

Regeneration and Economic Development Department

APPLICATION NO: 22/00016/FUL

APPLICANT: Mr Hardy

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF TWO STOREY SIDE / REAR EXTENSION AND SINGLE STOREY SIDE, FRONT AND REAR EXTENSION

LOCATION OF SITE: 110 Bowring Park Avenue, Roby, Knowsley, L16 2LF,

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

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD – 2016

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 neighbours.

As a result, 1 letter has been received. It stated that they did not wish to object but listed the following points as concerns: -

1. Access to be able to have the wall pointed if needed.
2. Access to the gutters to be regularly maintained.
3. Loss of light, what will affect my landing window and rear bedroom if the extension is to go ahead.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

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The application relates to a semi-detached dwelling located on Bowring Park Avenue an established residential area of Roby.

The application seeks permission for the erection of a two-storey side and rear extension, plus a single storey extension to both the front and rear elevation. The existing attached garage to the side would be demolished to make way for the proposal. The accommodation proposed would comprise an additional living room, utility area and an extended open plan kitchen, dining and living space at the ground floor. The additional first floor would comprise a relocated bathroom and an enlarged bedroom, with en-suite.

The two-storey extension would project 2.9m from the side elevation and would measure a total depth of 8.1m. This depth includes a 1m set back of the upper floor from the adjoining principal elevation and an additional 1.7m projection beyond the adjoining rear elevation. The two-storey element would also wrap around the rear elevation of the property for a width of 2.8m. This element would have a hipped roof with the ridge reaching a maximum height of 7.6m.

The development would include a single storey rear extension spanning the width of the original dwelling, plus the proposed side extension and would comprise a total width of 8.9m. The property has an existing sunroom and as such the rear building line is stepped. At the deepest point the rear extension would project 3.3m from the original kitchen wall, while it would extend 1.85m beyond the existing sunroom. This section would consist of a mono-pitched roof reaching a maximum height of 3.75m.

Finally, the proposal also includes a single storey extension wrapping around the side and front of the property. It would extend 2.4m forward of the proposed two-storey element to the side and as a result project 1.4m beyond the adjoining front elevation. It would have a total width of 5.8m and would be finished with a mono-pitched roof reaching a maximum height of 3.8m

POLICY CONSIDERATIONS

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension 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.

DESIGN, ACCESS AND CRIME PREVENTION

Regarding the design the first floor of the side extension would be stepped back 1m from the principal elevation and the ridge height would be below the main roof line, which together would ensure the addition appears subservient on the host dwelling. The hipped roof would echo the main roof and new windows proposed reflect the existing openings in terms of scale and orientation. Generally, the appearance of the extension would harmonise with the original property.

The single storey extension to the front would be finished with a mono-pitched roof and would include a new porch and one window within the front elevation. The appearance of this section is considered acceptable on the host dwelling and its scale would not appear unduly prominent within the street scene. The rear extension would include bi-folding doors, one window plus one roof light and would also be finished with a mono-pitched roof. Given its location there would be minimal views of this section.

The facing materials on the extension would be render with roof tiles and uPVC windows to match. The existing property is rendered to the front, whilst the side and rear is brickwork. The proposed finish would complement the existing dwelling and are considered acceptable.

Bin Storage

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No bin store provision has been identified. Whilst there is no access currently to the rear there is the option to store bins in the garage, out of sight. Whilst not ideal, if the Local Planning Authority were minded to grant planning permission, details of a bin store could be secured by a suitable planning condition.

HIGHWAYS

The host dwelling currently comprises 3 bedrooms. The proposed extension would seek to enlarge the existing third bedroom, creating a master bedroom with en-suite, retaining the total number of bedrooms at 3. In line with the Council's parking standards as set out in the Householder SPD and Ensuring a Choice of Travel SPD, a property of this scale would be expected to provide 2 in-curtilage parking spaces.

