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**From:** David Strettle <outwoodsurveyors@icloud.com>  
**Sent:** 04 August 2021 20:57  
**To:** Hunt, Andrew  
**Subject:** External Mail: Re: 2 8 21 - Amendments - 21/00506/FUL - 27 Rimmer Avenue, Roby, L16 2NE  
**Attachments:** B1213 27 Rimmer Ave PROPOSED ELEVATIONS 007 - REV A.pdf; B1213 27 Rimmer Ave -PROPOSED 2nd floor PLANS 006- REV A.pdf; PastedGraphic-2.tiff; PastedGraphic-1.tiff

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Hi Andrew,

Further to the above, I enclose the following;

1. Revised elevation drawing (with gable and reduced dormer)
2. Revised 2nd floor plan

If you need any further information please revert.

Regards,

**David Strettle** BSc MRICS C Build E MCABE ACIEH

**Outwood Surveyors Ltd**

**Chartered Building Surveyors** | Chartered **Building Engineers** | **RICS** Registered **Valuers**

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On 2 Aug 2021, at 14:12, Hunt, Andrew <[Andrew.Hunt@knowsley.gov.uk](mailto:Andrew.Hunt@knowsley.gov.uk)> wrote:

Dear David,

Thanks for your email. In relation to the 1 metre setback, it is considered that given the extension at 31 that a setback of less than 1 metre is acceptable in this case.

Kind Regards

**Andrew Hunt**

Senior Planner

Tel: (0151) 443 2204 | Email: [Andrew.Hunt@knowsley.gov.uk](mailto:Andrew.Hunt@knowsley.gov.uk)

Knowsley Council | Yorkon Building | Archway Road | Huyton | L36 9FB

□ *Save a tree . . . please do not print this e-mail unless you really need to.*

<image001.png><image002.png>

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**From:** David Strettle <[outwoodsurveyors@icloud.com](mailto:outwoodsurveyors@icloud.com)>

**Sent:** 01 August 2021 21:28

**To:** Hunt, Andrew <[Andrew.Hunt@knowsley.gov.uk](mailto:Andrew.Hunt@knowsley.gov.uk)>

**Subject:** External Mail: Re: 29 7 21 - Amendments - 21/00506/FUL - 27 Rimmer Avenue, Roby, L16 2NE

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Hi Andrew,

I will review your comments and revert.

However, Just on the 1m set back.

I enclose a photo of a completed 2 story side extension just 2 doors down at no.31 Rimmer with a 2 brick deep set back at 1st floor having been fairly recently constructed.

Given no.27 is a corner plot surely a similar reduced set back could be permitted in this case?

Regards,

<image003.jpg>

**David Strettle** BSc MRICS C Build E MCABE ACIEH

**Outwood Surveyors Ltd**

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<image004.png><image005.png>

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On 29 Jul 2021, at 12:15, Hunt, Andrew <[Andrew.Hunt@knowsley.gov.uk](mailto:Andrew.Hunt@knowsley.gov.uk)> wrote:

Dear Mr Strettle,

I am the case officer for your clients application at the above address. However, I have significant concerns in relation to the design of the scheme, from the front, the design would have an irregular and unbalanced appearance. It is considered that a typical gable roof would be more appropriate from a design perspective.

In addition, the rear dormer is too large and out of proportion as it is too close to the edge of the roofline and projects above the roofline. Para 7.7 of the Householder Development SPD states that dormers should not dominate the roof or extend above the ridgeline of the dwelling or extend around a corner of a hipped roof.

*"7.7..... Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced.*

- *A dormer extension must not project above the ridgeline of the dwelling.*
- *A dormer should normally be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side*
- *Dormers should not extend around the corner of a hipped roof or cover more than one third of the roof area to the street frontage".*

Please could the dormer be amended and set in at least 0.5 metres from the edge of the roof along with the roof being changed to a gable to avoid an unbalanced appearance.

In addition, please could you ensure that the 1<sup>st</sup> floor side extension is set back by 1 metre at first floor level, From the drawings, the setback appears to be less than 1 metre.

