

<u>APPLICATION NO:</u>	25/00168/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Swanside	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	44 Holly Bank Avenue, Roby, Knowsley, L14 7AB		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION TOGETHER WITH LOFT CONVERSION WITH ERECTION OF 3NO. SIDE DORMERS		

Site Description

The application site is a rectangular detached house set within an irregular shaped plot at Holly Bank Avenue. There is a neighbour's detached garage immediately to the south of the dwelling and other dwellings to the north, south east and west. The front of the dwelling is at the end of a close with a footpath access to the other part of Holly Bank Avenue.

Proposal

The proposal is for the erection of a single storey rear side extension other with loft conversion with erection of 3 no side dormers. The extension be narrower at the front and rear and wider in the middle part, it would be 2.9 metres wide at the front, 5.8m wide in the middle and 2.5 metres wide at the rear. The maximum height of the extension would be 3.4 metres. It would be predominantly flat roofed but with a slope facing at the front facing towards the street.

Consultations

N/A

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

A previous similar application was recently refused at the property. The main difference to the current application is that the previous proposal had 1 large dormer rather than being split into 3 dormers like the current proposal. The application is currently subject to an ongoing planning appeal (APP/V4305/D/25/3359567).

24/00547/FUL - ERECTION OF A SINGLE STOREY SIDE EXTENSION TOGETHER WITH LOFT CONVERSION WITH ERECTION OF SIDE DORMER EXTENSION - Refused 06.12.2024

12/00132/REM - RESERVED MATTERS APPLICATION (PHASE 1) FOR ERECTION OF 100 NO. DWELLINGS, LANDSCAPING, OPEN SPACE AND INTERNAL ROAD - APPEARANCE, LANDSCAPING, LAYOUT AND SCALE TO BE CONSIDERED. Granted: 30.05.2012.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H2 - Sites Allocated for Housing Development

H8 - Extensions and Alterations to Residential Properties

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

Character of Area

Single Storey Extension

The single storey side extension would be 2.9 metres wide at the front which is less than half the existing dwelling (6.2metres). Whilst this would widen at the rear, this would be set back behind the garage and would not be readily visible from the streetscene. Therefore, the extension would not be disproportionately large when viewed from the street.

In relation to the character of the area, the majority of the side extension would have a flat roof, however, the front facing towards the street would be pitched. The extension would largely be screened by the existing detached garage. As a result, the extension would be viewed as pitched from the streetscene and would largely match the design of the existing building. As a result, there would be no harm to the character of the area from the single storey extension.

Dormers

Para 7.7 bullet point 6 of the Householder Development SPD states the following:

“A number of smaller dormers, as appropriate to the scale of the building, may be more successful than one large dormer, but conversely a simple roofline or roof slope should not be cluttered by a proliferation of dormers”

The proposal has been amended from the previous refusal by splitting the dormer into 3 smaller dormers. It is considered that the change breaks up the overly large monolithic mass of the previous dormer into smaller and more proportionate dormers. There are dormers of this scale elsewhere within the area including on prominent locations on the circular part of HollyBank Avenue to the west. The dormers are now considered harmonious, proportionate and balanced and would not result in significant harm to the streetscene. Overall, the proposal complies with policy H8 and the Householder Development SPD.

Neighbour Amenity

In relation to the neighbouring property to the south west (46). There are no habitable room windows on the side of 46 that would be affected by either the dormer or single storey extension. Therefore, there will be no harm to the amenity of 46.

Other properties are further away from the proposed dormer and extension and will not be impacted by the proposal. Overall, the proposal would not result in harm to amenity.

Conclusion

The proposal would be acceptable in relation to street scene and neighbour amenity. The application complies with local planning policies and is recommended for approval.

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 following approved plans and documents :-
 - a. Proposed Elevations – A104 - (received 06/03/2025).
 - b. Proposed Plans – A103 - (received 06/03/2025).
 - c. Location Plan and Site Plans - A100 (received 06/03/2025).

Reason: For the avoidance of doubt.

- 3) **Materials**

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.

Signed Case Officer¹: **Andrew Hunt** _____

Signed Authorising **Jo Sheridan**
Officer²: _____

Date: **23/04/2025**

Informatives

N/A

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