

<u>APPLICATION NO:</u>	22/00478/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	
<u>LOCATION:</u>	214 Huyton Lane, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF REAR DORMER EXTENSION, CONVERSION OF LOFT AND ASSOCIATED ROOF ALTERATIONS		

Site Description

The host property is located on Huyton Lane within a Primarily Residential Area. The host property is a semi-detached property which has previously been extended in the form of a two storey side and single storey rear extension.

The property comprises of render finish to its principal and side elevations and part brick part render to its rear elevation, white UPVC windows and doors front the principal elevation. The property benefits from hard standing in its entirety and is able to accommodate multiple cars within the curtilage of the dwelling house.

Proposal

The application seeks permission for a loft conversion consisting of a hip-to-gable roof and rear dormer to provide a bedroom with en-suite.

As originally submitted, the Local Planning Authority expressed concerns that the proposed dormer would have an overbearing impact to residential amenity and privacy of neighbouring occupiers due to the Juliet balconies located at the rear elevation of the dormer. Furthermore, it was considered that the scale of the development would be out of keeping with the host property. The Local Planning Authority has worked positively with the applicant to revise the proposals and reduce the built form of the dormer together with the replacement of Juliet balconies with windows. The revised proposals will form the basis for the consideration of this planning application.

The proposed hip-to-gable roof would measure 8.9m in height and would measure the same total height as the current hip roof. The existing two storey side extension would also include a gable roof but would measure 8.7m at its highest point.

The rear dormer would span a total width of 7.5m and a height of 2.1m. It would be set in by .5m either side and set in 1m from the rear elevation of the existing property. To its rear elevation are 3 windows 1 of which would be obscured glazed serving the en-suite bathroom. The principal elevation of the gable roof would include 1 Velux window.

Consultations

None Required

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

04/00184/FUL – Erection of single storey rear extension and two storey side extension with front canopy to dwelling. Granted 31st March 2004.

74/02680/HIST – Kitchen and dining room extension. Granted 5th October 1977.

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
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.

The site is identified as land located within a Primarily Residential Area. 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.

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

Hip to Gable roof conversion

The Householder Development SPD is a material consideration for the purposes of this planning application. It advises that the roof of the extension should normally be at a lower level than the original and where the original dwelling has a hipped roof, the roof of the proposed extension should normally be hipped.

The height of the roof serving the original dwelling house would not be increased to accommodate the proposed loft conversion. The roof serving the side extension is .3m below the existing ridgeline of the original dwelling house and therefore acts to ensure that the existing two storey side extension remains subservient to the host dwelling and is therefore considered appropriate.

The principal elevation would include 1 Velux window measuring 1.7m by .9m in width. The SPD states in this respect that large roof lights or numerous rooflights can look out of place if the house and area have plain, simple rooflines. A number of properties in the nearby vicinity benefit from 1 Velux window to the principal elevation. As such, it is not considered that this element would be out of keeping with the host property. Notwithstanding this, the addition of a velux window could be constructed under Permitted Development Rights.

Whilst this application seeks to convert the roof from hip to gable it was noted during the site visit that a number of properties along Huyton Lane benefit from gable roofs. As such, the hip-to-gable loft conversion would not appear out of character with the street scene and is considered appropriate.

The rear dormer element of the proposal was considered to have an overbearing impact to the host property due to the scale of development as originally submitted. The applicant has now revised the plans which sets in the dormer by .5m each side and 1m from the rear elevation of the host property. In addition, the two Juliet balconies previously proposed have now been replaced by 3 windows. The roof of the dormer does not project above the ridge line of the existing roof and as such the revised proposals are now in compliance with the guidance set in the Householder Development SPD and is considered appropriate in terms of design.

Materials

The existing dwelling house is currently finished with render to the principal and side elevation and part brick/ part render to the rear elevation and includes white UPVC windows and doors.

The application confirms that the proposed hip-to-gable roof and rear dormer will be faced in materials to match the existing property. The new gable wall will be rendered to match the existing. The dormer will be clad in hanging tiles to match the existing roof tiles and the windows will match the existing openings found at the property.

