

<u>APPLICATION NO:</u>	24/00287/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	78 Roby Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION AND A TWO STOREY SIDE EXTENSION.		

Site Description

The application site is located at 78 Roby Road, Roby and is situated within an area which is designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is a rendered facing on its front elevation and brick facing to the side and rear elevations. The property contains navy UPVC openings and brown, interlocking roof tiles.

The property benefits from a two-storey side extension, with the ground floor providing a garage (with garage facing door) together with an existing single storey rear extension adjacent the party boundary shared with No.76. There are also outbuildings / storage to the bottom of the rear garden.

The front garden area is enclosed by a low, brick-built boundary wall (with pillars) and the site largely is surfaced with hard-standing to facilitate parking. Contained within the front garden area are bin stores.

The application site is situated in a uniform building line comprising of semi-detached dwellings (some of which have been previously altered and extended). The front elevation of the property is set-back from the public highway (Roby Road – A5080) circa 13.5m and is south-facing.

The public highway of Roby Road / front boundary wall of the property is the curtilage of the boundary of the designated Roby Conservation Area.

Proposal

The application seeks permission for the erection of a single storey rear extension together with a two-storey side extension.

The works would largely comprise infill style which would adjoin and extend the existing extensions at the property.

The proposed two-storey extension would project 2.95m from the rear of the existing two-storey side extension. This would sit flush with the existing rear elevation of the dwelling. Both the existing and proposed two-storey side extension would be served by a hipped roof, in which the eaves would measure 4.9m and the ridge 8.15m. The rear elevation would feature an access door and two windows.

The proposed single storey rear extension would have a projection of 3m and a width of 6.10m. This would be served by a flat roof, which would measure 3.10m in height. The rear extension would feature bi-fold doors and two rooflights.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 6 neighbours.

There have been 0 letters of objection, 1 letter of support and 0 letters of comment. The representations are summarised as follows:-

76 Roby Road – In support of the proposal. Only concern is the construction details on the rear extension. Questions raised whether they are demolishing the existing extension? As the side wall of this makes up the boundary of our property.

Planning History

No recorded planning history.

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 within Knowsley Borough.

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

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.

It also states 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 Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours.

Design

The existing dwelling is rendered and brick facing with navy UPVC openings and tiled roofing. The proposed development would include materials which are to match the existing and emulate the design of the original dwelling (this would include the render and brickwork to match). The proposed development would be served by pitched (and hipped) roofs where appropriate (two-storey side extension).

The Householder Development SPD states that two-storey side extensions should not have flat roofs. The existing two-storey side extension is served by a flat roof. The Local Planning Authority does not hold any record pertaining to this development and Google Maps Street Views earliest photos show the extension present in 2008. The proposed development which would be sited to the rear of the existing, would not be readily visible from the street scene, however, both the existing and proposed would be served by a hipped roof. This roof would also be subordinate to the roof of the existing dwelling and would echo the design, pitch and materials of the original roof, this would improve the visual amenity and design of the property overall and accord with Saved Policy H8.

The Householder Development SPD stipulates that two-storey side extensions should be designed to avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.

The SPD furthers that usually either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first-floor of the extension should be set-back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

As outlined, the existing two-storey side extension is not in accordance with the Householder Development SPD (2016), as the existing is built on the party boundary shared with No.80 (and not set in by circa 1m) or feature a 1m set-back on the front wall of the first-floor. Although, on this occasion, it would be considered reasonable to allow a relaxation of the guidance, given the existing two-storey side extension. The proposed development would be erected behind the existing side extension, subsequently the proposal would not cause any worsening to the existing extension and would not be readily visible from the street scene, this would render the guidance of the SPD redundant as any set-in from the boundary would not be readily available to view and would not be reasonable to request the proposal accord with policy given the site context.

The Householder Development SPD states 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 submitted plans indicate that the proposal would be re-constructed but would largely contain a similar scale and footprint to the existing rear extension (albeit with a minor increase). The proposal would be within the projection parameters outlined and therefore be acceptable.

The Householder Development SPD states that proposals should ensure that adequate provision is made / retained for refuse collection and recycling. Ideally a minimum distance of 1m should be retained between the side wall of any side extension and boundary to facilitate collection. This may not always be practicable,

particularly in cases where houses have very narrow plots. Extensions which removed access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene. In such cases acceptable alternative arrangements for bin collection need to be indicated in the planning submission.

It was observed during the site visit that the property contains a garage, which could house bins. Furthermore, the front garden area of the property contains bin stores as existing and consequently, the proposal would not be considered to worsen any existing arrangements for storage of refuse bins and would satisfy the guidance.

As acknowledged, the application site fronts the curtilage of the Roby Conservation Area. It is considered however that the works would not harm the setting of the Conservation Area or would have the potential to affect the settings of nearby Listed Buildings.

Residential Amenity

80 Roby Road

No.80 is a semi-detached dwelling located to the west of the application property. The front and rear original elevations of the two properties are uniform and the two side elevations of the property face one another. The gable wall of No.80 is sited circa 3m away from the existing two-storey side extension.

No.80 benefits from a single storey rear extension, conservatory and canopy structure, with a detached outbuilding sited adjacent to the party boundary shared between the two properties. No.80 features two windows on the first-floor of the gable wall (which are both obscurely glazed and assumed to serve a hallway landing and bathroom). The ground floor side elevation contains a bay window, which is understood to serve a hallway.

It is considered that the proposed two-storey side extension would have the potential to result in a partial loss of light as the bay window faces the area where the proposed development would be sited, however, given the distance between the side elevation and the party boundary, it would not be considered that this would result in an unacceptable loss of light or overshadowing etc.

The proposed single storey rear extension would not be deemed to cause any unacceptable impact on residential amenities as it would comply with the projection parameters and would be built 3m away from the party boundary.

Overall, the proposed development would accord with the Householder Development SPD and would not be deemed to cause any significant harm to the amenities or privacy of the occupants of No.80.

76 Roby Road

No.76 is the paired, semi-detached property, the original front and rear elevations of these properties are uniform. No.76 benefits from a single storey side extension.

The proposed two-storey side extension would not be readily visible to the occupants of No.76 as it would not project beyond the existing rear elevation and therefore would not have any adverse impact. The proposed single storey extension would be

within the parameters of the SPD and would be acceptable.

Overall, the proposed development would accord with the Householder Development SPD and would not be deemed to cause any significant harm to the amenities or privacy of the occupants of No.76.

Highways

The proposed development has not indicated the increase in the number of bedrooms. Although, a study is indicated, which could be utilised as a bedroom in the future. On this basis, the number of bedrooms would increase to 5. The Householder Development SPD, outlines in Table A that 4+ bedrooms would require 3 parking spaces within the curtilage of the dwelling.

The existing property has capacity in the curtilage to accommodate 3 parking spaces and would not lose any of these spaces as a result of the proposed development.

Overall, the proposed development would be acceptable and would not cause any significant harm on highway safety.

Other Issues

Regarding the neighbour comments which refer to the relationship between the wall of the existing rear extension which makes up part of the party boundary, any development relating to the boundary is not a planning consideration and is instead a civil matter. This is covered predominately under the Party Wall Act legislation (1996), the explanatory booklet has been shared with the resident for their own information, it is not a material planning consideration for the determination of this application. The structural integrity and safety of the wall is also not a planning consideration and would be addressed by Building Regulations.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. 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 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
27/06/2024	RK063	A	EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND SECTIONS
27/06/2024	-	-	LOCATION PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 19 August 2024

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