

<u>APPLICATION NO:</u>	24/00162/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	170 Tarbock Road, Huyton, Knowsley, L36 0SE		
<u>PROPOSAL:</u>	NEW PROPOSED ROOF TO ACCOMMODATE BEDROOM WITH PITCHED ROOF DORMER TO REAR		

Site Description

The application property is a detached dwelling house accommodating a hip roof and finished in white render. It appears to have been extended at the rear in the form of a two storey rear extension which accommodates a gable roof together with single storey rear extension.

It includes a large hardstanding drive capable of accommodating multiple vehicles. In addition, the property benefits from a large private amenity space at the rear.

Either side of the dwelling house are bungalows. Fronting the application property is Tarbock Road beyond which is an apartment building.

Proposal

The application proposals seek alterations relating to the existing roof. The proposals have been revised since their original submission with reduction of roof height and the removal of front facing dormers.

The application proposals as revised would alter the hip/gable roof arrangement to a traditional gable roof measuring 5.63m at the eaves and 8.84m at its highest point. The gable roof would include 2no. Velux windows at the front elevation and 2no. dormers at the rear elevation measuring 1.79m in width, 4.33m in depth and 2.28m in height.

The proposals would provide an additional bedroom, en-suite and dressing area.

Consultations

None.

Representations

This application has been publicised by letters sent to 14 neighbours. No representations have been received.

Planning History

Ref: 74/05042/HIST: Demolish sun lounge and erect new kitchen and dining room extrn. Granted 16th April 1981.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is allocated within a Primarily Residential Area. As such, the extension of a domestic premises together with alterations to the existing outbuilding 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.

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

Design

The Householder Development SPD states care should be exercised to ensure that the design of loft conversions is in keeping with the dwelling and do not overlook neighbours. Dormers should not be so large as to dominate roof slope resulting in a dwelling that appears unbalanced.

The SPD advises that front dormers should be a characteristic of the building or locality and that raising the ridge height to create sufficient internal space will be generally unacceptable. However, raising the ridge height in this instance is considered acceptable given that the character and appearance of the street scene comprises a range of property types and in this instance the detached dwelling house is unique in terms of design. Notwithstanding this, the proposals have been revised to reduce the height of the ridge to reduce the impact on the character and appearance of the street scene. In addition, the proposed front dormers have been removed in favour of 2no. Velux windows as the use of dormers was considered out of keeping with the character of the surrounding area.

The rear dormers have also been repositioned to align with the window arrangement at first floor level. The use of 2no. small dormers as opposed to one large dormer is considered sympathetic to the dwelling house and is acceptable in terms of design. The dormers would include single ply membrane with windows finished in Grey UPVC and grey concrete tiles. Overall, the development is considered acceptable in terms of design.

Residential Amenity

No. 170A Tarbock Road and 168B Tarbock Road

The above properties are detached bungalows located either side of the existing dwelling house. All properties benefit from south western facing gardens. However, the increase to height of the roof will not materially affect the outlook of bungalows located either side. Whilst 2no. roof dormers may introduce new views, only one would serve a habitable room and would be set back from the rear elevation of both bungalows. Notwithstanding this, the dormer serving the bedroom would be influenced by the existing outbuilding of both properties meaning that there would be limited outlook in terms of the private amenity space to either property. Overall it is not considered that the proposed loft conversion would adversely affect the residential amenity of these properties.

Highways

There would be no adverse impact to highways safety as a result of the proposed development given the existing parking provision.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and

highways (subject to condition attached). 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 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
14.05.2024	140524/05		LOCATION AND BLOCK PLAN
14.05.2024	140524/04		PROPOSED ELEVATIONS
14.05.2024	140524/03		PROPOSED PLANS

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **14 May 2024**

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

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024
Appendix 1: Site visit photographs



