

<u>APPLICATION NO:</u>	23/02718/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Halewood North	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	95 Arncliffe Road, Halewood, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION , REAR DORMER EXTENSION AND LOFT CONVERSION		

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

Site Description

The application relates to 95 Arncliffe Road, an end terraced property located at the junction of Arncliffe Road and Elder Place. The terrace comprises an 'L' shaped block of 10 no, dwellings. There is an existing lean-to outbuilding at the side of the property.

The property is a four bedroom, two-storey gable ended dwelling with a rear garden enclosed to the side by a high brick wall and a section of palisade fencing (remaining from previous school use on adjacent site) is located along Elder Place. The frontage is mainly hard surfaced with a grassed area set behind a low-level brick wall with gate piers and a pedestrian gate.

The host dwelling is surrounded by other residential dwellings. Land immediately to the north (side) of the property is occupied by a modern residential development built circa 2015, built on what was formerly Knowsley Southern Primary Support Centre with associated grounds.

Proposal

The application proposes a two-storey side extension with a single storey extension to the rear that would extend across the full extent of the host dwelling and across the proposed side extension. In addition, it is proposed to construct a dormer extension at the rear spanning across the extent of the existing dwelling.

The ground floor would accommodate a 'garage' to the side with a W.C. and extended open plan living space with kitchen and dining area to the rear. At first floor the extension would provide an extended front bedroom with an en-suite. Four bedrooms would remain at first floor.

The dormer would facilitate a loft conversion which would accommodate 2 no. additional bedrooms and a bathroom. The development would see the property shift from a four bedroom dwelling to six bedrooms.

Consultations

Halewood Town Council - No Comments Received.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

None.

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.

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.

The site is located within a Primarily Residential Area. As such, an alteration to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

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

Ensuring a Choice of Travel SPD (2010)

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 with the proposal and determining the application within a timely manner, clearly setting out the reason for refusal, allowing the applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.

Assessment

Regarding the adopted Development Plan policies, the proposed application has regard to 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.

Layout

Amenity Space

The host dwelling benefits from a private enclosed rear garden that extends over approximately 135 sq m. The garden has a depth of approximately 12.5 m and with the single storey extension this would retain a garden depth of 9.5 m from the rear elevation to the common boundary at the rear. The proposed development would result in a large family property with potential for up to 7 no. bedrooms. Whilst the extended property would reduce the amenity space to the rear approx. 105 sq metres of garden area would be retained.

Floor Layout

The proposed floor layout plan indicates that the development would result in an extended bedroom at first floor level and two new bedrooms within the converted loft served by the proposed dormer extension, resulting in 6 no. bedrooms. However, given the first floor layout it is considered that the floor layout could easily be altered such that the side extension would support a separate bedroom with the consequence that the dwelling would potentially have seven bedrooms. The parking provision is discussed in detail in the Highways section of this report.

Parking Provision

The existing dwelling comprises a 4 bedroom house and the proposed development would not result in the addition of an additional 2 no. bedrooms in the roof space further bedrooms and as mentioned above, the development could result in up to seven bedrooms. The

proposed 'garage' is of insufficient size to accommodate a vehicle. The parking provision is discussed in more detail in the highways section below.

Waste Storage (Bins)

Currently there is a lean to structure to the side of the dwelling with access to the rear via a gateway. Extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene.

As the 'garage' is not suitable for the parking of a vehicle it could be utilised for storage, including the three requisite wheeled bins. It is not considered in this instance therefore that a bin store would be required.

Design

Materials/Finishes

The submitted plans indicate that the proposed extension would be constructed in concrete block to receive a render finish and with roof tiles to match the existing dwelling. The existing dwelling is in the main constructed of brick with cream render limited to the upper front elevation for approximately half the width of the dwelling. Windows would be uPVC and colour matched aluminium to match the host property.

The application does not identify the material finishes proposed, although this could be secured by condition should planning permission be required.

Two-Storey Extension

The two-storey extension would have dimensions of 2.25 m wide by 6.05 m deep. It would have a duo-pitched roof with a gable end. The roof would be set approximately 190 mm below the existing ridge line of the host dwelling. Due to a set back of 500mm at the first floor level there would be a mono-pitched sloping roof over the 'garage' at the front. Within the front elevation there would be a garage door at ground floor with a bedroom window above. No openings are proposed within the gable. A bedroom window is proposed at first floor to the rear.

The Householder Development SPD states two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should avoid the creation of a terracing effect. It advises that a minimum 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 extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling. This arrangement may be relaxed if, because of a staggered or irregular arrangement of dwellings.

The proposed two storey extension would be located on the boundary of the application site, it would only be set back 500 mm from the main front elevation of the dwelling at first floor level. However, the guidance is in place so that development does not create a terracing effect. As the prevalent housing type in this location is terraced then in this case it is considered that this requirement can be relaxed.

