

<u>APPLICATION NO:</u>	23/02109/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	Northcot, Shannons Lane, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT EXTENSION, ALTERATION TO EXISTING FLAT ROOF TO HIPPED ROOF AND PART REPLACEMENT OF FLAT ROOF		

Site Description

The application site is located Northcot, Shannons Lane, accessible off Knowsley Lane (B5194) and is located within area allocated as Green Belt in the Development Plan. The application property is a two-bedroom annexe (previously converted from a double garage). It is rendered pebble-dash on all elevations and features a single door on the front elevation, sliding doors on the side elevation and windows on all the elevations. The front of the property features a ramp and handrail to the entrance.

The site is located central to the area known as Knowsley Estate in the Development Plan. The property is North facing and is encircled by other residential properties, such as Knowsley Cottage, Westcot/Suncot and Byron House.

Two rows of paved slabs and gravel spans a depth of approximately 19m to offer parking utilised within the curtilage of the application site. The majority of the garden space is situated to the side of the property. There are a number of mature Oak trees within the plot of the site and close to the property. There is greater and denser tree coverage surrounding the Knowsley Estate.

There are two lightweight outbuildings to the North and East of the application property. The curtilage of the site is enclosed by a low-lying wooden fence.

Proposal

The application seeks permission for the erection of a single storey front extension together with the alteration from the existing flat roof to a proposed erection of a hipped roof.

The proposed front extension would project forward 3.08m and would have a width of 5.58m. This would be served by the proposed hipped roof, which would measure 2.6 at the eaves and 3.79m at the highest point. The roof would feature a skylight on the West-facing slope.

The majority of the existing roof would be replaced by a hipped roof, however, a small section to the side and rear, where there is a slight protrusion from the otherwise rectangular form, would be replaced by a flat roof, which would be roughly in line with the height of the flat roof as existing.

The ramp and step would be removed to create space to facilitate the proposed development. The existing door to the property on the front elevation would be removed and the front (to replace the access door) and side elevation would feature large bay windows. Access will be facilitated through the side elevation.

Consultations

Knowsley Parish Council - No Comments Received.
Arboricultural Officer - No objections, subject to condition applied.

Representations

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

Planning History

APP. NO: 22/00042/PREAPP
PROPOSAL: PRIVATE AND CONFIDENTIAL
ALTERATIONS TO BUNGALOW ROOF TO CHANGE FROM FLAT ROOF TO
PITCHED ROOF
DECISION: ADVICE GIVEN
DECISION DATE: 23 January 2023

APP. NO: 23/00004/PREAPP
PROPOSAL: PRIVATE AND CONFIDENTIAL
ERECTION OF SINGLE STOREY FRONT EXTENSION AND ALTERATIONS TO
ROOF FROM FLAT TO PITCHED
DECISION: LIKELY TO BE ACCEPTED
DECISION DATE: 18 May 2023

APP. NO: 13/00041/FUL
PROPOSAL: CONVERSION AND EXTENSION TO DETACHED GARAGE
TO FORM TWO BEDROOM GRANNY ANNEXE (EXISTING LEAN-TO TO BE
DEMOLISHED).
DECISION: GRANTED
DECISION DATE: 3 May 2013

APP. NO: 12/00075/FUL
PROPOSAL: CONVERSION OF DOUBLE GARAGE INTO GRANNY FLAT
DECISION: LIKELY TO BE ACCEPTED
DECISION DATE: 3 May 2013

APP. NO: 13/00514/FUL
PROPOSAL: CONVERSION AND EXTENSION TO DETACHED GARAGE
TO FORM TWO BEDROOM GRANNY ANNEXE (EXISTING
LEAN-TO TO BE DEMOLISHED) - REVISIONS TO
PREVIOUSLY APPROVED APPLICATION 13/00041/FUL TO
ALLOW FOR THE REPLACEMENT OF GROUND FLOOR
SLAB, UNDERPINNING OF EXISTING FOUNDATIONS AND
TRENCH FILL FOUNDATIONS AND THE SUBMISSION OF A
REVISED TREE SURVEY.
DECISION: APPROVED
DECISION DATE: 31 October 2013

The dwelling of Northcot is within the ownership of the adjacent property, Suncot, which is situated to the south of the application site and is separated by an outbuilding. The dwelling was formally a detached garage structure, which under

13/00041/FUL was approved to convert the detached garage to a dwelling together with an extension to the structure and the demolition of a lean-to of the structure.

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.

The site is identified as a site situated within Green Belt designated in the adopted Unitary Development Plan. Although there is greatly reduced potential to extend and alter domestic properties, development to an existing residential dwelling to an extent is acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2, CS5 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy G7 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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles

CS5 - Green Belt

CS19 - Design Quality and Accessibility in New Development

G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

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.

