
From: Joe Crossland <joe@jrchitects.com>
Sent: 27 March 2023 10:45
To: Fleming, John
Subject: Re: External Mail: RE: 11 Rowan Grove

Hi John

No worries at all

EoT until 31st is fine with me

Regards

Joe

Sent from [Outlook for iOS](#)

From: Fleming, John <John.Fleming@knowsley.gov.uk>
Sent: Monday, March 27, 2023 10:31:15 AM
To: joe@jrchitects.com <joe@jrchitects.com>
Subject: RE: External Mail: RE: 11 Rowan Grove

Hi Joe,

Thanks for sending these across. Apologies I could not be more helpful but reality is they would be better under PD for client in terms of internal space than what our policies would allow.

Can we agree an extension of time to 31st March just to allow me to draft the report and get sign off?

Kind regards,

John Fleming
Planning Officer
Planning

Telephone: 443 2819

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley,



From: joe@jrchitects.com <joe@jrchitects.com>
Sent: 24 March 2023 16:52
To: Fleming, John <John.Fleming@knowsley.gov.uk>
Subject: RE: External Mail: RE: 11 Rowan Grove

Hi John,

Thanks for explaining this.

To keep things simple, I have spoken with the Client and we will now go for the single storey only. At a later date we will apply for PD for the dormer

Please see revised drawings attached. Thanks for your patience and have a good weekend!

Regards

Joe

From: Fleming, John <John.Fleming@knowsley.gov.uk>

Sent: Friday, March 24, 2023 9:29 AM

To: joe@jrchitects.com

Subject: RE: External Mail: RE: 11 Rowan Grove

Hi Joe,

I have uploaded to the Council's system.

I will have a look at the plans later this afternoon. However, I note that the hip/dormer is 54m3 so would fall outside of the scope of PD. As such the Householder Development SPD would apply which provides a more stricter policies than what PD might allow.

A dormer should normally be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side (including the roof boundary line of terraced properties and semidetached properties), to prevent it having an overbearing effect on the street scene and adjoining dwellings.

As such, it would need to be inline with the guidance above i.e. bringing in the sides slightly and 1m from the rear elevation which would reduce the size of development. It may be better for the applicant to undertake the dormer through PD with a slight reduction and attached a note to the plan to this effect.

If you wish to discuss please feel free to give me a call.

Kind regards,

John Fleming
Planning Officer
Planning

Telephone: 443 2819

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley,



From: joe@jrchitects.com <joe@jrchitects.com>
Sent: 23 March 2023 22:50
To: Fleming, John <John.Fleming@knowsley.gov.uk>
Subject: RE: External Mail: RE: 11 Rowan Grove

Hi John,

Please see attached revised drawings.

- Dormer window updated
- Total dormer + hip = 54m3
- Updated scale bar to correctly show 1:50

Any issues drop me a line

Kind Regards

Joe Crossland
Director
07468488699
info@crosslandarchitecture.com



From: Fleming, John <John.Fleming@knowsley.gov.uk>
Sent: Tuesday, March 21, 2023 1:54 PM
To: joe@jrchitects.com
Subject: RE: External Mail: RE: 11 Rowan Grove

Hi Joe,

Following our previous conversation can you let me know how you wish to proceed with the roof dormer.

Kind regards,

John Fleming
Planning Officer
Planning

Telephone: 443 2819

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley,



From: joe@jrchitects.com <joe@jrchitects.com>
Sent: 17 March 2023 14:53
To: Fleming, John <John.Fleming@knowsley.gov.uk>
Subject: External Mail: RE: 11 Rowan Grove

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Hi John,

As discussed please see attached revised drawings for which we accept an extension of time as it will be required.

Any issues please let me know

Kind Regards

Joe Crossland
Director
07468488699
info@crosslandarchitecture.com



From: Fleming, John <John.Fleming@knowsley.gov.uk>
Sent: Friday, March 3, 2023 10:31 AM
To: joe@jrchitects.com
Subject: RE: 11 Rowan Grove

Hi Joe,

Have you had a chance to discuss my email below with your client?

Kind regards,

John Fleming
Planning Officer
Planning

Telephone: 443 2819

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley,

From: Fleming, John
Sent: 24 February 2023 10:44
To: joe@jrchitects.com
Subject: 11 Rowan Grove

Hi Joe,

I hope you are well? I don't know whether you are still on annual leave or not so please discuss this the following with the client when you are back.

I visited the property today. As previously discussed, I do not have an issue with the rear extension. My main concern is the two storey side extension as previously discussed. The Householder Development SPD is a material consideration for the purposes of this planning application. It states that extensions should take account of any regular spacing between buildings. In areas of semi-detached dwellings it is important to ensure that side extensions between dwellings do not result in a terracing effect. Paragraph 7.2 in particular states:

“Two storey side extensions (and provision of first floors over existing single storey side extensions) should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. They should also avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.” A terracing effect is considered to be undesirable in areas of primarily detached or semi-detached dwellings as this leads, in the long term, to a significant reduction in the openness, local distinctiveness and spatial quality of these housing areas, as well as an alteration in the architectural style of the areas. In meeting these requirements, the following guidelines should be adhered to:

- Either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, **OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.**”

I undertook an unaccompanied visit around a few properties in the local area and noted two properties within close proximity of the application property has similar extensions with no set back. However, 1 property does not have any planning history and the other was approved in the 1970s in a different era of national/local policy and guidance. Further down the road there were a number of properties which have since applied the 1m set back.

Given the close proximity to the common boundary I am concerned about the creation of a terracing effect and would be looking for a 1m set back. If possible could the side element be redesigned to accommodate this and maybe an alteration to the internal layout to try achieve something that is workable for the applicant.

If you wish to discuss further please do not hesitate to contact me.

Kind regards,

John Fleming
Planning Officer
Planning

Telephone: **443 2819**

Knowsley Council, Huyton Library, Civic Way, Huyton, Knowsley,



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