

<u>APPLICATION NO:</u>	22/00192/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	61 Pitsmead Road, Southdene, Kirkby		
<u>PROPOSAL:</u>	RETENTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE RECONSTRUCTION OF FRONT AND REAR DORMER EXTENSIONS, ERECTION OF FRONT BAY WINDOW AND ALTERATIONS TO GARAGE		

Site Description

The application relates to a semi-detached dormer bungalow with attached garage located at 61 Pitsmead Road, Kirkby. The property is located on the western side of Pitsmead Road within an established residential area. There are other similar properties on the western side of the road with two-storey semi-detached properties opposite.

Proposal

The application seeks permission for the retention of development which comprises the erection of an extension to the front to provide a lounge bay window; a rear extension and dormer roof extensions to the front and rear.

Other associated works include alterations to the garage roof and conversion of part of the garage to living accommodation. Internal alterations involve the reconfiguration of the ground floor to include works that do not require the benefit of planning permission but which comprise the conversion of a ground floor bedroom (bedroom 4) into a storeroom; removal of a ground floor bathroom; reconfiguration of the staircase; and conversion of the garage to provide a utility room, bathroom and garage/store.

Front Extension

The proposed single storey front extension, forming a bay window, projects approximately 0.60 m from the principal elevation of the property and measures 2.45m in width. It has a hipped roof which measures a height of 2.75 m to the ridge.

Rear Extension

The rear extension provides an open plan kitchen / dining area. It has dimensions of 6.07 m wide by 2.43 m deep. The extension has a flat roof attaining a height of approx. 2.7 m with the roof lantern attaining a maximum height of 3.2 m.

Front and Rear Dormers

Permission is also sought for the retention of a dormer to the front of the dwelling and to the rear. The dormers have replaced dormers both at the front and back.

The development involves the reconfiguration of the layout of the upper floor. The alterations would, in this case, see the host dwelling shift from four bedrooms to three.

The replacement dormer to the front roof slope has a hipped roof which reaches just below the ridge of the host dwelling and has a maximum depth of approx. 4.07 m from the roof slope and a width of 5.25 m. The dormer is set in off the boundary with the adjoining property by approx. 710mm and is set in from the gable elevation by approx. 500mm.

The rear dormer also has a hipped roof and is again below the ridge line and measures at maximum approx. 4.06 m in depth and 5.25 m in width. It is set in 610mm from the boundary with No, 59 and 960 mm from the gable elevation.

Alterations to Garage

Alterations to the garage roof comprise replacement tiling and associated fascias and the part removal of a section of duo pitched roof which extended over the kitchen, to allow for the erection of a new extension to the rear. This has resulted in a single sided pitched roof which results in the side of this part of the former garage presenting a small section of solid wall facing onto the boundary with the neighbouring property No. 59. An existing part of the former garage which extends to the rear that has a duo-pitched roof attaining a maximum height of 3.28m would be retained. These works could be carried out without the benefit of planning permission.

Other ancillary works associated with the overall development include replacement entrance doors and alterations to windows to the side elevation; alterations to a window in the rear and a new door on the side elevation of the existing garage. Again, these alterations do not require planning consent.

Consultations

None Required.

Representations

Amended Plans

The application has been amended by the applicant's agent since its submission. The amendments have been made to regularise anomalies with the drawings and so that the plans reflect the development 'as built'.

Consideration has been given to the necessity to re-consult on the amended plans received. In this instance it is considered that the proposed amendments do not constitute substantial differences or fundamental change to the originally submitted proposal and they now represent the 'as built' development. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s. Notwithstanding this, all representations received (received before the amended plans were submitted) are outlined below and are appraised against planning policy (where they are material in determining the application) within the assessment:

This application has been publicised by letters sent to 8 neighbours.

There have been no letters of objection, 1 letter of support and 1 letter of comment. The representations have been received from one writer at the same address and are summarised as follows:-

- No objection to proposal.
- Please note the shared guttering and run-off for rainwater from rear roof at 59 Pitsmead Road.
- Writer has spoken to the applicant about the shared roof run-off rainwater guttering at the rear of the properties.
- Mutual agreement that dark guttering be added and joined at 90 degree to the existing guttering within the boundary 61 Pitsmead to run along the newly erected side wall of the extension.
- Allowing run-off rainwater to enter a downspout at the rear of the new extension and join a rainwater drain.

In relation to the above comments in regard to the guttering and rainwater run-off, whilst of importance to the writer, are not a relevant ('material') planning considerations. This is a civil matter between the applicant and neighbour's and the matter is not material to the consideration of this planning application.