The proposed materials and finishes are therefore in keeping with the existing property and a condition should be attached to the application to ensure that the proposed materials and finishes match the existing features of the property to ensure the character of the property is maintained and enhanced.

Residential Amenity

216 Huyton Lane & 212 Huyton Lane

The host property is located between 212 Huyton Lane and 216 Huyton Lane with the latter forming the adjoining property. The built form of the host dwelling is already established by way of the two-storey side extension and single storey rear extension. The Local Planning Authority expressed concerns on residential amenity associated with the scale of development as originally submitted together with the inclusion of Juliet balconies as described above and their impact on the private amenity space enjoyed by neighbouring occupiers. The applicant has now reduced the size of the dormer so that it is in compliance with the Householder Development SPD together with the removal of the Juliet balconies and replacing them with windows this substantially reduces the impact to residential amenity associated with these properties. As such, it is not considered that the loft conversion and rear dormer would result in adverse impacts to residential amenity following the redesigned approach.

No other properties are considered to be affected.

Highways

The property benefits from hard standing drive in its entirety. It measures 5.9m – 7.2m in length and 8.5m in width.

The property currently provides 4 bedrooms, one of which will be lost to provide access to the loft conversion. As such, there is no change in the number of bedrooms at the host property.

The Ensuring a Choice for Travel SPD recommends that 3 parking spaces should be provided for 4-bedroom properties. The Local Planning Authority would require each parking space to be 2.4m wide by 5m with footpath space of .9m in between, resulting in a need for a width of 9m for 3 side by side spaces. However, given the nature of the existing hardstanding and the fact that there would be no material change in number of bedrooms it is not considered that the loft conversion would result in unacceptable impacts on highway and pedestrian safety.

Based on the above, it is not considered that the proposed development would give rise to adverse impacts on highway safety.

Conclusion

On balance, due to revised plans which have reduced the scale of development so that it is more appropriate in the context of the host property it is considered that the development would be acceptable in terms of design, residential amenity and highway safety and complies with the relevant Core Strategy, Replacement UDP and guidance in the NPPF and PPG 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
03/08/2022	01	-	LOCATION PLAN
03/10/2022	6302-02	REV C	

Signed Case Officer: John Fleming

Signed Authorising Officer: Alan Kilroe

Date: 5 October 2022

Informative

COAL AUTHORITY

The proposed development lies within an area that has been defined by the Coal Authority as containing potential hazards arising from former coal mining activity at the surface or shallow depth. These hazards can include: mine entries (shafts and adits); shallow coal workings; geological features (fissures and break lines); mine gas and former surface mining sites. Although such hazards are seldom readily visible, they can often be present and problems can occur in the future, particularly as a result of new development taking place.

It is recommended that information outlining how former mining activities may affect the proposed development, along with any mitigation measures required (for example the need for gas protection measures within the foundations), is submitted alongside any subsequent application for Building Regulations approval (if relevant).

Any form of development over or within the influencing distance of a mine entry can be dangerous and raises significant land stability and public safety risks. As a general precautionary principle, the Coal Authority considers that the building over or within the influencing distance of a mine entry should be avoided. In exceptional circumstance where this is unavoidable, expert advice must be sought to ensure that a suitable engineering design which takes into account all the relevant safety and environmental risk factors, including mine gas and mine-water. Your attention is drawn to the Coal Authority Policy in relation to new development and mine entries available at:

www.gov.uk/government/publications/building-on-or-within-the-influencing-distance-of-mine-entries

Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires a Coal Authority Permit. Such activities could include site investigation boreholes, excavations for foundations, piling activities, other ground works and any subsequent treatment of coal mine workings and coal mine entries for ground stability purposes. Failure to obtain a Coal Authority Permit for such activities is trespass, with the potential for court action.

If any coal mining features are unexpectedly encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is available on the Coal Authority website at:

www.gov.uk/government/organisations/the-coal-authority

Appendix 1 – Site Photographs



