As originally submitted, the front facing dormers would have likely impacted on the character and appearance of the conservation area and changes have been made to remove the dormers in favour of 3no. heritage style Velux windows which reduce the impact on the character and appearance of the street scene together with that of the neighbouring Grade II listed buildings. As such, the majority of the development would not be visible from the street scene with the exception of the 3no. roof lights located at the front elevation which could have been undertaken under Permitted Development Rights as there is no Article 4 direction in place. As such, the proposed development would not affect the character of their surroundings and not harm the

setting and significance of listed buildings.

The harm to designated heritage assets has been considered. It is considered that the development would have a neutral affect on the conservation area and would cause no harm to the character or appearance of the conservation area and would not affect the setting of any nearby listed buildings. As such, the proposal is considered to comply with the requirements set out in the NPPF(2021), policies CS19 and CS20 of the Knowsley Local Plan (2016) and Saved Policy DQ5 of the Unitary Development Plan.

Residential Amenity

No. 2 South Park Road

No. 2 is the neighbouring detached bungalow and has been previously extended in the form of a single storey rear extension and what appears to be a loft conversion due to the 3no. Velux windows located in the gable roof. A number of mature trees and dwarf timber fence provide the common law boundary.

The proposals are largely in compliance with the Householder SPD and are not considered to have an overbearing affect on neighbours particularly due to the significant screening provided within the curtilage of no.2's rear garden.

No adverse effects to residential amenity would occur as a result of the proposed development.

No. 6 South Park Road

No. 6 is the neighbouring detached bungalow and has a number of windows located in its side elevation which face the existing timber common law boundary and the gable wall of the application property. Whilst the dormer would increase the overall height near the ridge of the existing property given the existing boundary features and views already affected by the existing gable wall the outlook would not be significantly reduced as a result of the proposed development.

Furthermore, no objections to the proposed development have been received from any neighbouring properties. As such, it is not considered that the proposal would result in adverse living conditions to neighbouring properties.

No other properties would be affected.

Highways

The application proposals would not result in adverse effects to public highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity highways and impacts on the conservation area (subject to condition attached). The proposal also complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will 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
07.06.2023	1975/01A		PROPOSED PLANS, ELEVATIONS AND CROSS SECTION
29.03.2023	1975/02		GROUND FLOOR, LOFT SECTION, ELEVATIONS, LOCATION AND BLOCK PLAN

Signed Case Officer: **John Fleming**

Signed Authorising Officer: **K Foster**

Date: **8 June 2023**