Nevertheless, the SPD goes on to give guidance relating to extensions on corner plots and states that *particular attention should be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads...Sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited*

so close to the boundary that they would adversely impact on the street scene.

The plans as submitted are not explicit in detailing whether the existing brick wall to the side boundary would be retained and the gable elevation of the extensions would sit behind it or whether the gable elevations would be sited immediately on the boundary, effectively replacing the wall. From the dimensions of the layout plans submitted in support of the application it appears that there would be a maximum of 250 mm between the extension and the northern boundary; suggesting that the wall would be removed.

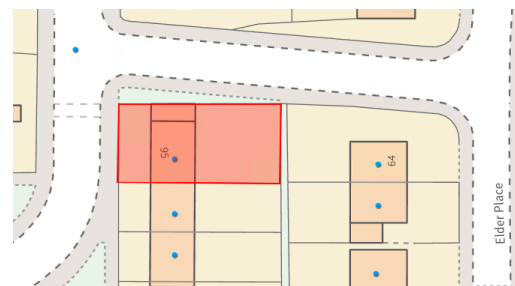
The host dwelling sits at the entrance to Elder Place and on the opposite side of the road No. 93i Arncliffe Road form part of the residential development built circa 2015. These are contemporary styled houses and No. 93i Arncliffe Road on the opposite side of the entrance is set back off the building line with the terraced block in which the host property sits. However, that property is set in off the side boundary and has a dual aspect design facing onto Elder Place, therefore retaining some sense of openness at the entrance to Elder Place. It is acknowledged that there is a small verge running along the northern boundary of the site between the footpath and the existing wall, however, it is not considered that this would help in any significant way to override concern that there would be insufficient distance retained to the side boundary to preserve the character of the surrounding area and that the development would be sited on the boundary such that it would adversely impact on the street scene.

Furthermore, the proposal to render the extension would exacerbate the impact, the use of render on properties, is not a common feature in the vicinity apart from small upper floor sections. Surrounding dwellings are predominantly brick built and the extension would form an incongruous feature which would out of keeping in the street scene.





The SPD further advises that In the case of two storey extensions, established building lines on both street frontages should normally be respected. The presence of existing substantial hedging or fencing / walls, or substantial highway verges would be taken into account in assessing whether a relaxation to the above guidelines can be made. In this case the host dwelling already sits past the building line with No. 64 Elder Place to the rear and the proposed extension that would be built up to the boundary and whilst it is acknowledged that No. 64 was built after the host property building up to the boundary and for the reasons outlines above, would emphasise this.

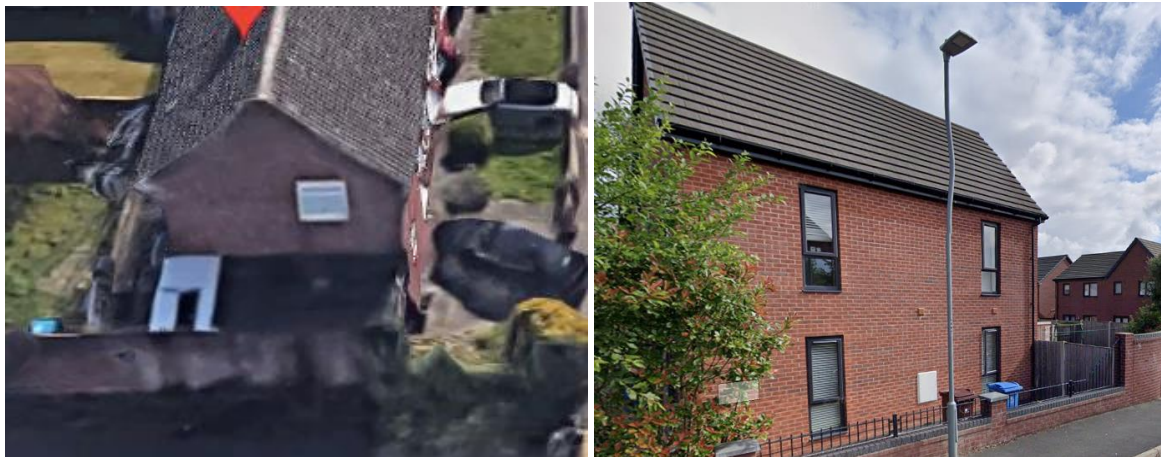


In addition, two storey side extensions should avoid blank gables and should respect interface distances with neighbouring dwellings (12m between gable and front elevation). It is not proposed to insert any openings within the gable elevation of the two-storey extension

whilst the existing gable is punctuated by a first floor bedroom window.

No. 63i incorporates secondary windows at both ground and first floor level which serve living, dining and bedroom accommodation. There is currently a distance of approx. 16.5 m between gables of these two properties. The extension would result in that distance being reduced to 14.25 m which is within acceptable limitations.

