

<u>APPLICATION NO:</u>	24/00444/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	91 Rimmer Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION, A FIRST FLOOR REAR INFILL EXTENSION TOGETHER WITH A HIP TO GABLE LOFT CONVERSION, THE CONSTRUCTION OF A REAR DORMER AND EXTERNAL ALTERATIONS		

Site Description

The application relates to a two-storey semi-detached dwelling at no.91 Rimmer Avenue. There is hard surfacing to the front, providing off-street parking provisions for 2no. vehicles. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposal seeks permission for the erection of a single storey rear extension, a first-floor infill extension, a hip to gable roof conversion, a rear dormer and external alterations.

- The proposed single storey rear extension would project 3.938m from the original rear wall and have a total width of 7.5m. A single ply membrane flat roof with 2no. rooflights is proposed and would measure 2.888m to the ridge. A set of glazed, black, aluminium bi-folding doors and a black, uPVC window are proposed to the rear elevation. It would accommodate a new open plan kitchen/dining room. The proposal will be finished in matching facing brickwork to the exterior.
- The proposed first floor side/rear extension would infill the corner space between bedroom 3 and the bathroom and would accommodate a larger bathroom. It would project 2.99m from the rear wall of bedroom 3 and measure 2.063m wide. A black, uPVC obscure glaze window will be installed to the rear elevation and the proposal will be finished in matching facing brickwork to the exterior.
- The proposed rear dormer would have a maximum projection of 3.m outwards, a width of 5.697m and a height of 2.388m. It would have a single ply membrane flat roof and a black, uPVC window would be created to the main face. The dormer would be finished in dark grey horizontal uPVC cladding. The proposal would also include a hip to gable roof enlargement to accommodate the rear dormer and would be finished in matching roof and ridge tiles.
- The proposed external alterations include the replacement of all white uPVC windows with black uPVC; a replacement composite front entrance door; render to the front elevation at ground floor; replacement of the garage door with an obscure glaze window; the removal of the front vestibule to create a covered entrance; installation of 2no. front rooflights; blocking up of a side door and window with a replacement strip window to side; and a replacement first floor window to the rear.

Consultations

None required.

Representations

This application has been publicised by letters sent to 13no. neighbours. No representations have been received.

Planning History

74/06304/HIST - Porch and extension to garage. Granted, 09.07.1981.

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 UDP, 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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

National Policies

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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 main considerations for this application are:

- Compliance with Householder Development SPD;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Waste Management;
- Other Matters.

Compliance with Householder Development SPD

Proposed Single Storey Rear Extension

The proposed single storey rear extension would project 3.938m from the original rear wall and would comply with the 4m threshold. The proposed single storey rear extension would therefore accord with the guidelines under Part 7.4 of the Householder Development SPD.

Proposed First Floor Infill Side/Rear Extension

The proposed first floor infill side/rear extension would not provide a minimum space of 1m to the side boundary. However, it is set towards the rear of an existing side extension and would therefore, not result in a terracing impact to the street scene. Additionally, the front part of the existing two storey side extension currently provides a 1m gap. The roof would also match the existing ridge height and forms part of the proposed hip to gable roof conversion, and no windows are proposed to the side elevation. The proposed first floor infill extension would therefore accord with the guidelines under Part 7.2 of the Householder Development SPD.

Roof Alterations and Dormer Extensions

The proposed hip to gable roof conversion would maintain the existing ridge height. Whilst the hipped roof will be removed, Rimmer Avenue features a mixture of roof designs which include both hipped and dual pitch roof styles. As such, the proposed hip to gable conversion is considered to appear in keeping with the mixed roof design of the area. However, the proposed rear dormer would fail to provide a 1m set back from the rear elevation and would also not be set 0.5m away from the southeast roof boundary line. Notwithstanding this, the breach in SPD guidance is not considered significant enough to warrant a refusal of the application, as the proposed dormer would be set below the main ridgeline and would be set back over 2m away from the gable end. It would also be faced in materials which will match the main roof and would not be highly visible given its siting to the rear. While the proposed dormer does not have a pitched roof, it is accepted that this would be less feasible in this development. The proposed window is also deemed to echo the general proportions and shape of the existing openings below. The proposed hip to gable roof conversion and rear dormer would therefore accord with the guidelines under Part 7.7 of the Householder Development SPD.