Kind Regards

**Andrew Hunt**  
Senior Planner

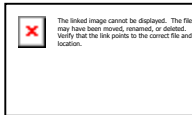
Tel: (0151) 443 2204 | Email: [Andrew.Hunt@knowsley.gov.uk](mailto:Andrew.Hunt@knowsley.gov.uk)  
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<https://www.knowsley.gov.uk/residents/building-and-planning/make-a-planning-application/get-planning-application-advice>

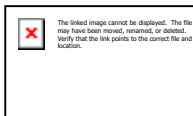
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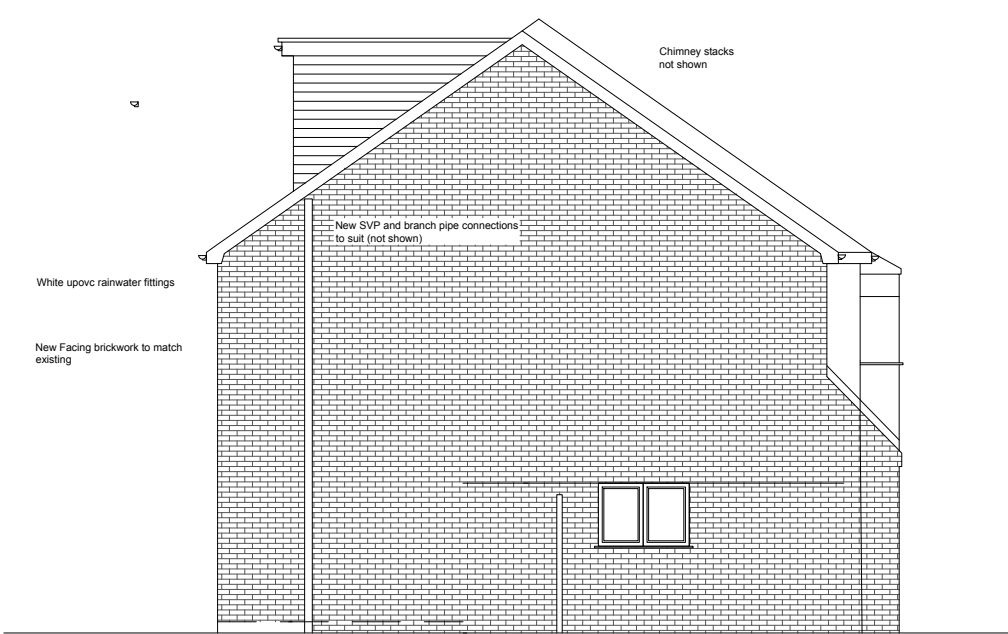
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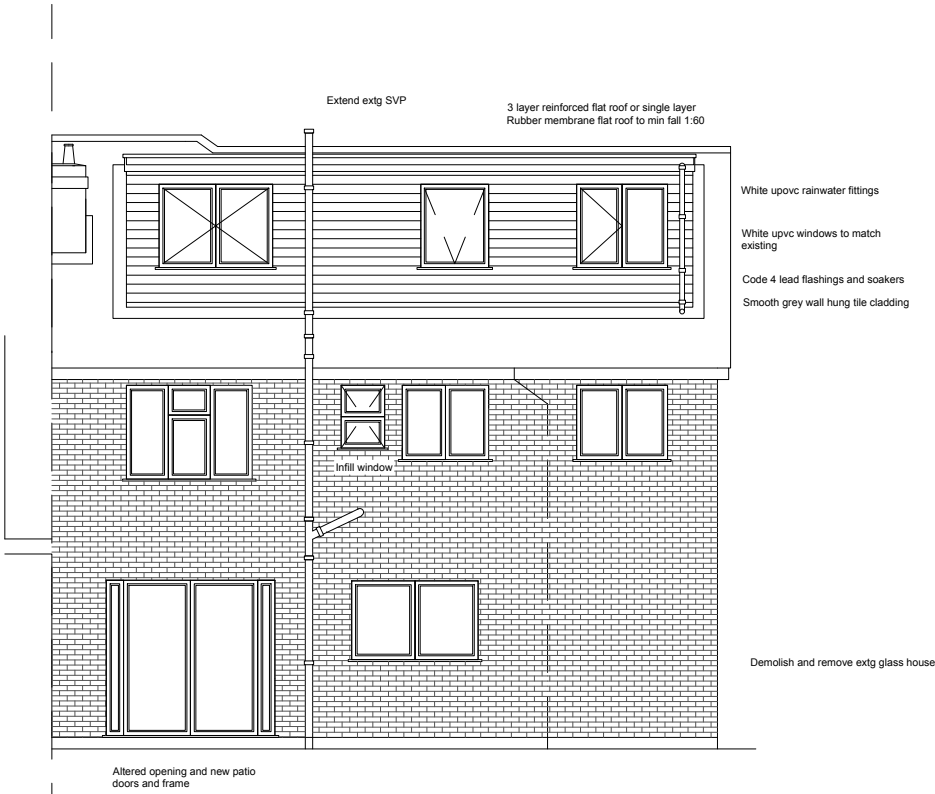
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PROPOSED FRONT ELEVATION



PROPOSED SIDE ELEVATION



PROPOSED REAR ELEVATION



Job Information:

