

<u>APPLICATION NO:</u>	24/00613/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	99 Dam House Crescent, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION WITH ASSOCIATED WORKS INCLUDING INSTALLATION OF 2. NO WINDOWS AND A UTILITY DOOR TO EXISTING SIDE ELEVATIONS TOGETHER WITH THE RETENTION OF PREVIOUSLY CONVERTED GARAGE TO FORM HABITABLE ROOM.		

Site Description

The application is located at 99 Dam House Crescent, Roby and is situated within an area which is allocated as Urban Greenspace and Education Land in the Development Plan. The application property is a detached dwellinghouse and is largely brick facing on its front, side and rear elevations, together with white UPVC openings and red tiled roofing.

The front elevation of the property is south / south-western facing. The front garden area features an open-plan design and largely is surfaced with tarmac to provide hardstanding. The property is located within a modern housing estate. The rear garden spans a depth of circa 10m. The site is bounded by other residential dwellings.

The application property has had select Permitted Development Rights prohibited via a Condition for the erection of the residential estate.

Proposal

The application seeks permission for the erection of a single storey rear extension together with associated works including the installation of 2. No windows and a utility door to existing side elevations along with the retention of previously converted garage to form habitable room.

The rear extension would have a projection of 4m and a width of 7.03m. This would be served by a flat roof which would measure at a height of 3m. The rear elevation would feature bi-fold doors. Two rooflights would be installed on the rear extension.

The application also includes associated works. This includes the installation of an access door to the ground floor side elevation and a proposed window, to the relocated staircase and would be situated between the ground and first-floor, (east facing). The ground floor side elevation would see the insertion of a window.

The application has seen very minor amendments in the form of additional information and for the avoidance of doubt, which included a revised Location Plan. The original plan had a dashed red line, which has now been corrected to an unbroken line. The proposed elevations contain annotations which confirm that the two windows would be non-opening.

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Moreover, (retrospectively) the converted garage has been included within the proposal to regularise this as this as the works were undertaken with no permission.

Consultations

None required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

APP. NO: 15/00634/OUT
PROPOSAL: DEMOLITION OF EDUCATIONAL BUILDINGS AND OUTLINE APPLICATION FOR RESIDENTIAL DEVELOPMENT FOR UP TO A MAXIMUM OF 98 DWELLINGS - ACCESS TO BE CONSIDERED AT THIS STAGE (ALL OTHER MATTERS RESERVED FOR FUTURE APPROVAL).
DECISION: GRANTED
DECISION DATE: 10.03.2017

APP. NO: 17/00209/REM
PROPOSAL: RESERVED MATTERS APPLICATION - (APPROVAL SOUGHT FOR SITING, APPEARANCE, LANDSCAPE, LAYOUT AND SCALE) FOR THE ERECTION OF 87 NO. DETACHED DWELLINGS, SUB-STATION AND ASSOCIATED WORKS IN PURSUANT OF OUTLINE PLANNING PERMISSION 15/00634/OUT.
DECISION: GRANTED
DECISION DATE: 09.11.2017

Condition 4 of the granted permission (17/00209/REM) states that the garages hereby permitted shall not converted into living accommodation (either in whole or part) and shall be retained for use as garages by the dwellings hereby approved at all times.

Reason: To ensure adequate garaging / off street parking provision is retained and thereby to avoid the harm to amenity, safety or convenience caused by on street parking and to comply with Policies CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

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.

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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.

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.

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

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 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.

Assessment

The proposed development is identified as Urban Greenspace and Education Land in the adopted Development Plan. However, this designation is no longer relevant since the construction of a new-build housing estate following the demolition of Knowsley Community College (Roby Centre, Rupert Road). As such, a domestic extension within a new-build housing estate is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

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 single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is brick facing, with white UPVC openings and tiled roof. The submitted plans demonstrate that materials would be matching facing brick and UPVC. The roof would be constructed with GRP roofing or single ply membrane. This would be a flat roof.

