

Regeneration and Economic Development Department

APPLICATION NO: 21/00565/FUL
Carroll

APPLICANT: Mr and Mrs Tom and Cara

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE
ERECTION OF A SINGLE STOREY REAR EXTENSION AND A DORMER
LOFT CONVERSION

LOCATION OF SITE: 3 Linden Drive, Huyton, L36 5TT

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Development - Primary Residential Development

RELEVANT POLICIES

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)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None Required

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 6 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 application relates to a two-storey, semi-detached dwelling on Linden Drive. Permission is sought for the erection of a two-storey side/rear extension, a single storey front and rear extension, together the conversion of the loft to include a dormer to the rear.

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PS/DC/OP04/05	003	23/9/02

The two-storey element would sit to the side of the dwelling and partially wrap around the rear elevation. It would project 1.9m from the side elevation, have a total depth of 7.9m and be stepped back 0.5m from the principal elevation. It is proposed with a gable end roof, where the eaves would measure 5m and the ridge would reach a maximum height of 7.6m. The ground floor element would protrude 1.35m beyond the front elevation and also wrap around 3.4m of principal elevation to create a new porch. This section would have a mono-pitched roof reaching a maximum 3.3m in height.

The single storey rear extension has been reduced to a depth of 4m and would span the width of the original dwelling, plus the proposed side extension, creating a total width of 8.87m. The element is proposed with a flat roof reaching 3m in height and would contain a lantern roof light.

Finally, the development includes the conversion of the loft which would involve the addition of a flat roofed dormer on the rear slope, plus building out the hipped roof to create a gable end finish linked into the proposed two storey side extension.

POLICY CONSIDERATION

The site is classified as an area for Primary Residential Development in the Local Plan Policies Map. Therefore, a domestic extension would be acceptable in principle within this location subject to compliance with all other relevant local planning policies and guidance. The key policies for the determination of this application are Local Plan Policy CS2, CS19 and Saved UDP policies H5 and H8. The Householder Development SPD is also a material consideration.

DESIGN, ACCESS AND CRIME PREVENTION

The layout has been amended to include a 0.5m step back from the front elevation and the plans also demonstrate that the roof of the side extension would sit below the main ridge line. As such the additions would be views as subservient of the host dwelling and would not result in a terracing affect with the neighbouring dwelling. The ground floor projection to the front is minimal in scale and would not appear out of keeping with the character of the property.

The single storey rear projection has been reduced in depth, to 4m and the flat roof design is deemed acceptable within the rear location. The works would also introduce a flat roofed dormer to the rear roof slope. The dormer would be set in over 0.5m from the boundary line with the attached dwelling and approximately 0.9m from the rear elevation. Given the layout and its rear position, it is not considered that the dormer would appear unduly prominent on the roof slope.

Regarding the hip-to-gable extension associated with the loft conversion, it would alter the overall appearance of the dwelling and the Householder SPD states that that where appropriate the design of a roof should echo the original dwelling. Although the works would constitute not permitted development, due to the relationship with the proposed two storey side extension, the applicant could undertake this form of the extension (rear dormer and hip-to-gable extension) on its own using their permitted development rights, under Class B of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended). This therefore represents a fall back position which is a material consideration in the determination of this application. The property also is located close to the junction with Tarbock Road and a number of dwellings along this stretch of the road present a gable end. Therefore, on balance, it is considered that the hip-to-gable alteration is acceptable, and it would not unduly affect the visual amenity of the surrounding area.

Overall, the scale of the built form would appear acceptable within the site and adequate private amenity space would be retained. The extensions are proposed to be of a rendered finish, with grey tiles and UPVC detailing to match the existing dwelling.

RESIDENTIAL AMENITY

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The proposed two storey element would be located along the shared boundary with the neighbouring dwelling, 5 Linden Drive. The properties are aligned and as such the majority of the two-storey build would sit adjacent to the side elevation of no.5, with a projection of 1.35m beyond the rear elevation. The facing elevation of this dwelling has two windows, which appears to serve the hallway and landing. As such the side extension would not unduly affect the outlook/lighting to any habitable rooms and the limited two storey rear projection would have no significant effect on the openings within the rear elevation.

With regards to the single store rear section, it would span the width of the plot and therefore abut the boundary with both 1 and 5 Linden Drive, neither of which have been extended to the rear. The overall depth of the rear section has been reduced to 4m and the flat roof would sit at 3m. The extension would accord with the Householder SPD which advises single storey extension of this depth would be acceptable along a shared boundary line and would not be deemed to detrimentally affect the amenity of the adjacent dwellings.

Finally, the front extension would sit adjacent to the driveway at No.5 and would be over 4.6m from the boundary with No.1. Overall, the proposal is not considered to have any adverse impacts on the amenity of neighbouring properties.

HIGHWAYS

The proposal would increase the total number of bedrooms from three to four within the property. In line with the Council's parking standards as set within the Householder SPD, a property of this scale would be expected to provide three in-curtilage parking spaces.

The existing driveway only currently provides one parking space. The proposed plan indicates that the entire area to the front would be block paved and as such would create one further parking space. While this is short of the standard within the SPD, it should be noted that they are minimum standards and given the proposal would increase the existing level of parking, it is considered acceptable.

CONCLUSION

The proposed development is considered to be of an acceptable scale and design for the host dwelling. It would not unduly affect the visual amenity of area or have any significant effect on the residential amenity of the neighbouring properties. As such the proposal complies with relevant criteria of Policies CS2 and CS19 of the core strategy and saved Policies H5 and H8 of the Knowsley UDP together with the Knowsley Householder Development Supplementary Planning Document.

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.

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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.

- 4) No part of the development hereby permitted shall be brought into use until the additional area of hardstanding, as shown on the approved plan (21036-05 Rev.C), has been laid out. The area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The parking provision shall be retained as such thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/11/2021	21036-05	Rev.C	PROPOSED FLOOR PLANS
05/11/2021	21036-06	Rev.C	PROPOSED ELEVATIONS
05/11/2021	21036-07	Rev.C	PROPOSED SECOND FLOOR

Informatives

Louise Everard

17 November 2021

Alan Kilroe

17 November 2021

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