

<u>APPLICATION NO:</u>	24/00632/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	172 Roby Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT AND REAR EXTENSION TOGETHER WITH THE CREATION OF A REAR DORMER.		

Site Description

The application site is located at 172 Roby Road, Roby and is situated within an area that is designated as a Primarily Residential Area in the Development Plan. The application property is a detached dwellinghouse and is white render facing to its front, side and rear elevations, together with brown UPVC openings and grey, interlocking roof tiles.

The property benefits from a single storey side extension and located in the rear garden are several outbuilding structures merged / adjoined to one another within the rear garden adjacent the party boundary shared with No.1 East Pilch Lane, a detached annexe located nearby the party boundary shared with No.174 Roby Road and a canopy structure on the patio and is divided into two sections: a patio containing the structures and outbuildings and a grassed section located beyond a fence. The rear garden spans a depth of approximately 45m.

The front elevation of the property is south facing and is set back from the public highway of Roby Road roughly 10m. The existing front garden provides the off-street parking for the property with extensive hardstanding capable of accommodating several vehicles. The site is bounded by a brick boundary wall and timber fence panels with an access gate to the driveway.

The street scene comprises largely of other residential properties, with differing architectural styles and have been extended and altered in various ways. To the south of the site is the M62 and a railway line to the north to the east and west are residential dwellings. As existing, bins are stored within the front garden area (evidenced from the site photos and Google Maps Street View data).

Proposal

The proposal seeks permission for the erection of a single storey rear extension, front extension together with the creation of a rear dormer.

The proposed front extension due to its original stepped front elevation would contain depths of 0.65m and 1.2m at its furthest (which was the original entrance to the property). A new, central and recessed entrance would be formed with and be served by the front canopy pitched roof. This roof would measure 2.5m at its eaves and 3.02m at the tallest point.

The proposed rear extension would have a projection of 3.43m and a width of 6.98m. This would sit in line with the existing rear extension and square off this section. This would be served by a flat roof, which would measure 2.4m at its eaves; the roof of both the existing and proposed rear extensions would comprise 2. no glass roof lanterns, which would be the tallest point of the roof, at a height of 3.2m. The rear elevation would contain bi-fold doors and a window.

The proposed rear dormer would be flat roof in design and would project out by 2.94m, contain a width of 9.36m and a height of 2.03m.

The application has been amended to revise the dormer projections, including its set-back from the rear elevation of the dwelling and set-in from the side elevations.

Consultations

None required.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

Planning History

APP. NO: 12/00221/FUL

PROPOSAL: CONVERSION OF EXISTING DETACHED GARAGE TO FORM ADDITIONAL RESIDENTIAL ACCOMODATION TO CREATE A GRANNY ANNEXE.

DECISION: GRANTED

DECISION DATE: 8 August 2012

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential 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 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 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; and that adequate parking and garden space would remain for use by residents of the extended property.

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

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 and design within Knowsley Borough.

The site is identified as land designated as a Primarily Residential Area in the Development Plan. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings 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 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
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
 - e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours or appear unduly dominant to neighbours.

The Householder Development SPD states that roof alterations and dormer extensions should ensure that care is exercised to ensure that their design is in keeping with the dwelling and that they do not overlook neighbouring dwellings. Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced.

Design

The existing dwelling is white render facing with brown UPVC openings and tiled roofing. The proposed development would also be rendered facing and include materials which are keeping with those found at the application property. Although the plans do not clearly label or annotate materials, the Application Form does, and this would be made an approved document. The standard Planning Condition for matching materials to the exterior would also ensure that the proposal would respond positively and coherently to the original dwelling.

6.8 and 6.9 of the SPD outline design expectations for windows and openings. This includes the proportions and layout of windows. Although the proposed window which would replace the existing door would appear slightly irregular when observed with the other windows, this relates more to the panes of the window but would otherwise retain the proportion of the opening and layout of the window on the elevation with the rest of the openings to the front elevation. Consequently, the proposed window detailing would be considered acceptable.

The Householder Development SPD states (6.5) that flat roofed extensions will normally not be appropriate. Although, it is considered that as the flat roof would serve a single storey rear extension, this would not be readily visible from the street scene or deemed to have a significantly adverse impact on the character of the area. This would be confined to the rear private amenity area and given its discreet location, would be considered acceptable.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans show that much of the rear garden and space at the side of the dwelling would also be retained. Although the space between the existing and proposed rear extension and other structures within the rear garden would be close in proximity, as sufficient space would remain usable, the proposal would not result in a cramped appearance in the context of the garden.

As existing, bins are stored within the front garden area, adjacent the front boundary wall of the dwelling. The proposal would not fully remove access to the rear of the property and therefore, bins could still be stored and moved from the rear garden to the front of the property externally. This would accord with 6.25 of the Householder

Development SPD.

The Householder Development SPD states that when considering roof alterations, attention needs to be given to design to ensure a sensitive and appropriate approach which conserves the character of the original building and roofscape. It also states that 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 to prevent it having an overbearing effect on the street scene and adjoining dwellings.

