

<u>APPLICATION NO:</u>	22/00786/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	38 Dinas Lane, Roby, Knowsley		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING SINGLE STOREY EXTENSION AND ERECTION OF TWO STOREY SIDE EXTENSION		

Site Description

The application site is located at 38 Dinas Lane, Roby. The property is a detached dwellinghouse and is located in what is allocated as a Primarily Residential Area in the development plan. The property is red brick facing on its front, side and rear elevations. In addition, it has brown UPVC windows and doors and brown, flat, interlocking roof tiles.

The application property benefits from a porch at the front as well as a single storey side garage extension, which sits in line with the porch at the existing front building line. Behind the garage, is a second, smaller single storey side extension. The application site features an existing front and side boundary brick wall, which encloses the majority of the private garden space, which is situated to the side of the dwelling. The boundary wall sits in line with the existing front elevation of the garage and porch of the property.

Proposal

The application seeks permission for the erection of a two-storey side extension. (The existing garage at the side would be retained and converted and the single storey extension to the rear of the garage would be demolished)
Originally, the application also included permission for the erection of a new front and part side boundary brick wall, but due to amenity issues and no workable alternative that would not have jeopardised the application in its entirety, this has been removed. The application will now focus on the two-storey side extension. This would be erected from the south/south-west gable wall of the application property.

The two-storey side extension would project out 3.6m from the original side elevation and gable wall of the application property and would have a length of 8.16m on the ground floor and a length of 7.01m on the first floor. The proposed two-storey side extension would not project any further beyond the existing front and rear elevations of the application property. It would also be constructed with a dual pitched roof that adjoins and extends the roof of the original dwellinghouse. The eaves of the roof would measure at a height of 5.38m and the highest point of the roof, would measure at a height of 7.18m. The ground floor of proposed development would replace the existing single storey side extensions and would see the garage converted into habitable room(s).

Consultations

Highway Authority - No objections received.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- 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.

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 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 brick facing with brown UPVC windows and tiled roofing. The proposed development would include materials which are keeping in with those found at the application site and would feature a dual pitched roof. Therefore, the proposed development would be in keeping with the Householder Development SPD and would be an acceptable design.

The Householder Development SPD states the roof of the extension should normally be a lower level than the original. The roof of the proposed two-storey side extension would be a dual pitched roof that would sit level with the original, with the eaves and ridge line of the proposed roof would therefore sit flush with the existing roof of the dwelling. Although this design would be a departure from the guidance in the Householder Development SPD it is considered as acceptable on this occasion, as this is normally prescribed to help visually identify the subordinate part of the dwelling. However, the appearance of the front elevation, with the addition of the proposed development in this form would then appear more balanced overall. To incorporate the prescribed lowered height of the extension would cause a more harmful impact on design and the appearance overall, particularly when observed from the front elevation. This departure would also not have a detrimental impact on the street scene. The application site is a detached dwelling, which would therefore facilitate a relaxation of the guidance on this occasion as this departure would not cause a detrimental impact on nearby dwellings or the street scene overall.

Furthermore, there is a detached dwelling (No.43) opposite the application site which also benefits from a two-storey side extension. This does not feature a subordinate roofline, form or setback in the design in its relation to the original dwelling. There is a precedent created here which must carry some weight. The overall street scene of the area is a muddled assortment of properties, with a mixture of detached, semi-detached, and terraced dwellings, with differing architectural style as well as some occupied and vacant commercial plots. It is considered that the design of the proposed two-storey side extension would tie in with no.43. The proposed two-storey side extension would still overall, be subordinate to the original dwelling as the width

of the extension would be less than half the width of the original dwelling and would not result in any overdevelopment or adverse impact from the design as there is sufficient space of where the proposed development would be erected. It is therefore considered that the proposed two-storey side extension would have an acceptable design and would accord with the requirements of Policy H8 and the Householder Development SPD.

Amenity

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. It also states proposed developments should 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 Householder Development SPD also states 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. It states however, that this requirement may be relaxed if, because of a staggered or irregular arrangement of the dwellings in the street or corner location, the construction of the extension would not create an actual or potential terracing effect. As stated earlier, the street scene is a composition of irregular properties, and the proposed two-storey extension would not result in the terracing effect. Therefore, that requirement can be relaxed in the context of this application.

It would not have a harmful impact on amenities when observed from the highway as it would project out from the side elevation, which is the prominent view on display to the highway and would look largely the same as the existing and would not have any drastic visual change from the existing. It also would not project any further beyond the existing front elevation and would therefore have no adverse impact on highway amenities. It is considered that the proposed development would not have an overbearing effect or cause any unacceptable loss of light or privacy.

36 Dinas Lane

No.36 is situated to the north/north-west of the application property and is sited at a close relation to the application property and is also a detached dwellinghouse. The front and rear elevations of the property sit in line with the application property. No. 36 benefits from a porch and a single storey side extension in the form of a garage. The proposed development would be erected on the side elevation of the application site to which leads to their private garden space, on the south/south-west direction of the property. This two-storey side extension would not project beyond the front and rear elevations of the existing dwelling and would therefore not be readily visible to the occupants of no.36. Therefore, it is considered the proposed development would accord with the Householder Development SPD and would not have a significant impact to the amenities and privacy to the occupants of no.36.

42 Dinas Lane

42 is situated to the south of the of the application site. The gable wall of the application property faces the gable wall of no.42. There is an approximate interface distance of 20m between the two properties which is largely due to the private garden space of the application property. The front elevation of no.42 is

approximately set back by about 3.45m from the front elevation of the application property. No.42 benefits from a rear conservatory and a detached outbuilding. The proposed development would not have a significant impact on the amenities and privacy of no.42 as there would still be a sufficient interface distance between the two properties, which would prevent any significant harm being caused. It would also be in accord with the Householder Development SPD.

Highways

The property currently has the space for up to 3 off street parking spaces. The proposed development would see the conversion of the garage space into habitable rooms. This would see the removal of one of the existing off-street parking spaces as the garage meets the internal dimensions of the Householder Development SPD to be considered a sufficient parking space. The Householder Development SPD states that for properties that would create bedrooms of 4+ the guidance states that 3 off-street parking spaces would be provided. This is the maximum desired figure, however. Therefore, the two parking spaces to the side of the front extension, would be appropriate and acceptable provisions for the off-street parking for this application. There has been an informative included as a drop kerb would have to be provided in to allow access to where the spaces are sited adjacent to the porch. The existing drop-kerb is situated in front of the garage, but the property currently utilises the two parking spaces adjacent to the porch. To be considered acceptable for access, these would require a drop kerb. The proposed development would not cause any unacceptable impacts or obstruction to the highway and as such, would be acceptable on this occasion.

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
10/03/2023	1 OF 2	REV A	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
10/03/2023	2 OF 2	REV B	LOCATION PLAN, EXISTING AND PROPOSED SITE PLAN, SITE PHOTO'S AND CROSS SECTION

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

M Quinn

Date:

16/03/2023

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

Informatives

1. It is an offence to drive over a footway without dropped kerbs and it is also an offence to carry out any works within the public highway without the permission of the Highway Authority. Only the Highway Authority or a contractor approved by the Highway Authority can carry out works within the adopted highway. The applicant should contact the Council's Maintenance Contractor Tarmac on Knowsley.highways@tarmac.com should they be minded to extend their dropped kerb to improve access

Appendix 1 – Site Photographs

















No.43 Dinas Lane (Source: Google Images)