The proposal would involve the loss of the existing garage, however the internal dimension of approximately 2.6m in width falls short of the Council's standard set out in the Householder Development SPD. As such it does not contribute towards existing parking and its removal would not reduce the parking provisions.

The proposal site plans demonstrates that 2 parking spaces could be accommodated to the front of the property. As such adequate levels of in-curtilage parking would be retained and the proposal would not result in any highways safety concerns.

RESIDENTIAL AMENITY

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact 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 is set out in the Householder Development SPD.

The two-storey side extension would be located along the common boundary with the neighbouring property No. 112 Bowring Park Avenue. This property has a single storey element (which appears to be a conversion of the original garage) along this shared boundary, with the side elevation of the main dwelling set in approximately 3m from the boundary. No.112 has two first floor windows in the side elevation facing the proposed extension. One of these is a larger arched obscure glazed window that serves a landing whilst the second one serves the third bedroom in the property. The two properties are currently separated by single storey side extensions on both plots. If the proposed extension were to be implemented, the resulting separation distance between the side elevation of the extension and the facing window of No.112 would be approximately 3m.

Paragraph 7.2 of the SPD provides specific design guidance in relation to two storey side extensions and states that, "Side extensions should be designed to avoid causing direct overlooking or loss of light to main habitable rooms in neighbouring dwellings". In addition, paragraph 6.19 of the SPD states that, "Extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree".

The proposed extension would bring the gable of the property 2.9m closer to the neighbouring windows. The landing window serves a non-habitable room and because it is set in the middle of the gable it would be the window that is most affected by the extension, however as it is a non-habitable window there would be no significant effect on amenity. The bedroom window is located to the rear of the gable and although the proposed extension would alter the outlook from this window, its outlook would already be dominated by the gable of the neighbouring dwelling and following a site visit which included a visit to the same window on the application property it is not considered that the proposed development would significantly harm outlook to the extent that it would cause significant harm to amenity. The gap between the properties would ensure that a sufficient amount of light is received in the room.

Furthermore the resultant window arrangement would be similar to many other properties in the surrounding area where planning permission has been granted for two-storey side extensions. There have been recent appeal decisions where a two-storey extension was refused and upheld at appeal due to the impact on neighbouring amenity. However, it is considered that this proposal is different to those developments. In the case of 20/00782/FUL the proposed two-storey side extension would have affected

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first floor and ground floor window habitable rooms and in the case of 19/00019/FUL there would be more space between the extension and the window.

Regarding the rear extension, the proposed first floor would project 1.7m beyond the existing rear elevation, while the single storey element would project a further 1.2m. Due to the position of the bedroom window in the side elevation of No.112, there is no first-floor window in the rear elevation where the third bedroom is positioned. The adjoining ground floor of No.112 extends beyond the current rear elevation of the host dwelling, towards the common boundary. Therefore, the proposed rear projection would be less than 3m in depth from the adjacent rear elevation of No.112 and the proposed would not unduly affect the outlook from the rear of this dwelling.

Regards the attached dwelling, 108 Bowring Park Avenue, the two-storey extension would be set approximately 3.2m from the shared boundary. While the single storey extension would sit alongside an existing conservatory on the rear of this dwelling, which appears to have a greater depth than the extension proposed. Given this arrangement, neither the single storey or the two-storey elements would unduly affect the level of light or outlook experienced from the rear of the attached dwelling.

The extension to the front would project approximately 1.4m beyond the existing front elevation. It is not considered that this would have unacceptable impacts on the neighbouring dwelling on either side of the host dwelling.

CONCLUSION

The proposed development is of an acceptable design and would not have a significant detrimental impact on the amenity of neighbouring residents. On balance the proposed extension is considered to comply with saved Policies H5 and H8 of the UDP, Policies CS2 and CS19 of the Local, advice set out in the Knowsley Householder Development SPD.

RECOMMENDATION:

That planning permission be granted subject to the following conditions:

- 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) Notwithstanding any submitted details 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 Policy CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

Louise Everard

24 March 2022

Alan Kilroe

30 March 2022

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