The proposed rear dormer has been amended so that the set-back would be 0.9m from the rear elevation of the dwelling and the dormer cheeks would be set-in from the side elevations of the property by 0.5m. Subsequently, the dormer would be a suitable addition to the roofscape and would not appear overly domineering. The shortfall in set-back would be marginal (0.10m) and would therefore be acceptable. back is sufficient to the main elevation it relates to.

The dormers would be faced with wood effect UPVC anthracite cladding and given that the proposal would be sited to the rear elevation, this would be considered acceptable.

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas.

Therefore, style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area and account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted. The size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. A large detached house, set a substantial distance from the highway, would normally be capable of accommodating a much larger front extension or porch than, for example, a terraced dwelling with minimal set-back from the highway.

Given that the proposed front extensions are a very small projection and that the dwelling is detached with sufficient distance and set-back from the highway, the front extensions would be considered to comply with the SPD's guidance and would be acceptable.

Overall, the proposed extensions and alterations would have an acceptable design and scale to the existing dwelling. The proposal would be deemed to accord with Policies CS2, CS19, CS20 of the Local Plan and Saved Policies H5 and DQ5 of the Replacement Unitary Development Plan together with the Householder Development SPD.

Residential Amenity

6.19 of the Householder Development SPD states that extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing impact on neighbouring dwellings to an unacceptable degree.

The SPD further stipulates that a single storey rear extension located on or

immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. The proposed development would not surpass this projection and subsequently be acceptable.

No.1 is the adjacent detached dwellinghouse and is located to the east of the application site at a distance of roughly 11.4m; the two gable walls face one another. No.1 benefits from a single storey side extension, a single storey rear extension and a detached outbuilding within the rear garden.

The proposed development would not be considered to cause any significant impact. The rear extension would comply with the outlined policy, would not project beyond the existing rear extension and therefore be screened by this so there would be no significant change from the rear extension. The proposed front extension would have little to no material impact given the scale would be moderate and would not impact on amenities or privacy. The proposed rear dormer would not be deemed to cause any impact as views would be directed to the rear cartilages of the gardens of these properties (similar to what is available at first-floor) and no immediate overlooking to the garden / patio area adjacent the rear elevation of No.1. would be readily available.

Overall, it would not be considered that the proposed development would result in any unacceptable impact to the residential amenities or privacy of the occupants of No.1. The proposed development would comply with Saved Policy H5 and H8 and the Householder Development SPD.

174 Roby Road

No.174 is the adjacent bungalow, situated to the west of the application site at a distance of roughly 3.9m. The front elevation of No.174 is set approximately 3m further back from the highway in contrast to the application property and the gable walls of the properties face one another.

The proposed development would not be considered to cause any significant impact. The rear extension would comply with the outlined policy and (at its closet, would be erected approximately 3.5m from the party boundary, which would ensure no unacceptable amenity impacts would occur. The proposed front extensions would be minor in scale and given the interface distance between the properties would further ensure no unacceptable impacts would occur.

The proposed rear dormer would not be deemed to cause any impact as views would be directed to the rear cartilages of the gardens of these properties (similar to what is available at first-floor) and no immediate overlooking to the garden / patio area adjacent the rear elevation of No.174 would be readily available.

Overall, it would not be considered that the proposed development would result in any unacceptable impact to the residential amenities or privacy of the occupants of Hillcrest. The proposed development would broadly comply with Saved Policy H5 and H8 and the Householder Development SPD.

9 Pilch Lane East

No.9 is a large, detached bungalow to the north/north-east of the application property, situated approximately 29m from the rear elevation of the application site. The rear elevation of the application property is oriented to face the side elevation

and rear garden are of No.9. The main impact of the proposed development would be the rear dormer, however, given the interface distance between these properties, the proposal would not be considered to cause any unacceptable overlooking to residential amenities or privacy.

No other dwellings in the locality are considered to suffer any adverse impact.

Highways

The application site contains hardstanding to within the front garden area which is able to support a minimum of 3 vehicles at any one time. Therefore, the proposal would be considered to contain sufficient in-curtilage parking spaces and would not be deemed to raise any highway safety issues.

Conclusion

The proposal would be acceptable in terms of design, residential amenity, highways and impacts on the Conservation Area and the setting of the Listed Building. The proposal also complies with relevant Core Strategy, Replacement UDP policies and guidance in the NPPF, and is therefore recommended for approval subject to conditions.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/11/2024	-	-	LOCATION PLAN
16/01/2025	1651-02-04	-	PROPOSED FLOOR PLANS AND ELEVATIONS.
16/01/2025	1651-03-03	-	PROPOSED ROOF SECTION.
16/01/2025	1651-04-02	-	SITE PLANS.
26/11/2024	-	-	APPLICATION FORM.

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **23 January 2025**

Informatives

Not applicable.

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