

Regeneration and Economic Development Department

APPLICATION NO: 22/00077/FUL

APPLICANT: Mr Peter Flett

WARD AFFECTED: Prescott North

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION (DEMOLITION OF EXISTING CONSERVATORY) TOGETHER WITH THE ERECTION OF A TWO STOREY SIDE / FRONT EXTENSION AND DORMER LOFT CONVERSION

LOCATION OF SITE: 31 Tithebarn Road, Knowsley, Knowsley, L34 0EU

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development

RELEVANT POLICIES

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

TECHNICAL CONSULTATIONS:

Knowsley Parish Council - No comments received.

Arboricultural Officer - No objections.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 9 neighbours.

One letter of objection has been received. The objector is concerned about overlooking and a resultant loss of privacy from the proposed two-storey extension and dormer.

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:

PROPOSAL

The application relates to a detached house on Tithebarn Road. The application seeks planning permission for:

- a two-storey side extension,
- two storey front extension,
- single storey rear extension, and
- alterations to the roof including heightening together with rear dormer.

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The application also includes the demolition of an existing garage and extension to the rear of that, and a rear conservatory. The conservatory and extension to the rear of the garage have already been demolished.

The two-storey extension to the side would comprise a garage, utility room extension and garage extension to the ground floor with bedroom extension, walk-in wardrobe, and en-suite to the first floor. At present, to the side where the extension would be situated, is a garage with a corridor leading from the rear of the garage to the kitchen door. The ground floor of the proposed extension would be set in 0.4m from the front of the front two storey extension and extend 3.6m beyond the rear elevation of the house, forming part of the single storey rear extension. The first floor of the extension would be set in 1.2m from the front of the ground floor of the extension and would extend to the rear elevation of the house, giving a depth of 8.5m. The extension would be 3m wide. The two-storey extension would have a pitched roof and the same type of roof end would be installed on the opposite side of the house, with the roof ridge approximately 0.3m higher than the existing roof ridge.

The single storey rear part of the side extension would extend across the rear of the house, forming the rear single storey extension to the extended house. This extension would comprise kitchen extension, living room extension and dining room extension. The extension would have a flat roof with lantern rooflight in the middle.

The two-storey extension to the front would incorporate the existing porch and front part of an existing garage (there being two garages side by side to the property), with a bedroom extension and landing extension to the first floor together with an open gallery with rooflight. Steps of a total height of 0.3m would lead up to the entrance door. The dormer would be to the rear and extend across the pitched roof of the extended dwelling. The dormer would be flat roofed with four windows, two larger one's at either end with two smaller windows between. The dormer would comprise two rear bedrooms and rear bathroom together with a front bedroom and landing. The front bedroom window would be at the front and formed at the apex of the front extension in the form of triangular glazing. Such glazing would also form the window for the landing area. The dormer would have a depth of 3.5m and a height of 2.3m.

POLICY CONSIDERATIONS

The application complies with the above noted planning policies.

DESIGN, ACCESS AND CRIME PREVENTION

The application proposed to change the overall roof shape and heighten the roof. The roof shape at present has hipped ends rising to a central ridge. whilst it is proposed that the roof be a pitched roof with two roof planes and gable ends. The road has a mix of house types with Victorian detached houses and semi-detached cottages on the south-western side and more modern housing on the north-eastern side (the application site side). The north-eastern side of the road has traditional houses, some with single storey front extensions, whilst others have a 'cat slide' roof on one side with dormer(s) within the cat slide. Some houses are L-shaped, projecting out at the front, whilst further up the road there are semi-detached houses of traditional appearance and smaller front gardens. At 6 Longmeadow Road, relatively close to the junction with Tithebarn Road, a similar type of development is currently being undertaken, but here the original dwelling was a bungalow (20/00291/FUL). It is considered that the proposal would not be discordant in the street scene or incongruous within it.

The feature entrance proposed to the centre of the property would form a largely glazed entrance feature at the front, creating a strong focal feature which would add strong visual interest to the property. The front feature itself would not be dissimilar to that approved for the scheme under construction at 6 Longmeadow Road.

The building line of the dwelling would be maintained, and the property is also set back from the road as are other dwellings on this stretch of Tithebarn Road. As such, the proposal would not disrupt the building line and or adversely affect the character of the area. The dormer extension would be on the rear and would not be viewed from the public highway. Given this and that many rear dormers do not require planning permission it is considered that it is acceptable in terms of visual amenity impacts.