Planning History

APP. NO: 98/00495/APP
PROPOSAL: ERECTION OF NEW GARAGE TO SIDE OF EXISTING DWELLING AND
DECISION: Granted
DECISION DATE: 10 November 1998

DECISION:
DECISION DATE: 8 September 2020

APP. NO: 21/00337/FUL
PROPOSAL: ERECTION OF A SINGLE STOREY FRONT EXTENSION TOGETHER WITH THE RECONSTRUCTION OF FRONT AND REAR DORMER EXTENSIONS AND ALTERATIONS TO GARAGE ROOF FROM FLAT TO PITCHED ROOF
DECISION: Granted
DECISION DATE: 25 October 2021

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

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.

The site is identified as a Primarily Residential Area on the Local Plan Policies Map and domestic extensions / alterations are therefore acceptable in principle, subject to compliance with local planning policy and guidance. The application complies with policies CS2 and CS19 of the Local Plan Core Strategy (2016) and saved policies H5 and H8 of the UDP (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.

NATIONAL PLANNING POLICY FRAMEWORK

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)

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

Layout

There is currently no access from the front to the rear garden other than through the garage. Alterations to the garage see a garage store at the front which could be used to store bins. The situation is no worse than that previously available.

Parking provision is not affected by the development. The site frontage is all hard surfaced with adequate off-street parking available.

Design

Front Extension

The proposed single storey front extension provides a bay window and is relatively minor in scale. It has a hipped roof. The materials are grey tiled roof with grey windows and white render. Other dwellings in the locality have additions to the front including variations on bay / bow windows and entrance porches and the extension is similar that previously granted under planning reference (21/00337/FUL).

Rear Extension

The rear extension is located adjacent to the common boundary with No. 59. It is set off the boundary by approx.180mm and projects 2.43 m from the main rear wall of the dwelling. It has a flat roof with a glazed lantern and incorporates three sets of patio doors within the rear elevation and no openings in the side elevations. The materials comprise white render with dark grey coated aluminium coping to the roof edges with grey powder coated aluminium doors.

The Householder Development SPD suggests roof design should echo that of the original dwelling; in this case the host property has a pitched roof. The extension would have a flat roof. Alterations to the existing roof of the garage / kitchen extension, taken in combination with the new flat roof extension, in officer's opinion, results in a muddled collection of additions and roof lines to the rear of the property, caused in the main by the ad-hoc existing additions together with the removal of part of the duo-pitched garage/extension roof. The alterations to the roof do not require planning permission.

However, it is considered that in this instance, that taken on its own, the roof design of the new extension is acceptable. The extension cannot be seen in the street scene and therefore would have no impact on the character of the property or the area. The extension is acceptably proportioned within the context of plot size and is of an acceptable design.

Front and Rear Dormers

The dormers have hipped roofs with grey tiles and windows to match the host dwelling faced in white render.

The Householder Development SPD requires that front dormers should be avoided unless they are characteristic of the building or locality and particular attention needs to be given to design to ensure a sensitive and appropriate approach which conserves the character of the original building and roofscape. The SPD further advises that generally a number of smaller dormers, as appropriate to the scale of the building may be more successful than one large dormer, although the roof slope should not be cluttered. In this instance, the development presents large dormers to the front and rear, both of which incorporate hipped roofs. The front dormer replaces a dormer that had a double pitched roof and the rear dormer replaces a smaller dormer with a duo-pitched roof.

The SPD requires dormers to be set in 0.5 m from the roof edge on either side which is achieved, and the development maintains at least 500mm from the roof edges on either side. In addition, the SPD requires that dormers are set back at least 1.0m from the main elevation of the property. The front and rear dormers are set back approx. 1.04 m when measured along the roof slope from the edge of the dormer to the elevations to which they relate. The SPD requires a measurement taken from the dormer on the horizontal line from the main elevation. In this case this measures 8100mm and 800mm respectively. Whilst this does not strictly comply with the SPD, there are a number of dwellings in the vicinity that have dormers to the front of varying style and scale. The scale of the front dormer is not dissimilar in scale to that of other front dormers in the locality, for example, at Nos. 65, 49, and 39 Pitsmead Road and No.'s 2 and 4 Dunfold Close.

The SPD advises that the openings on dormers should generally be noticeably smaller than the windows on the storeys below but should echo the general proportions and shape of the openings below. Again, the development deviates from this requirement, however, given that there are numerous examples of dormers in the immediate surrounding area, it is considered that on balance, the design, scale and appearance together with the impacts on the character of the street scene are within acceptable limits and which do not warrant refusal of planning permission.

