

APPLICATION NO: 23/01469/FUL **CASE OFFICER:** Reece Black

WARD: Whitefield **PARISH:**

LOCATION: 50 Millbrook Drive, Kirkby Park, Kirkby

PROPOSAL: REPLACEMENT OF FLAT ROOF WITH VAULTED ROOF TO GROUND FLOOR REAR ELEVATION AND INSTALLATION OF 2NO. VELUX WINDOWS. REPLACE EXISTING FLAT ROOF WITH NEW FLAT ROOF AND INSTALLATION OF ROOF LANTERN TO GROUND REAR ELEVATION AND ALTERATIONS TO FRONT PORCH ROOF FROM FLAT TO PITCHED ROOF

Site Description

The application property is located at 50 Millbrook Drive, Kirkby Park and is located in an area allocated as a Primarily Residential Area in the Development Plan. The property is a semi-detached dwelling and is brick render facing on the ground elevations and brick facing on the first-floor front, side and rear elevations. The property also features white UPVC openings and brown interlocking roof tiles.

The property features an adjoined garage to the side elevation and has been extended at the rear. The front garden area is enclosed by a low brick boundary wall and fence.

Proposal

The application seeks permission for the replacement of the rear elevations flat roof to be changed to a vaulted roof. This would include the installation of two Velux windows. The eaves of this proposed vaulted roof would be 2.56m and the highest point of it would be 3.65m. The Velux windows would project 0.18m from the slope of the proposed roof.

The proposal would also include a replacement flat roof that would serve the existing garage and would see the installation of a glazed lantern light to the rear and to sit in line with the proposed Velux windows of the vaulted roof. The glazed lantern would have a width of 1.2m and would have a depth of 0.9m. The glazed lantern would be the highest part of the roof and would measure 2.7m from ground level and a height of 0.32m in height above the level of the roof.

The proposed development would also see alterations to the existing front porch from a flat roof to a pitched roof. The eaves would measure 2.6m and the highest point of the roof would measure 3.46m. There would be no alteration to the footprint or projection of the existing porch.

Consultations

Asset Management and Estates -

Representations

This application has been publicised by letters sent to 6 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 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

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

Design

The proposed development would be considered to have an acceptable design. The proposals outlined would not be considered to have an inappropriate design and would be subordinate, proportionate additions to the additional dwelling.

In addition, the Householder SPD states that when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. It also states that flat roofed extensions will normally not be appropriate. The proposed pitched roof of the existing porch would be generally considered to be more desirable and suitable for the porch, especially given that it holds a prominent view from the Highway of Millbrook Drive.

The proposed development overall would be considered to be in accord with the Householder Development SPD and Saved Policy H8 in the Replacement Unitary Development Plan, adopted June 2006.

Residential Amenity

The proposed development is not considered to cause any significant harm to the amenities or privacy of occupiers of adjacent dwellings. The proposal is not considered to feature elements that would be considered disproportionate additions, adversely harmful to amenities or facilitate overlooking or overshadowing between any residents.

The proposed development overall would be considered to be in accord with the Householder Development SPD and Saved Policy H8 in the Replacement Unitary Development Plan, adopted June 2006.

Highways

The proposed development would not be considered to create potential hazards for highway users by obstructing visibility for pedestrians or motorists. It would not have an impact on the parking provisions or existing garden space.

The proposed development overall would be considered to be in accord with the Householder Development SPD and Saved Policy H8 in the Replacement Unitary Development Plan, adopted June 2006.

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
23/06/2023	-	-	LOCATION PLAN
23/06/2023	1 OF 4	-	EXISTING AND PROPOSED SITE PLAN
23/06/2023	2 OF 4	-	EXISTING AND PROPOSED FLOOR PLANS
14/08/2023	3 OF 4	-	EXISTING AND PROPOSED FRONT AND REAR ELEVATIONS
14/08/2023	4 OF 4	-	EXISTING AND PROPOSED SIDE ELEVATIONS

Signed Case Officer¹:

Reece Black

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

**Signed Authorising
Officer²:**

K Foster

Date:

10 October 2023

Informatives

Not applicable.

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