

Regeneration and Economic Development Department

APPLICATION NO: 22/00408/FUL

APPLICANT: Mr Muscatelli

WARD AFFECTED: SWANSIDE

DEVELOPMENT: ERECTION OF TWO STOREY SIDE INCLUDING LOFT CONVERSION AND SINGLE STOREY REAR EXTENSION

LOCATION OF SITE: 41 Swanside Road, Roby, Knowsley, L14 7NJ

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Development

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The host property is a semi-detached dwelling located in a residential area. The proposed development relates to the erection of a two-storey side extension together with loft conversion and the erection of a single storey rear extension to the property located at 41 Swanside Road.

The two-storey side extension would span a width of 1.9m and project a total depth of 11.4m with the proposed single storey rear extension wrapping around the host property spanning a width of 7.9m.

To the ground floor the proposed development would provide a cloak room, W/C, utility and open plan kitchen. To the first floor, internal alterations are proposed removing one bedroom to provide an open hallway, wardrobe and extension of the existing bathroom.

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The application as originally submitted sought to convert the loft to hip-to-gable incorporating a rear dormer to provide a master bedroom and en-suite. Following ongoing discussions with the Local Planning Authority, the applicant has since submitted revised drawings and reduced the size of the rear dormer and amended the design of the roof at the principal elevation.

RELEVANT PLANNING HISTORY

No relevant planning history associated with the site.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016); and
- Ensuring a Choice for Travel SPD (2010).

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.

DESIGN

The existing dwelling is currently finished with a pebble dash render. The applicant has confirmed that the existing pebble dash will be removed, and a new render will be applied to both the principal and rear elevations. The extensions are proposed to be of a brick and rendered finish, tiles to match the existing property. The proposed materials and finishes of the doors and windows are in keeping with the treatments to the existing property and a condition should be attached to the application to ensure that the proposed materials and finishes match existing features of the property to ensure the character of the property is maintained and enhanced.

Single Storey Rear Extension

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that single storey rear extensions located on or immediately adjacent to the party boundary with a neighbouring dwelling will be acceptable if it does not project more

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than 4m from the rear elevation of the existing dwelling. It further states that extensions should be served by a pitched roof for aesthetic reasons unless it can be justified on design grounds.

The single storey rear extension measures 3.5m in depth and is therefore within the parameters set by the Householder Development SPD and is therefore considered acceptable.

The rear elevation would include glazed doors and 1 window. The proposed roof is flat and would measure 3.1m at the eaves and 3.8m at its highest point. Whilst the proposed roof and materials serving the rear elevation are considered to be more contemporary features, the roof lantern would provide a modern element in terms of design over a typical flat roof and therefore is considered appropriate in terms of design.

Two storey side extension

The Householder Development SPD requires 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.

Due to the neighbouring two storey side extension at no. 41 Swanside Road, the proposed development is set back by 1m at the first floor to avoid the creation of a terracing effect and is therefore considered appropriate. Furthermore, the proposed roof would sit .3m below the existing ridgeline and therefore this aspect of the development would appear subservient to the host dwelling. The two-storey side extension is therefore considered acceptable with regards to design.

Loft Conversion

The Householder Development SPD requires that dormer extensions should not project above the ridgeline of the dwelling and should be set back at least 1m from the main elevation it relates to, when measured on a horizontal line and .5m from the roof edge on either side.

As originally submitted the alterations to the roof would have appeared incongruous with the wider street scene from the public highway as the roof serving the side extension projected beyond the principal elevation by 1m at the first floor. In addition, the loft conversion element sought provision for a dormer which was considered to have an overbearing impact to the host property in terms of the scale of development and the provision of a Juliet balcony which would have affected neighbour's amenity which is discussed below.

The Local Planning Authority has acted positively with the applicant and advised changes to amendments to the roof and the dormer to ensure compliance with the SPD. Whilst the design of the roof would alter from hip to gable, there is one property which shares similar design features in terms of a hybrid gable/hip roof construction located across the road from the host property. Accordingly, it is not considered that the roof alteration from hip to gable would appear out of character in terms of the wider street scene. Furthermore, it is set below the existing ridgeline and is subservient to the host dwelling. Regarding the rear dormer, the size has now been reduced and now measures 7.1m in length, 1.7m in height and projects a depth of 2.5m. It is set in by .5m on either side and 1m from the rear elevation and includes 3 windows. As such, the dormer is in compliance with the Householder SPD and is considered acceptable with regards to design.

Overall, the scale of the built form would appear to be acceptable within the site and adequate private amenity space would be retained.

Materials and finish

The proposed side and rear extensions would be faced in materials to match the existing property and the proposal is therefore considered to be in keeping with the property and would not appear incongruous or inconsistent within the wider street scene. The design of the proposal is therefore acceptable and in character with the existing property in terms of its visual appearance and use of materials to match. It is therefore not considered that the proposal as submitted would be detrimental to the character of the street scene and is, therefore, considered acceptable with regards to design.

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RESIDENTIAL AMENITY

No. 43 Swanside Road

No. 43 has been previously extended in the form of a two-storey side extension which adjoins the property boundary. The proposed two storey extension would not project beyond the rear elevation of the host property. No. 43 also benefits from a single storey rear extension and would sit virtually parallel with the proposed single storey extension. It is therefore not considered that the development would result in adverse impact to neighbouring occupiers' amenity in relation to this property.

No. 39 Swanside Road

No. 39 is the adjoining property. It has a single storey rear extension. As originally submitted the application sought provision for a Juliet balcony which would have resulted in impacts to private amenity. This has now been removed and replaced with a window to avoid loss of privacy to neighbouring occupiers. Furthermore, the single storey rear extension would project slightly beyond the rear elevation of the neighbouring extension. However, it is within the tolerance set by the Householder Development SPD and it is not considered that development at this scale would result in adverse impacts to residential amenity in relation to this property.

No other properties would be affected by the proposed development.

HIGHWAYS

Due to the internal alterations which result in the loss of 1 bedroom located at the first floor the number of bedrooms would remain the same. As such, there would be no adverse effects to highways.

OTHER ISSUES

None.

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 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

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SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
30.09.2022	ASSR_01_E_41	REV E	LOCATION PLAN, EXISTING AND PROPOSED PLANS AND ELEVATIONS

J Fleming
30.09.2022

Signed
M Quinn
06.10.2022

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