

Regeneration and Economic Development Department

APPLICATION NO: 22/00123/FUL

APPLICANT: John Doran

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A REAR DORMER EXTENSION

LOCATION OF SITE: Beechlands, 54 Church Road, Roby, L36 9TP

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development

RELEVANT POLICIES

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

RELEVANT PLANNING HISTORY

APP. NO: 01/00199/FUL

PROPOSAL: ERECTION OF SINGLE STOREY EXTENSION TO REAR OF BUILDING TO FORM 5 NO. BEDROOMS AND BATHROOM/LINEN ROOM

DECISION: Granted

DECISION DATE: 21 May 2001

APP. NO: 03/00689/FUL

PROPOSAL: ERECTION OF CONSERVATORY TO REAR.

DECISION: Granted

DECISION DATE: 10 September 2003

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

APP. NO: 74/09891/HIST
PROPOSAL: CHANGE OF USE FROM SINGLE DWELLING HOUSE TO REST HOME FOR THE ELDERLY
DECISION: Granted
DECISION DATE: 28 January 1987

APP. NO: 18/00118/COU
PROPOSAL: CHANGE OF USE FROM EXISTING C2 RESIDENTIAL CARE HOME TO 7 BED GUEST HOUSE (USE CLASS C1) WITH 3 BED OWNER ACCOMMODATION
DECISION: Refused
DECISION DATE: 18 April 2018

APP. NO: 18/00477/COU
PROPOSAL: CHANGE OF USE FROM EXISTING C2 RESIDENTIAL CARE HOME TO 5 BED GUEST HOUSE (USE CLASS C1) WITH 3 BED OWNER ACCOMMODATION AND ASSOCIATED WORKS
DECISION: Granted
DECISION DATE: 8 October 2018

APP. NO: 21/00249/FUL
PROPOSAL: CONVERSION OF FORMER NURSING HOME TO FORM 6 NO. APARTMENTS TOGETHER WITH A SINGLE STOREY REAR EXTENSION
DECISION: Granted
DECISION DATE: 5 August 2021

PROPOSAL

The application relates to the use of a large semi-detached Victorian villa at number 54 Church Road in Roby. The previous use of the property was as a residential care home (Use Class C2) and planning permission for demolition of an existing single storey rear extension and the erection of a single storey extension to the rear and conversion of the property to form six apartments was granted in July 2021 under planning reference 21/00249/FUL. Works to implement that planning application have commenced.

That development would see the provision of three 2 bedroom apartments to the ground floor; one 2 bedroom and one 3- bedroom apartment to the first floor together with a 2 bedroom apartment in the roof space. This current planning application seeks to instal a dormer roof extension to the rear of the premises. This would facilitate additional headroom for the proposed 2 bedroom apartment in the roof space, which would have previously been served by roof lights only.

As originally submitted, this current planning application included amendments to the plans approved under planning reference 21/00249/FUL. As that permission has not been fully implemented, the applicant needs to address these amendments through the submission of a Non Material Amendment for revisions to application referenced 21/00249/FUL, made under Section 96A of the Town and Country Planning Act. The applicant has been made aware of this and agreed the change in the description of development to omit detail of the external amendments. The application under consideration seeks consent for the new dormer extension only.

POLICY CONSIDERATION

The proposal complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The proposed dormer would be set approximately mid-way up the rear roof plane of the building. The building is a tall building with a steep duo-pitched roof attaining a height of approximately 12.15 m.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

The dormer would measure 5.6 m wide with a maximum height of 1.66 m. It would have a maximum protrusion from the roof plane of 2.37 m. It would be set 1.08 m from the common boundary with No. 52 Church Road and 4.45 from the gable end. The dormer would be sited below the ridge line by approximately 1.6 m and set back approximately 1 m from the main elevation it relates to on the building when measured on a horizontal line.

The existing building has a grey slate roof, the dormer would be clad in Marley Eternity cladding coloured grey, the windows would be white uPVC and the flat roof element would be single ply membrane colour grey. The existing windows on the rear of the building are a mix of brown and white uPVC, with the upper floor brown and lower windows in white. The front elevation comprises white windows and the applicant's agent has confirmed that the brown windows will be replaced with white uPVC during refurbishment works. Materials are acceptable.

The property has been heavily developed historically. There are a number of extensions and outbuildings to the rear which present a very cluttered existing appearance. The introduction of the dormer is of limited scale in comparison to the size of the building and in relation to the existing structures would have limited visual impact. As such the design does not raise any concern in terms of conserving the character of the original building.

