

<u>APPLICATION NO:</u>	23/02705/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	Brydor, 846 Moor Lane, Fields Lane Estate, Knowsley, L10 0AP		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY INFILL SIDE EXTENSION TOGETHER WITH A FIRST FLOOR SIDE EXTENSION AND REAR EXTENSION, REPLACEMENT OF ROOF, LOFT CONVERSION WITH ERECTION OF A REAR DORMER AND NEW FRONT BAY WINDOW EXTENSION		

Site Description

The application property is a detached dwelling house finished in white render and brown doors and windows at its front elevation whilst the rear elevation includes white UPVC openings. It accommodates a variety of roof arrangements associated with various extensions which have taken place over time including hip, lean to pitch above the first floor side extension together with a gable roof located at the rear.

The property is enclosed by dwarf wall together with metal rails and metal railing gate and includes hardstanding to accommodate multiple vehicles.

At the rear of the property is an outbuilding and landscaped garden with substantial conifer trees located at the southern boundary. These trees are not considered to be of amenity value.

Proposal

The proposals have been revised since their original submission and form the basis of consideration as currently proposed. A number of internal alterations are proposed together with new glazed entrance which fall outside the scope of this application.

The proposed extension would include an infill extension at ground floor level seeking to replace the existing storage area to habitable room. It would measure 1.85m in width by 1.02m depth and would not be visible from the street scene.

A new first floor side and rear extension is proposed measuring 1.85m in width and 2.66m in depth and include 1no. window at the rear. This room will provide a new en-suite.

A hip to gable roof conversion is proposed incorporating 2no. dormers at the rear together with roof lights at the front elevation. It would measure 5.41m at the eaves and 8.41m at its highest point. The rear dormers would set in from the side elevations 1.05m and .7m respectively and sit .15m below the existing roof ridge. They provide 2 different sizes with one measuring 5.34m in width and 4.17m in width by 2.29m in height and 3.82m in depth.

This aspect of the proposals would provide a 2no. bedroom together with 2no. en-suites.

Consultations

No consultations required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

No application history associated with this property.

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 – 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 identified as within a Primarily Residential Area within the adopted Development Plan. As such, the extension to a domestic 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 policy 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 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.

Assessment

Design

The character of the street scene comprises of a set of distinct residential properties each displaying different design aesthetic with a wide variety of features.

The Householder Development SPD advises that roof alterations and dormer extensions should be carefully designed so that they are in keeping with the dwelling and that they do not overlook neighbouring dwellings. The dormers should not be so large to dominate the roof slope resulting in a dwelling that appears unbalanced.

The application property currently accommodates a hip roof together with lean to roof above the first floor extension and gable roof located at the rear. The roof would include interlocking concrete roof tiles with the dormer being faced in a standing seam single ply membrane. As originally submitted, the application proposals included large glazed windows together with Juliet balcony within one of the roof dormers. The Local Planning Authority expressed concern with the impact from a design and residential amenity perspective and have worked positively with the applicant who has altered the positioning of the roof dormers together with omitting the Juliet balcony and changes to the glazed windows in favour of a more traditional arrangement. Although the window arrangement does not line up with the windows below, doing so would have resulted in a development appearing unbalanced due to the slight step in resulting in the rear dormer becoming visually apparent from the public highway which should be avoided.

Overall, the proposed hip to gable loft conversion will help to assist in providing uniformity of the roof arrangement across the host property. In the context of the wider street scene there are several properties which accommodate gable roofs and would therefore not appear out of place within the street scene. The rear dormers are set in from the gable ends of the property and would sit below the existing roof ridge. In addition, the dormer is set back at least 1m from the rear elevation it relates to in compliance with the guidance set out in the SPD.

The ground floor infill extension would not be visible from the street scene given the current side extension. The only change is the inclusion of a window at the front elevation which helps improve the design aesthetic of the property given that this is a

relatively blank elevation which detracts from the character and appearance of the property currently in situ.

The first floor side and rear extension would be relatively small addition to the property and include 1no. at the rear elevation. The extension would be roughly parallel to the existing 2 storey rear extension and therefore would not look out of place in the context of the host property.

Overall, the proposed development is considered appropriate in terms of design and would not be considered an incongruous addition to the host property.

Residential Amenity

Breeze Villa

Breeze Villa is the adjacent detached property located to the west of the application property.

The proposed first floor extension would extend roughly parallel to the rear elevation of Breeze Villa. As such, the first floor extension would not extend past the rear elevation and would not be visually appreciative from any habitable rooms.

Likewise the hip-to-gable roof alteration would not be visible from any habitable rooms. It is not considered that this property would be adversely affected by the proposed developments.

The Gables

The Gables is the adjacent detached property located to the east. The application property is set back approximately 3.6m from The Gables and provides a separation distance of 3.3m from the gable end to the common law boundary.

The ground and first floor extension will not result in adverse effects to residential amenity given the location of these extensions at the western end of the application property.

The proposed loft conversion would increase the height of the existing roof arrangement serving the two storey rear extension currently in situ but would not extend beyond the height of the original dwelling house. The dormers have been designed so that they are in compliance with the space standards of the SPD. However, the window arrangement has been amended to reduce the visual interface to the neighbours private amenity space. Notwithstanding this, the loft conversion could be undertaken under permitted development rights if it was sited above the original dwelling house representing a fall back position the applicant could undertake. Given that the dormer would extend roughly 1m beyond the original dwelling house and that the interface provided by the gable end to the common law boundary is approximately 3.3m allows for a significant degree of separation. Given that the outlook of The Gables already faces the two storey rear extension it is not considered that their amenity would be adversely affected by the inclusion of 2no. dormer extensions. Indeed, no representations have been received from neighbouring occupiers and it is considered that no adverse affects to residential amenity would occur.

No other properties would be affected.

Highways

The proposed extension seeks to increase the number of bedrooms to 5 which requires provision of 3no. parking spaces within the curtilage of the property boundary. The hardstanding located in the front garden is capable of accommodating multiple cars and as such it is not considered that the development would impact highways safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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
10.10.2023	E2665/04		LOCATION AND BLOCK PLAN
12.12.2023	E2665/02A		PROPOSED PLANS
12.12.2023	E2665/03A		PROPOSED ELEVATIONS

Signed Case Officer¹: **John Fleming**

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.

**Signed Authorising
Officer²:**

K Foster

Date:

16 January 2024

² 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.