

Regeneration and Economic Development Department

APPLICATION NO: 22/00413/FUL

APPLICANTS: Mr and Mrs Sawle

WARD AFFECTED: SWANSIDE

DEVELOPMENT: ERECTION OF SINGLE STOREY REAR EXTENSION AND CONVERSION OF LOFT

LOCATION OF SITE: 18 Wentworth Grove, Roby, L36 4LB

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

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

The proposed development relates to the construction of a single storey rear extension and conversion of roof from hip to gable located at no. 18 Wentworth Grove, Roby.

The property currently benefits from a single storey rear extension measuring 2.46m in width and 2.25m in depth. The existing extension will be demolished as part of the proposals, but its footprint will be retained as part of the new extension. The proposed single storey rear extension would provide new living accommodation and include new bi-fold doors to the rear elevation. The proposals would project a depth of 4m from the existing rear elevation and span a width of 4.72m – 5.41m resulting in a stepped design to the property's rear elevation.

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The single storey rear extension would be served by a pitched roof measuring 2.5m at the eaves and 3.8m at its highest point. The proposed development also seeks to convert the existing roof from hip to gable measuring 5.8m at the eaves and 7.8m at its highest point and would include 2 no. Velux windows to the principal elevation.

RELEVANT PLANNING HISTORY

Application reference: 21/00292/FUL – Erection of two storey rear extension. Refused 28th April 2022 on design grounds and incongruous features that would fail to preserve or enhance the appearance of the host dwelling and wider area. The development due to its projection and siting in proximity to the common boundary with no. 19 Wentworth grove, would give rise to undue overshadowing and visual intrusion to the detriment of neighbour amenity.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021); and
- Planning Practice Guidance (PPG); and
- Ensuring a Choice of Travel Supplementary Planning Document (SPD) (2010); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with 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.

DESIGN

Single Storey Rear Extension

The proposed single storey rear extension would project a depth of 4m and span a width of 4.72m – 5.41m connecting to the existing single storey rear extension. The rear elevation would be served by bifold doors.

Due to the irregular site boundary, the property would be set in .25m - 1.28m with the common boundary with no. 17 Wentworth Grove and between approximately .82m - .83m off the boundary with no. 19 Wentworth Grove. The proposed extension has been designed with a stepped extension to allow access to the side of the property for maintenance.

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The existing dwelling is white render to the front elevation and a brick facing porch, side and rear elevations, it has white uPVC windows and doors with a brown tiled pitched roof. It is proposed that the extension would be brick faced to match the existing rear elevation, a pitched roof, concrete roof tiles to match the existing materials found at the host property. Although the proposal would incorporate bi-fold doors to the ground floor in anthracite, and is considered more of a contemporary design, it is considered on balance that the openings are considered in keeping with the character of the host dwelling.

The proposed works would be faced in materials which largely match the existing property and as such are considered to be acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

Loft Conversion

The application seeks to convert the loft from hip to gable and will include no. 2 Velux windows located at the principal elevation. The Householder Development SPD states that care should be exercised to ensure that roof alterations are in keeping with the dwelling and that they do not overlook neighbouring dwellings. As originally submitted, the applicant sought permission for a loft dormer to the rear elevation this has now been removed and it is the applicant's intention to undertake this work using their Permitted Development Rights.

The existing roof measures 5.3m at the eaves and 7.8m at its highest point. The roof conversion would not alter the overall height of the roof line. Whilst no properties nearby have undertaken works it is not considered that the proposed hip to gable loft conversion would have a negative effect on the character and appearance of the street scene given that the property is set back along the main frontage of properties and the gable would largely be obscured from view by the positioning of no. 17.

The proposals include 2 Velux windows which are located on the principal elevation of the roof. Whilst these additions would be visible from the public highway it is not considered that these additions detract from the character of the property or the wider street scene.

Materials and finish

The proposed works would be faced in materials to match the existing property and as such, both the single storey rear extension and loft conversion are in keeping with the property with regards to design. As such, the design of the proposal is considered acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

RESIDENTIAL AMENITY

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It 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. It further states that a single storey rear extension beyond 4m, or in a situation where the application property has a rear elevation which is set further back than the neighbouring property will only be permitted if it does not breach the 45-degree rule.

Impact on No.17 Wentworth Grove

No. 17 Wentworth Grove is attached to the host property and has an existing single storey rear extension along the common boundary measuring 2.47m. The proposed single storey extension would project 1.53m beyond the rear elevation of the adjoining property.

The Householder Development SPD allows development up to 4m beyond the rear elevation of neighbouring property. Given the existing extension on the neighbouring property it is not considered that the siting of the proposed extension, with a gradual increase in depth away from the common boundary with this property, would have significant detrimental impacts on the residential amenity of the

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occupants of No. 17 and is therefore in accordance with the guidance set out in the Householder Development SPD.

Impact on No. 19 Wentworth Grove

Turning to No. 19 Wentworth Way, this property appears to be currently vacant. As originally submitted, the applicant sought to extend the rear of the property by 4.5m. As referred to above, the Council's Householder Development SPD advises 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 45-degree line is drawn in a horizontal plane and taken from the middle of the neighbour's window. The rule is designed to protect the amenities of neighbouring dwellings from overshadowing or obstruction of outlook.

Given the juxtaposition of No. 19 and the host dwelling, No.19 is set at an angle and is slightly further back than its neighbours and includes a small single storey lean to extension.

As originally submitted, the proposal sought to extend the property by 4.5m. The Council raised concerns with the application as originally submitted given that this would breach the 45-degree rule. The Local Planning Authority has worked positively with the applicant and following ongoing discussions the applicant's agent has submitted revised drawings which has sought to reduce the rear depth to 4m. Given the stepped design of the rear elevation this ensures that the proposed single storey rear extension would not breach the 45-degree rule. Accordingly, it is not considered that the single storey rear extension at a reduced depth would adversely affect the residential amenity of No. 19.

HIGHWAYS

The host dwelling currently comprises of 3 bedrooms. The proposals as originally submitted sought permission for a loft conversion including rear dormer, the applicant has now confirmed their intentions to undertake these works under their Permitted Development Rights. In line with the Local Planning Authority's parking standards set within the Ensuring a Choice for Travel SPD, a property of this scale would therefore be expected to provide 3 in curtilage parking spaces.

The submitted drawings indicate that there would be space for 3 no. vehicles to be parked within the curtilage of the property. The current hand standing measures between 7.69 – 8.3m in width. The Council would require each parking space to be 2.4m wide by 5m with a footpath of space of 900m in between resulting in a need for a width of 9m for three side by side spaces.

However, given the nature of the road layout, it is considered that the existing parking provision would be acceptable and would not result in unacceptable impacts on highway and pedestrian safety to a degree that would warrant the refusal, on highway safety grounds in this instance. As such, it is not considered that the proposed development would have an adverse impact on highways.

OTHER ISSUES

None.

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.

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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
05.07.2022	115_P01		LOCATION PLAN
05.07.2022	115_P02		EXISTING FLOOR PLANS
05.07.2022	115_P03		EXISTING ELEVATIONS
05.07.2022	115_P04		DEMOLITION FLOOR & ROOF PLANS
05.07.2022	115_P05		DEMOLITION ELEVATIONS
17.08.2022	115_P06A	V2	PROPOSED GROUND FLOOR AND FIRST PLANS
17.08.2022	115_P07A	V2	PROPOSED ROOF PLAN
17.08.2022	115_P08A	V2	PROPOSED ELEVATIONS
17.08.2022	115_P09A	V2	PROPOSED DRAINAGE

J Fleming
18.08.2022

Alan Kilroe
23 August 2022

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