Although the SPD advises matching materials and for a pitched roof for extensions, the proposed development would be for a flat roofed single storey rear extension which would not be readily visible from the street scene and the contrast in materials would not have a severe impact given it would be confined to the rear of the property.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The proposal would leave sufficient space around the dwelling and be to an acceptable scale.

The proposed new openings to the gable walls would have a vertical emphasis, however, would not significantly detract from the rest of the fenestration on the front elevation. These would also be situated in discrete locations which would not have an adverse impact on the street scene or the character of the area by way of design. Therefore, these would be considered acceptable.

For the consideration of the converted garage to form a habitable room (playroom) which included the removal of the previous garage door and replacement window with brickwork infilling. The materials used to complete the works would match the existing dwelling and harmonise with its design.

Overall, the proposed development and previously converted garage would have an acceptable design and would broadly be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause

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overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a

neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

Moreover, a single storey extension beyond 4m (or in a situation where the application property has a rear elevation which is set further back than the rear elevation of the neighbouring dwelling) will normally only be permitted if it does not breach the 45-degree rule.

The proposed development would have a projection less than the prescribed parameter of the SPD and therefore would comply with this policy guidance.

The garage conversion would not cause any residential amenity or privacy issues.

97 Dam House Crescent

No.97 is the adjacent detached dwellinghouse and is situated to the west of the application property. The front and rear elevations sit parallel to one another.

The proposed development would accord with the projection parameter contained in the SPD.

The proposed window on to the gable wall would include obscure glazing and subsequently, would be deemed acceptable as to not facilitate any overlooking or loss of privacy.

Overall, it is considered that the proposed development would comply with the Householder Development SPD and would not cause any detrimental harm to the amenities or privacy on the occupants of No.97.

101 Dam House Crescent

No.101 is the adjacent detached dwellinghouse and is situated to the east of the application property. The rear elevation of the application property projects circa 1.3m further than the rear elevation of No.101.

Although, No.101 is stepped in contrast to the application property and therefore the proposal would have a projection of roughly 5.4m, which would be more than the prescribed parameters (4m), however, as the properties are detached with circa 1.9m between them, this would be considered sufficient to offset the impact from the proposal and would therefore be acceptable.

The proposed access door and window to the gable wall would include obscure glazing and subsequently, would be deemed acceptable as to not facilitate any overlooking or loss of privacy.

Overall, it is considered that the proposed development would comply with the Householder Development SPD and would not cause any detrimental harm to the amenities or privacy on the occupants of No.101.

Highways

The only part of the application which has a material impact on highway issues would be the

The Householder Development SPD stipulates that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such (minimum internal dimensions of 5.5m and 2.75m).

The submitted plans outline that the internal space measures 5.15m x 2.4m and therefore, in line with the SPD's minimum internal dimensions would not be considered to contribute to the property's in-curtilage parking provision and consequently, this would not be considered a space lost. The front garden area facilitates hard standing for up to two vehicles and therefore this would ensure that suitable parking remains available and would not be affected by the proposal.

Therefore, the proposal would be in accord with Saved Policy H8 and the Householder Development SPD and not raise any significant highway safety concerns.

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.

- 4) The window and access door to the east facing side elevation and the window to the west facing side elevation as shown in 546-PL-100-RevB-A1, received 13.12.2024, hereby approved, shall be obscurely glazed to level 4/5 and shall be retained as such at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with

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Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/12/2024	546-EX-050-RevB-A3	REV B	LOCATION PLAN
14/11/2024	546-EX-100-RevA-A1	-	EXISTING FLOOR PLANS AND ELEVATIONS
14/11/2024	546-PL-050-RevA-A3	-	EXISTING AND PROPOSED SITE PLANS
13/12/2024	546-PL-100-RevB-A1	REV B	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 29 January 2025

Informatives

Not applicable.

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