27 RIMMER AVENUE  
LIVERPOOL  
L16 2NE

Drawing Title:

PROPOSED ELEVATIONS

Drawing Ref:

B1213 - 007

Revision:

A

Date:

4-05-21

Drawn By:

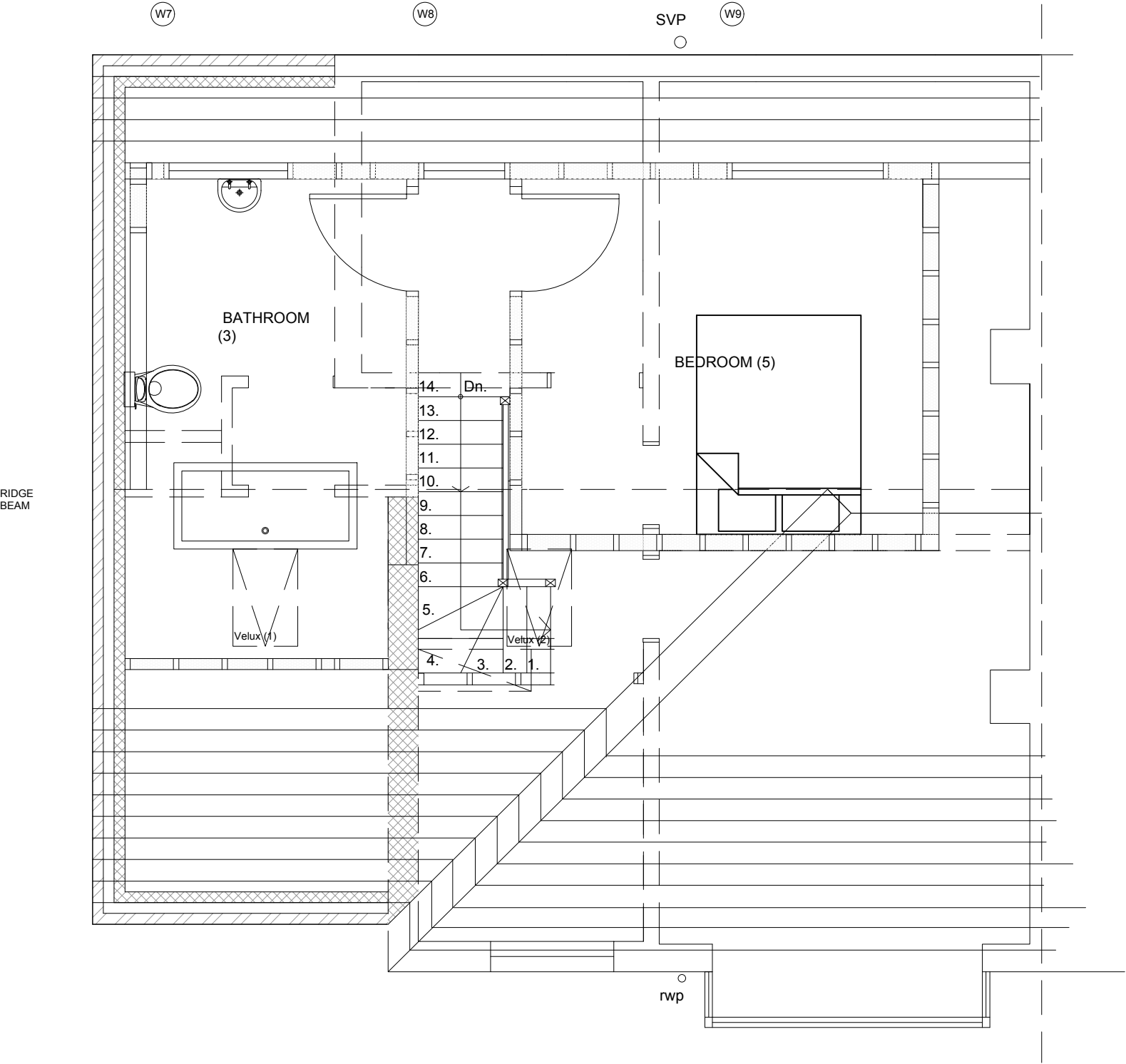
DS

Checked By:

Scale:

1:100

OUTWOOD  
Chartered Building Surveyors  
Building Design & Property Consultants



PROPOSED SECOND FLOOR PLAN



Job Information:  
**27 RIMMER AVENUE  
LIVERPOOL  
L16 2NE**

Drawing Title:  
**PROPOSED PLANS-  
SECOND FLOOR**

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Drawing Ref: **B1213 - 006**

Revision: **A**

Date: **24-04-21**

Drawn By: **DS**

Checked By:

Scale: **1:50**

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