As such it is not considered that the proposal will adversely affect the visual amenities or the character of the area in general.

It is therefore considered that the proposal complies with Policies CS2 and CS19 of the Core Strategy and saved Policy H5 of the UDP and the spirit of Saved Policy H8 of the UDP.

HIGHWAYS

The proposal would not involve any additional bedroom spaces to that approved under planning reference 21/00240/FUL. The development does not raise any highway concerns and the proposal therefore does not conflict with Policies CS2 and CS19 of the Core Strategy and saved Policy H5 of the UDP and the spirit of Saved Policy H8 of the UDP.

RESIDENTIAL AMENITY

The proposal is for the installation of a dormer roof extension on the rear roof plan in association with the conversion to 6 apartments previously granted permission. The host property is a semi-detached building attached to no. 52 Church Road. That property has a roof light set high up towards the ridge on the rear roof plan. The dormer proposed would be set in off the common boundary with the neighbour by approximately 1.08 metres.

Other two-storey residential dwellings back onto the application site which are located on Hawthorn Road. The original main rear elevation of the host property is set in excess of 55 m from the rear elevation of properties on Hawthorn Road.

As such it is not considered that the proposal will adversely affect the residential amenities of neighbouring properties or the area in principle.

It is therefore considered that the proposal complies with Policies CS2 and CS19 of the Core Strategy and saved Policy H5 of the UDP and the spirit of Saved Policy H8 of the UDP.

OTHER ISSUES

Impacts on Heritage Assets

Policies CS19 and CS20 seek to seek to preserve or enhance the Borough's historic and architectural assets and any archaeological remains.

The application site does not form part of conservation area. However, there is a listed building, St Bartholomew's Church and its grounds, within the vicinity of the site, located approximately 95 m further to the south on Church Road. The impacts arising and therefore assessed should therefore be that of the 'setting'.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

The NPPF makes clear, significance derives not only from a heritage asset's physical presence, 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.

Listed Building

Section 66 (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. Considerable importance and weight should be given to the desirability of preserving listed buildings and their settings.

Due to the siting to the rear of the building and to the distance of the heritage asset from the proposed development, the level of harm to the significance of this heritage asset is low and for the purposes of the NPPF falls within the scope of 'less than substantial harm'.

Balancing Exercise

Consequent to the above conclusions, Officers are required by virtue of para. 202 of the NPPF to weigh the harm against the public benefits of the proposal.

PPG identifies that public benefits can be anything that delivers economic, social or environmental objectives as described in the NPPF (para. 8) and be of a nature or scale to benefit the public at large, but these benefits do not always have to be visible or accessible to the public or to all sections of the public to be genuine public benefits. Only if it is considered that those benefits are substantial enough to outweigh the identified less than substantial harm should planning permission be granted. A balancing exercise, which is a matter of planning judgement, must therefore be made by the local planning authority.

Having applied the balance required by para. 202 of the NPPF, Officers have given special regard to preserving the setting of the listed building and given the harm considerable importance and weight. The proposal will facilitate conversion works previously granted to allow the re-use of the building for residential accommodation, which will contribute towards meeting the Borough's housing provision. These public benefits are considered to present a clear and convincing justification to outweigh the identified 'less than substantial harm' to the designated heritage asset and its setting.

Conclusion – Effect on Heritage Assets

The harm to a designated heritage asset has been appropriately justified and, therefore, the proposal is considered to comply with policies CS19 and CS20 of the Local Plan, Saved Policy DQ5 of the UDP and the requirements set out in the NPPF. The requirements of S66 (1) and 72 (1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 to have been fully considered in coming to this view.

CONCLUSION

The proposal is satisfactory in terms of design and impacts would be acceptable. The application complies with planning policies and is therefore recommended for approval.

RECOMMENDATION:

That planning permission be granted subject to the following conditions:

- 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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Reason: For the avoidance of doubt.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/02/2022	001	-	LOCATION PLAN AND EXISTING AND PROPOSED SITE PLANS
23/02/2022	003	-	PROPOSED FLOOR PLANS
23/02/2022	005	-	PROPOSED ELEVATIONS

Maxine Wishart

25 April 2022

Alan Kilroe
28 April 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

c:\users\kilroea\appdata\local\microsoft\windows\inetcache\content.outlook\v5cesq2z\dlp 22-00123-ful final.rtf