

<u>APPLICATION NO:</u>	23/01620/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	36 Greystone Road, Roby, Knowsley, L14 6UG		
<u>PROPOSAL:</u>	ALTERATIONS TO ROOF APPROVED UNDER APPLICATION 22/00382/FUL FOR THE ERECTION OF A TWO STOREY SIDE AND REAR EXTENSION.		

Site Description

The application property is a semi-detached dwelling located in a corner location on Greystone Road. It is part rendered in a pebble dash finish and part brick facing. Due to the location of the proposed development the common law boundary is set at an angle which limits the level of parking provision to 1no. vehicle within the curtilage of the property boundary.

The property has been previously extended in the form of a stepped rear extension. The property benefits from a large rear garden which includes a number of mature trees at the rear boundary.

Proposal

The application seeks permission for alteration to the roof associated with the two storey side and rear extension approved as part of the proposals under application reference 22/00382/FUL granted 16th August 2022.

The previous approved scheme sought permission for a hipped roof which included a flat roof crown. The applicant seeks to amend the roof arrangement to a traditional hip roof arrangement omitting the flat crown aspect.

Consultations

Highways – No objection raised.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

Ref: 74/12408/HIST: Erection of kitchen and dining room extension. Application withdrawn August 1990.

Ref: 22/00382/FUL: Erection of two storey side and rear extension. Permission granted 16th August 2022.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

The site is located within a Primarily Residential Area. As such, a domestic extension to the existing residential property is 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 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

Design

The principle of development for the two storey side and rear extension is already established under the previous grant of planning associated with application reference: 22/00382/FUL granted in August 2022. Accordingly, the scope of this application is to consider the relatively small change in relation to the omission of the 'flat roof crown' to a more traditional roof arrangement together with internal alterations to allow for an additional bedroom.

The changes to the roof are more related to the functional aspect to allow building works to be undertaken. This minor change will not result in any material changes visible from the street scene as the flat roof crown would have only been visible from an aerial view. The alteration would result in an angle difference of 2 degrees. However, the roof will remain the same in terms of its overall mass and height and would not appear visually different than what has already been approved under the previous application. As such, the roof arrangement is acceptable in terms of design.

Residential Amenity

Saved policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not lead to unacceptable impacts on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice in this regard is set out in the Householder Development SPD.

The proposals do not seek to alter the footprint of the two storey side and rear extensions. The only difference is the minor amendment to the overall design of the roof which will visually be indistinguishable over what was previously been approved. Accordingly, given the precedent set by the previous application it is considered that the alterations would not adversely affect the residential amenity of neighbouring occupiers.

No other properties would be affected.

Highways

Under the current application proposals the applicant has revised the internal floor layout to provide an addition bedroom. This increases the total number of bedrooms to 4. Due to this increase, the Highways Authority has been consulted. The property benefits from 1no. car parking space within the curtilage of the property. The current parking arrangement is unable to be increased due to the angle of the property boundary.

The Highways Authority have considered the application and raise no objection to the proposed development siting that whilst the in-curtilage parking does not meet the requirements of the Ensuring a Choice for Travel SPD, the public highway has a wide

carriageway at approximately 6.3m wide which allows on street parking without resulting in hindrance to refuse collection vehicles etc.

Paragraph 111 of the NPPF (2021) states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe. On this basis, it is not considered that severe highways impact is expected as a result of the development. Accordingly, there would be no adverse impact to highways safety and the development is considered acceptable in this instance.

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 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
04.07.2023	22-05 L100		LOCATION PLAN
04.07.2023	22-05 P100		PROPOSED PLANS
04.07.2023	22-05 P101		PROPOSED ELEVATIONS

Signed Case Officer: **John Fleming**

**Signed Authorising
Officer:**

K Foster

Date:

5 September 2023

Appendix 1 – Site Photographs