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The proposed rear extension would project 3.6m at the rear of the extended house. Council policy allows up to 4m depth rear extension on the party boundary with adjoining houses. The proposed extension would be less than 4m deep and would approximately 3m from the boundary with 29 Tithebarn Road, whilst the conservatory on the rear of 33 Tithebarn Road is approximately 4m from the boundary. As such, it is considered that the proposal would not unduly impact on the outlook of the occupiers of the neighbouring properties either side.

The application raises no crime or ASB issues.

The application complies with Policies CS2 and CS19 of the Local Plan and saved Policies H5 and H8 of the UDP.

HIGHWAYS

The proposal would give the dwelling six bedrooms and two garage spaces would be lost. Such size of house would require three parking spaces in accordance with Council standards. The drive would allow one parking space. Therefore, a condition is required for the submission of a parking scheme for three cars to be agreed and implemented prior to the first use any part of the extensions. No other highway issues are raised.

RESIDENTIAL AMENITY

The proposal is for extensive works to an existing house in a residential area and, from an officer perspective raises no residential amenity concerns. The houses either side of the application property have no windows to their gables, and both have a conservatory on the rear, with one conservatory covered by an opaque roof covering. The single storey rear extension would have no windows in the gable and the proposed extensions would not give rise to privacy or overlooking concerns with regard the adjacent properties. The projecting front extension would have a window on the side facing 29 Tithebarn Road at ground floor level to the reception area, plus one above to the roof void together with a side widow facing 33 Tithebarn Road - at first floor level to the front bedroom and partly in the roof space. The side bedroom window would be approximately 3.1m from the party boundary. Whilst this window would look out onto the driveway of that neighbouring property, there would be no direct overlooking into the neighbouring windows due to the position of the window and those of that house; additionally, the window would be secondary with the main window on the front. As such, the proposed front extension does not raise overlooking or privacy concerns with regard the properties either side.

The properties at the rear of the properties on this part of Tithebarn Road are bungalows which front Longmeadow Road. The proposed dormer would be in excess of 30m from the rear elevation of the nearest bungalow in Tithebarn Road. Although the dormer would be higher than first floor level and the property to the rear is a bungalow, it is considered that there would not be overlooking or a loss of privacy to a significant degree to warrant refusal given the distance. Back-to-back interface distances of 22m is an accepted standard between two storey dwellings, so the distance between the dormer and the bungalow in this instance is considered acceptable. With regard to the objection that the two-storey extension and the dormer would overlook the garden, it is considered that any overlooking would not be any more than the existing house in the case of the two-storey extension, whilst any overlooking from the dormer is considered no to be significant given that the Government allows rear dormers without planning permission in many cases (and the adjacent houses could implement such). As such, it is considered that any overlooking of the garden would not be significant and would not warrant refusal of the scheme.

OTHER ISSUES

There are trees within the property curtilage and the requisite tree reports have been submitted. The trees would not be affected by the proposed works and the Council Arboriculturalist has no objections to the application.

CONCLUSION

The proposal is acceptable in design and would not be detrimental to the visual amenity of the neighbouring properties or the wider area and would be acceptable in the street scene. The proposal

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is satisfactory with regard residential amenity considerations and parking would need to be provided to meet the Council's standard. The proposal complies with planning policies and is 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.

Reason: For the avoidance of doubt.

- 3) No part of the development hereby permitted shall be brought into use until a parking scheme for the parking of three cars within the curtilage of the site has been laid out in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt, each parking space shall have dimensions of 5.5m x 2.5m and provision shall be made for a footpath to lead from the parking spaces to the entrance. The surfacing of the parking area (where not existing) shall be of porous or permeable materials or shall drain to a porous area within the site curtilage. The agreed scheme shall be retained as such at all times that the house is on site.

Reason: To ensure that adequate off-street parking is available in accordance with Policy CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) Notwithstanding any description of materials in the application, no above ground construction works shall take place until samples and full specification of materials to be used externally on the extensions have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials and shall include specifications of the window and bi-folding door frames. The development shall be carried out only in accordance with the agreed schedule of materials.

Reason: In the interests of visual amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016, and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
18/02/2022	-	-	
03/02/2022	-	-	LOCATION PLAN
03/02/2022	11	A	EXISTING AND PROPOSED SITE PLANS
03/02/2022	1	A	PROPOSED FLOOR PLANS AND ELEVATIONS

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Alan Kilroe
20 May 2022

Mark Cawood
20 May 2022

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