Nevertheless, the proposal would present a blank gable to the street. The blank elevation immediately adjacent to the highway that would be presented to Elder Place would result in a detrimental impact on the street scene.



Single Storey Rear Extension

Turning to the single storey element of this proposal, this would extend across the back of the dwelling and the proposed two-storey element of the extension. It would have dimensions of 11.13 m wide by 3.00 m deep and be set in off the common boundary with the adjoining neighbour by 150mm. It would have a mono-pitched roof that would reach an eaves height of 2.63 m and a maximum height of 3.71 m. It is proposed to insert folding doors measuring 6 m wide at the rear together with a window serving the W.C.

The Householder SPD indicates 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 proposed extension is within these limitations.

However, both the Householder Development SPD and saved Policy H8 require that extensions should normally be subordinate and should not result in a disproportionate addition to the original dwelling. The form and massing of an extension are critical to how it relates to the rest of the dwelling. The proposed single storey element of the extension would span the width of the host dwelling and across the proposed two-storey element resulting in an extension of some 11.12 m wide. Therefore, in combination with the two-storey side extension the extension would create an over dominant form and scale of addition in relation to the host dwelling.

Dormer Extension

The proposed dormer extension would extend across the existing rear roof slope of the host dwelling. It would measure 8.88 m wide and project a maximum of 3.2 m out from the rear roof plane. A dormer extension should not project above the ridgeline of the dwelling and at 40 mm below the ridge line of the host property it would just be within that limitation.

The SPD advises that 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 semi-detached properties), to prevent it having an overbearing effect on the street scene and adjoining dwellings. The proposed dormer would be set approximately 30 mm back from the rear elevation; 140mm from the boundary with the adjoining terrace and approximately 120 mm from the edge of the existing roof at the gable end.

The host dwelling is located at the end of the terrace at the entrance to Elder Place and as such the rear roof slope where the dormer extension is proposed would be visible from the street scene, the extension would be particularly visible from Elder Place and with views of the side elevation from Arncliffe Road. The proposed roof extension would not, in officer's opinion be subservient to the main dwelling and as such appear as an incongruous addition to the host dwelling. This element of the proposal would conflict with the guidance of the Householder SPD and would not be compliant with saved policies H5 and H8 of the UDP and Policies CS2 and CS19 of the Local Plan of guidance with the Householder SPD. However, as the SPD identifies, there is great scope to extend dwellings by adding rear dormers under permitted development but where not permitted the guidance applies.

In this regard, it is noted that permitted development rights under Schedule 2, Part 1 *Development within the curtilage of a dwellinghouse, Class B - Additions etc to the roof of a dwellinghouse* allow the householder to enlarge the dwelling by way of an addition to its roof. From the information provided it appears that the proposed dormer would be within the limitations of permitted development, albeit that the applicant would need to comply with certain conditions which include the need to comply with Class G which covers the installation, alteration or replacement of a chimney, flue or soil and vent pipe. That detail is unknown. The applicant should apply for a Certificate of Lawfulness to determine whether works relating to the dormer are permitted development if they wish to continue with this element of the proposals.

For a "fallback position" to be a relevant material consideration, the basic principle is that it must be a real prospect. For the prospect to be real, there must be a greater than theoretical possibility that the development might take place. Officers are satisfied there is a reasonable prospect that the fallback scheme would be implemented, and that the same type of accommodation would be provided. Consequently, it represents a viable "fallback position". The degree of weight to be given to the fallback position depends on whether it would be equally or more harmful than the scheme proposed. In this case, it is considered in light of "fallback position" this a material consideration and should be given considerable weight.



On balance however, having regard to the other extensions, the scheme as proposed is considered an over development of the existing dwelling which is located within a prominent location within the street scene. The extensions by virtue of their siting, design and scale

represent an incongruous and disproportionate addition to the dwelling which would cause harm to the character and appearance of the host dwelling and the character and visual appearance of the wider street scene contrary to the Householder SPD and relevant planning policies.

Residential Amenity

No. 97 Arncliffe Road

This property is the adjoining terrace. The proposed two-storey extension would have no impact on this dwelling as it is on the gable and would not project behind the existing rear elevation. The single storey extension to the rear would be 3 m in depth and within acceptable limitations to ensure that this part of the development would avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

It is acknowledged that the dormer would be very close to the boundary with this adjoining property and set at a higher level than existing windows within the rear elevation of the host property; the windows would be nearer to the common boundary and would likely result in some harm to the neighbouring property from overlooking and loss of privacy to the amenity space to the rear. However, having regard to the “fallback position”, this impact should be given very limited weight.

