

<u>APPLICATION NO:</u>	23/00016/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	45 Fairfield Crescent, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR, SIDE AND FRONT EXTENSION TOGETHER WITH A HIP-TO-GABLE LOFT CONVERSION WITH REAR DORMER		

Site Description

The application site is located at 45 Fairfield Crescent, Roby and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The property is a semi-detached dwelling and is rendered facing on its front elevation and brick facing on its side and rear elevations. It features white UPVC openings and interlocking roof tiles.

The property features a low brick built front boundary wall that encloses the front garden. There is an approximate distance of 5.5m from the front access door of the dwelling to the public highway, which follows a curve through the residential street.

Proposal

The application seeks permission for the erection of a single storey rear, side and front extension, together with a hip to gable loft conversion with rear dormer.

This report will focus on the permission of the single storey rear, side and front extension as these are the elements of the proposal which require planning permission.

Although the rear dormer and loft conversion have been included in this application. It does not come into conflict with any criteria for Permitted Development and therefore it would not require full planning permission. This is because the proposed dormer is set off the edge of the roof by the required 0.2 metres and is less than 50 cubic metres in volume (46 cubic metres).

The proposed front extension would project out by 1.01m and would have a width of 2.62m. This would be served by a small mono pitched roof that would mask the flat roof behind it. The eaves of this roof would measure 2.79m and the highest point of this roof would measure at 3.38m.

The proposed side extension would project out by 1.91m and would have a cumulative length of 7.34m (It would dog-leg in after 6.10m by 0.45m.) This would be served by a flat roof which would measure at a height of 3.09m. The front elevation of this would sit flush with the front elevation of the proposed front extension and it would feature a garage style door.

The proposed rear extension would project out by 3.04m and would have a width of 6.74m. This would be served by a dual pitched roof, the eaves would measure 2.94m and the highest part of the roof would measure 3.73m. The rear elevation would feature bi-fold doors, a window and 3 skylights in the roof.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 9 neighbours.

There have been 0 letters of objection, 0 letters of support and 1 letters of comment. The representations are summarised as follows:-

47 Fairfield Crescent submitted comments which involve concerns regarding the party boundary wall. The comments outline that both properties use the party boundary wall that define the boundary treatment for fixtures adjoined and raised concerns that rainwater seeps through to the enclosed area of 47 as 45 is erected on a slightly higher level, and hopefully during the construction of the proposed, it will also alleviate this issue.

Planning History

No recorded planning history.

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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

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.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Design

The existing dwelling is a mixture of rendered and brick facing with white UPVC windows and tiled roofing. The proposed development would consist of a mixture of render and brick facing to be carried over and align with the existing exterior of the elevations. It would also include materials which are keeping with those found at the application property and would be served by pitched roofs.

The two dual-pitched roofs that would be employed would have differing scales to one another, but it is considered given where they are sited and what they would serve, that these are appropriate and respond positively to the dwelling and the character of the local area.

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

It is considered that the proposed front projections of the proposal are acceptable as they preserve the character of the residential area and feature appropriate roof designs that are in accord with the Householder Development SPD. The proposed garage style door that would provide access to a store would not cause any

significant visual harm to the street scene. Additionally, there is account of the front building line, and the proposed development is not considered to significantly project beyond the front building line of the street scene.

The Householder Development SPD states that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that in the case of a semi-detached dwelling, with a small degree of set-back from the highway and the scale of the front projection, that the proposed development would be acceptable.

It is considered that the front projection of the proposed development would be in accord with the design guidance of the Householder Development SPD and would accord with Saved Policy H8.

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces. The Householder Development SPD also states that any forward projection (which for the determination of the application is considered relevant in conjunction with the front extending element of the proposal) would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting. It is considered the proposal would not harm the overall character of the area or appear significantly incongruous in the context of the street scene. The proposal is in accordance with the guidance outlined in the Householder Development SPD for the single storey side extensions and is in accord with Saved Policy H8.

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Overall, the proposed development is considered to be of acceptable design and would be in accordance with the Householder Development SPD and Saved Policy H8.

Residential Amenity

43 Fairfield Crescent

No.43 is the paired, semi-dwelling of the application site. The front and rear elevations of the no.43 sit in line with the application site. No.43 benefits from a small front porch and a single-storey side extension of a garage and a rear outrigger projection.

The proposed front porch extension is considered to have an appropriate projection and form and scale. It is not considered to cause any significant impact on the amenities of no.43.

The proposed side extension would be erected on the side elevation of the application property and would be in accord with the guidance of the Householder Development SPD and is therefore not considered to cause any significant impact on the amenities of no.43.

The proposed rear extension would be within the parameters of the Householder Development SPD and would therefore not be considered to have an adversely harmful effect on the amenities of no.43.

There is sufficient boundary treatment in the form of 1.8m timber fencing.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.43.

47 Fairfield Crescent

No.47 is the adjacent, semi-detached dwelling and is sited to the South-West of the dwelling. The front and rear building lines of no.47 sit in line with the application site. The property benefits from a rear outrigger. It features two windows on its gable wall on the first-floor elevation which are constructed with frosted glass. It is assumed that the floor layout of no.47 would largely reflect that of the application property and is assumed to serve a bathroom and a hallway landing, which are non-habitable rooms.

The proposed front porch extension is considered to have an appropriate projection and form and scale. It is not considered to cause any significant impact on the amenities of no.47.

The proposed side extension would be erected from the gable wall of the application site. This would be served by a flat roof and subsequently would not be considered to cause any loss of light to an unacceptable degree or appear unduly dominant from the windows on the gable wall of no.47 and would be within the guidance of the Householder Development SPD. Therefore, the proposal is not considered to cause any significant impact on the amenities of no.47.

The proposed rear extension would be within the parameters of the Householder Development SPD and would therefore not be considered to have an adversely harmful impact on the amenities of no.47.

The representations received have been discussed in email correspondence with the neighbour. The issues raised are understood to concern the Party Wall between no.47 and the application property. Party Wall and boundary treatments are not a material consideration relevant to the application of Planning Permission and issues such as these are covered under separate legislation. The occupant of no.47 has been informed of this and signposted to the Party Wall Act 1996 Guidance.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.47.

Highways

The application property has one off-street parking space within the front boundary of the property. A second vehicle would be parked on the street, in front and adjacent of the boundary brick wall of the property. These are the existing parking provisions utilised by the property and although the proposed development would see the number of bedrooms increase from two to three, two spaces for a three-bedroom property are the maximum standards. The existing parking provisions are not considered to change as a result of the proposed development and therefore the proposal is not considered to have an adverse impact on the highway.

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 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
13/04/2023	1789 / 16	REV A	EXISTING & PROPOSED SITE PLAN
13/04/2023	1789 / 11	REV A	PROPOSED SIDE ELEVATION
13/04/2023	1789 / 09	REV A	PROPOSED FRONT ELEVATION
13/04/2023	1789 / 08	-	PROPOSED REAR ELEVATION
13/04/2023	1789 / 06	-	PROPOSED LOFT FLOOR PLAN
13/04/2023	1789 / 05	-	PROPOSED FIRST FLOOR PLAN
13/04/2023	1789 / 04	REV A	PROPOSED GROUND FLOOR PLAN
18/01/2023	TQRQM2301622075 6364	-	LOCATION PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

7 June 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

Appendix 1 – Site Photographs