It is proposed to render the facings of the development together with the host dwelling and the applicant has changed windows that are not part of the proposal to a grey finish. Whilst other properties in the street are characterised by white windows, the applicant does not need planning consent to change the windows. In terms of the materials proposed the palette of materials, finishes and the colours chosen and the way these are used are, in the main, consistent with other properties in the street.

On balance, the style, design and scale of all elements of the development are considered acceptable.

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.

No. 59 Pitsmead Road

The host dwelling is attached to No. 59 Pitsmead Road. The front extension is approximately 610 mm off the common boundary with No. 59. It projects 600 mm front the principal front elevation. The Householder SPD requires that extensions should not unacceptably obstruct the outlook of neighbouring dwellings or detract from their privacy. The SPD also requires that extensions need to comply with the 45-degree rule and should be designed so as not to cross the 45 degree line from a neighbour's nearest habitable window. The rule is designed to protect the amenities of neighbouring dwellings from overshadowing or obstruction of outlook. It is principally applied to extensions that project beyond the building line either at the front or rear. The front extension does not breach a 45-degree line from the neighbour's window.

Given the scale, position, and proximity of the proposed single storey front extension to the adjoining neighbouring property, the development is not considered to appear unduly overbearing or result in the loss of outlook. The glazing proposed in the side elevation of the extension would be visible from the adjacent ground floor window on the front elevation of 59 Pitsmead Road. However, these windows would be orientated at a right angle to one another and therefore, intervisibility would not be direct. The dimensions of this element of the development are similar to that already approved (21/00337/FUL).

The rear extension is set in between approximately 160 mm – 200 mm from the common boundary projecting 2.43 m from the main rear elevation of the dwelling. The Council's Householder SPD states that *"A single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling."* The rear extension addresses that requirement.

Turning to the dormer extensions to the front and rear, the Householder Development SPD advises dormers should be set 500mm from the roof edge. The front dormer is set approx. 780 mm from the boundary with this neighbour and the rear by 670mm from the common boundary. There does not give rise to detrimental impacts from the dormers that would affect the occupiers of No. 59.

No. 63 Pitsmead Road

The host dwelling is adjacent to No. 63 Pitsmead Road, both properties have a driveway and an attached garage separating the properties. The plot of the host dwelling is slightly higher than the neighbouring land. These properties have their entrance doors and bedroom and bathroom windows on the gable elevation which face each other.

The rear extension would be set behind the existing garage and would not have any impact on the occupiers of No. 63. Due to the distance of the dormers from the neighbouring property, no harmful impacts result from the development.

Other Dwellings

The host dwelling faces 2 storey dwelling on the opposite side of Pitsmead Road, they are sited approximately 23 m away. Due to the distance no issues of overlooking or loss of privacy arise.

Properties to the rear are located on Cherryfield Drive with an interface of approx. 37.5 m between main rear elevations of those dwellings and the host property. Given that there would be sufficient distance from neighbours and the development, overall, the proposal is acceptable with regards to residential amenity.

Highways

The development sees the host dwelling shift from four bedrooms to three. The existing garage is partly converted to living accommodation resulting in the loss of one usable parking space on-plot. However, there would remain over 12 metres to the front of the garage that can accommodate 2 off-street parking spaces and the frontage is hard surfaced.

The proposed development does not result in adverse impacts on highway and pedestrian safety.

Conclusion

The development has an acceptable impact on the character of the dwelling and the visual amenity of the streetscene; no harm to the residential amenities of the occupiers of the adjacent dwellings arises and sufficient off-street parking retained. As such, the proposal complies with the NPPF, Saved UDP Policies H5 and H8, Policies CS2 and CS19 of the Local Plan and the Householder Development SPD. Therefore, the application is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

1. 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.

2. The materials to be used on the external surfaces of the development hereby permitted shall match those of the existing dwelling in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework, Saved Policies H5 and 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 Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/06/2023	P272_304	B	PROPOSED ELEVATIONS NEW
20/07/2022	P272_303	B	PROPOSED FLOOR PLANS
20/07/2022	P272_305	B	PROPOSED ROOF PLAN
29/03/2022	P272_300	-	SITE LOCATION PLAN

Signed Case Officer¹: Maxine Wishart

Signed Authorising Officer²: K Foster

Date: 4 July 2023

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

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

Informatives

N/A

Appendix 1 – Site Photographs



Application Site Google Stret View 2022



Application Site Google Street View March 2021







Examples of Other Dormer Extensions in the Street Scene





Examples of Other Dormer Extensions in the Street Scene





Dunfold Close