No. 93i Arncliffe Road

No. 93i occupies the plot on the opposite side of the entrance into Elder Place. Approximately 14.25 m would be retained between the side extension and their gable. Given that there are only secondary windows within the gable of No. 93i facing the extension, it is considered that adequate interface would be retained to ensure that the development would not have any undesirable impact on this property arising from overlooking, loss of privacy or overbearing impacts.

In regard to the dormer, given the scale it would appear as a dominant feature when viewed from side windows of this property, however, having regard to the “fallback position”, this impact should be given very limited weight.

No. 64 Elder Place

This property is located behind the host dwelling. A distance of 9.5 m would remain between the proposed ground floor extension and the common boundary at the rear. The proposed two-storey extension would be located approx. 22 m from the rear of No. 64 Elder Place and due to the juxtaposition of the dwellings, the two-storey extension would not be sited immediately behind the rear elevations of this property. Given the distances that would be retained, it is not considered that the two-storey and single storey extension would have detrimental impacts on this property.

Turning to the dormer extension, given the elevated position together with the scale and window openings proposed, it is considered that it would appear dominant within the roof space and despite the interface distances would be likely to give the perception of overlooking. Nevertheless, as mentioned above, having regard to the “fallback position”, this impact should be given very limited weight.

No. 122 Arncliffe Road

No. 122 is on the opposite side of the host dwelling. An interface of 20 m would be maintained between the front of the side extension and this property. The proposal would not have any undesirable impact on this property in relation to overlooking, loss of privacy or overbearing impacts.

Highways

The site frontage is currently part hardstanding and partly grassed set behind a low level wall with pedestrian access point and opening for vehicular access.



The existing parking provision is currently provided at the front of the dwelling on a hardstanding.

The Householder SPD notes that circumstances vary, depending on the existing level of parking provision and the particular environmental and highway conditions in the locality. In most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards. Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow, for example in areas with wider access roads and plots. Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.

The internal dimensions of the proposed 'garage' would measure 1.89 m wide by 5.84 m in length. This is of inadequate width to provide parking for a vehicle and would not count towards parking provision on the site.

The depth to the front of the dwelling is approximately 4.65 m deep. The area available within the curtilage could only accommodate parking for one vehicle without overhanging onto the highway. The application shows that the existing parking provides 2 no. spaces and one space is shown where, at the time of the application was submitted was grassed. The proposed parking layout indicates that the existing low level wall at the site frontage would be retained and 2 no. spaces would be provided, parked at an angle. However, the space available is not adequate to satisfactorily accommodate 2 no. parking spaces of acceptable standard.

As mentioned above, two new bedrooms would be provided within the converted loft served by the proposed dormer extension, resulting in 6 no. bedrooms and potential for the proposed extension to provide, with minimal alteration to the floor plan, another bedroom. It is acknowledged that a dormer similar to that proposed could be erected without planning permission. Nevertheless, the parking on the site is limited, the site is located on a bend and the extension could potentially increase the bedroom space. It is considered therefore, that the proposal, if permitted, would lead to an undesirable increase in on-street parking to the

detriment to highway safety.

Other matters

Trees

The proposed development would be located adjacent to the northern boundary with Eden Place running along Eden Place. On the other side of the brick wall demarcating the side boundary of the application site, there is a narrow grassed verge which includes planting with some small trees.

No tree reports support the application to determine whether the development would have a detrimental impact on those trees. The trees form part of the landscaping of the adjacent housing development (not adopted highway) and not under the ownership of the applicant.

The trees or their roots could be damaged potentially leading to their loss. As these trees are not within the applicant's ownership, if planning permission was granted and loss occurred, this would be a civil matter between the developer and the land owner.



Conclusion

The proposed development due to the siting, design and scale would form an incongruous and disproportionate addition to the original dwelling which would appear overly dominant and cause harm to the character and visual appearance of the host dwelling and the wider street scene. Furthermore, the proposal does not incorporate adequate on-site vehicular parking facilities. The proposal would lead to an undesirable increase in on-street parking to the detriment to highway safety.

Recommendation

That planning permission be refused for the following reasons:

- 1) The proposed development by virtue of the siting, design and scale represents an incongruous and disproportionate addition to the original dwelling which would appear overly dominant and would cause harm to the character and visual appearance of the host dwelling and the wider street scene to the detriment of visual and residential amenity contrary to the National Planning Policy Framework (2023), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006;

Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

- 2) The proposal does not incorporate adequate on-site vehicular parking facilities. The proposal, if permitted, would therefore be likely to lead to an undesirable increase in on-street parking to the detriment to highway and pedestrian safety contrary to the National Planning Policy Framework (2023), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006; Policies CS2, CS7 and CS19 of Knowsley Local Plan: Core Strategy, adopted January 2016; the Ensuring a Choice of Travel SPD (2010) the Householder Development SPD (2016).

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **K Foster**

Date: **16 February 2024**

Informatives

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

