

Regeneration and Economic Development Department

APPLICATION NO: 21/00828/FUL

APPLICANT: Mr Joseph Edwards

WARD AFFECTED: Page Moss

DEVELOPMENT: ADDITION OF A REAR DORMER TO A PREVIOUSLY APPROVED TWO STOREY EXTENSION

LOCATION OF SITE: 77 Church Road, Roby, L36 9TN

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

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

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The application relates to a two-storey, semi-detached dwelling, located on Church Road. The property has a flat roofed dormer within the rear slope of the main roof. Permission was previously granted for a two-storey extension to the side and single storey rear extension under application 19/00069/FUL. The construction of which is currently in progress, with the main bulk of the side extension in place at the time of the site visit and in this context it is reasonable to assess the application as described rather than require a new application to incorporate the development as a whole.

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PS/DC/OP04/05	003	23/9/02

Permission is now sought for the addition of a rear dormer onto the approved two storey side extension. The dormer would also be flat roofed and would link into the current dormer on the rear. The height would be stepped down slightly to match the side height on the side extension.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension in the form of a rear dormer would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

ASSESSMENT

The proposed dormer would be an additional feature within the rear roof slope of the previously approved two-storey side extension. It would link into the existing dormer in the main roof form, would be set in approximately 0.3m in from the roof edge and would not protrude over the ridge height of the side extension. The design would be akin to the existing rear dormer and given the rear location it is not have any significant impact of the overall appearance of the dwelling or surrounding area.

The proposed dormer would include one additional window to the rear, which would align with the openings in the existing dormer. It is not considered that the amenity of the surrounding residents would be unduly affected due to the current proposal.

CONCLUSION

The proposed dormer is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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

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PS/DC/OP04/05	003	23/9/02

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/10/2021	02	-	EXISTING AND PROPOSED LOFT PLANS
22/10/2021	01	-	EXISTING AND PROPOSED ELEVATIONS

Informatives

Louise Everard

18 January 2022

Alan Kilroe
19 January 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02