Neighbouring Amenity

Proposed Single Storey Rear Extension

The proposed single storey rear extension will be visible to no.93 and no.89 Rimmer Avenue (side neighbours) and no.66 and no.68 Bowring Park Avenue (rear neighbours). The proposed extension would not exceed the 4m threshold of the Householder Development SPD, which is considered an acceptable projection to avoid overshadowing, loss of outlook and loss of privacy. Moreover, there are no openings proposed to the side elevations which would face towards no.93 and no.89 Rimmer Avenue. The existing fence and these neighbour's existing rear extensions

will also provide some screening. Whilst the proposed bi-folding doors and window will face towards no.66 and no.68 Bowring Park Avenue, a sufficient distance of over 30m will be provided to the shared rear boundary. This is a suitable distance to avoid any harmful impact in terms of direct overlooking or loss of privacy. These new openings are also not considered to have any greater, significant impact than the existing rear elevation openings and the existing boundary treatment and mature trees would provide majority of screening.

Proposed First Floor Infill Extension

The proposed first floor infill extension will be visible to no.89 Rimmer Avenue (west side neighbour) and no.66 and no.68 Bowring Park Avenue (rear neighbours). Whilst it would be situated close to the shared boundary with no.89 Rimmer Avenue, a distance of 1.1m would be provided between the dwellings and there are no openings proposed to the side elevation facing this neighbour. The extension would also not project any further than the existing rear and side elevations. A new window is proposed to the rear elevation and would face towards no.66 and no.68 Bowring Park Avenue. However, a distance of over 34m would be provided to the shared rear boundary. This window will also serve a non-habitable room of a bathroom and is proposed to be obscure glazed. As such, the impact in terms of overshadowing, loss of light and privacy and direct overlooking will be minimal.

Roof Alterations and Dormer Extensions

The proposed hip to gable roof conversion will be visible to no.74 Rimmer Avenue (front neighbour), no.89 Rimmer Avenue (west side neighbour) and no.66 and no.68 Bowring Park Avenue (rear neighbours). However, it would be sufficiently distanced over 21m away from the front and rear neighbours. Whilst the proposed hip to gable roof conversion will increase the massing of the dwelling and is situated close to no.89 Rimmer Avenue, it would not extend any further than the elevations of the existing dwelling and would maintain the original ridge and eaves height. Therefore, the impact regarding the sunlight and daylight received to no.89's existing windows is deemed to be minimal.

The proposed rear dormer would be visible to no.93 and no.89 Rimmer Avenue (side neighbours) and no.66 and no.68 Bowring Park Avenue (rear neighbours). However, it would be well contained within the body of the roof and would therefore, not appear as an overbearing development to these neighbours. Whilst a window is proposed to the main face and would provide an elevated view into the neighbouring rear gardens, it is not uncommon for upper floor windows in rear elevations to have a view into the neighbouring areas. The impact in terms of loss of light and privacy is therefore deemed to be minimal.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extensions would not be highly visible from public vantage points given that they would be sited to the rear. They are also considered to appear as proportionate and subservient additions which will be finished in matching materials. Whilst a flat roof is proposed to the single storey rear extension, given that it will be built close to the shared boundary with no.93 Rimmer Avenue, it is considered that a flat roof, in these circumstances, would be appropriate in reducing the proposal's impact upon loss of light and overshadowing. The proposed hip to gable roof conversion would also maintain the existing ridge height and will appear in keeping with the mixed roof design of the area. Whilst the proposed rear dormer would

breach SPD guidance, it would be well contained within the main body of the roof and be set back over 2m away from the gable end. It would also be faced in materials to match the main roof and would not be highly visible given its siting to the rear. The proposed external alterations are also considered to be minor changes, or replacements of already existing features and will be finished in materials that will match the varied material palette of the area. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would create an additional bedroom, resulting in a 5no. bedroom dwelling. 3no. off-street parking spaces are therefore required, as specified within Appendix A of the Ensuring a Choice of Travel SPD. There is a hard-surfaced driveway to the front. However, this provides off-street parking for 2no. vehicles and the proposal would, therefore, fail to achieve the parking standards. However, there is on-street parking available along Rimmer Avenue, should the applicant require additional parking. The application site is also sustainably located around a 10 minutes' walk to bus stops along Roby Road, with frequent services to the wider area. It is therefore considered that, on balance, the proposal would have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

A gap of 1m would remain available to the side for access to the rear for the storage of waste and recycling bins. The proposal is therefore acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Conclusion

The application is for an extension and alterations to an existing dwellinghouse within a Primarily Residential Area and the principle of the proposal is considered acceptable. The proposed development would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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
19/08/2024	091-000	Rev. P1	Location Plan
03/09/2024	091-002	Rev. P2	Proposed Site Plan
19/08/2024	091-004	Rev. P1	Proposed Plans
19/08/2024	091-005	Rev. P1	Proposed Elevations

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **9 October 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

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