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

Policy G7 of the Saved Unitary Development Plan (2006), Alteration, Extension of Replacement of Existing Dwellings in the Green Belt states that,

1. Proposals for the extension or alteration of an existing dwelling within the Green Belt, or for the construction of a detached garage or outbuilding within its curtilage will be provided permitted that they meet the following criteria:
 - a. The form and materials of the development would respect the appearance of the existing dwelling and its setting, and preserve the openness of the Green Belt;
 - b. The development and any associated vehicular access routes, boundary treatment, garden, storage or vehicular parking areas would be provided without harming or unreasonably impacting on the amenity of any neighbouring property and the appearance of the surrounding area; and
 - c. In the case of proposals to extend an existing dwelling or for the construction of detached buildings within 5 metres of existing dwelling, the proposal would not (either by itself or in conjunction with earlier developments) result in a disproportionate addition over and above the size of the original dwelling.

Policy CS5 'Green Belt' in the Core Strategy states that inappropriate development in the Green Belt will only be permitted in 'very special circumstances' in which it has been demonstrated that the harm to the Green Belt (including any harm to its openness, purposes or to its visual and recreational amenities) would be clearly outweighed by other considerations.

Policy CS19 of the Core Strategy requires development to enhance local distinctives, identity and accessibility of places ensuring development proposals respond positively to the characteristics of immediate surroundings. This incorporates local materials, scale, mass, form, layout, alignment and density of the existing built environment.

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas. It also states that style, design, materials and scale of front extensions should respect the character of the surrounding residential area.

The NPPF also stipulates that extensions or alterations of a building are listed as exceptions to inappropriate development within the Green Belt. Paragraph 154. C) allows for extensions or alterations of a building if it does not result in

disproportionate additions over and above the size of the original building.

Design

The existing dwelling is pebble-bash rendered facing with UPVC windows and felt roofing. The Application Form and submitted Proposed Elevations and Floor Plans highlight that the exterior rendering will emulate the existing of the original dwelling. Details on materials for the fenestration has been stated to match the existing. The proposal indicates that with the erection of the hipped roof, it will change from the existing felt to tiled roofing. It is considered that the proposal would be in keeping with the existing dwelling and would feature materials that are matching and ensure the proposed and existing are harmonious in design and materials.

The proposed development would also emulate the original design of the dwelling and align with the existing exterior of the elevations. It would include materials which are keeping with those found at the application property and would be served by a hipped roof.

The siting of the proposed extension is considered to be sited, in this context, in the most appropriate place to reduce any harm or impact on residential amenities. The proposed development would be in scale and feature an acceptable form and mass in relation to the original dwelling. It would be considered an appropriate method to extending the dwelling without having a detrimental impact on residential amenities or unacceptable harm to the openness of the Green Belt. The design and materials of the proposed extension, as well as the scale, layout and density, would ensure it is compliant with the relevant policies.

The existing dwelling is situated approximately 8.10m away from the highway, which would leave approximately 5m following the erection of the proposal. This would leave an acceptable distance between the highway and application property.

Further to Saved Policy G7 outlined which should respect the appearance of the existing dwelling and its setting, as well as preserve the openness of the Green Belt, which should be done by remaining subordinate to the original dwelling. The accompanying explanation to G7 stipulates that as a general guideline, enlargements of over 50% will normally be classed as disproportionate and now allowed. The size of the original dwelling is defined as "That which existed on 1st July 1948, or the dwelling as originally built if this was later".

Consideration must therefore be given to what classifies as the original dwelling. For the purposes of the determination of this application, the original dwelling is considered the building from when planning permission was granted under 13/00041/FUL to convert the detached garage structure to a dwelling. Included in this application was the approval of a rear extension and the demolition of a lean to.

The volume of the 'original building' is therefore as follows:

Original Building

(Dwelling) $42.74\text{m}^2 \times 2.8\text{m} = 120\text{m}^3$

Volume of 'original building' = 120m³

Proposed Building

(Proposed building with the front extension) $60^2 \times 2.6\text{m} = 156\text{m}^3$

(Proposed hipped roof) 25.03m^3

Volume of 'proposed building' = 181.03m^3

On this basis the proposed building would be a percentage increase of 51% ($(181\text{m}^3 - 120\text{m}^3) / 120\text{m}^3 \times 100$) the development would be over the prescribed volume outlined in the accompanying sections for G7 in the UDP. Volume calculations have also been provided in support of the application by the agent. These volume calculations also reached the same verdict that the percentage increase of volume would be 51%. The figures corroborate with each other.

The volume allowance outlined is a prescriptive volume, as it is general guidance. It is acknowledged that the proposed development would see an increase of 1% greater than is prescribed in the UDP, it is considered that this increase is only marginally in excess of the prescribed guidance, and it would be reasonable to allow this as the overall harm as a result, would not be considered detrimental, particularly to the openness of the Green Belt.

Furthermore, appropriate weight should be given to the design (which would see the change from the existing flat roof to a majority of the property being served by a hipped roof.) which would be considered betterment in design terms. In addition, the Householder Development SPD advocates for pitched roofs generally (through its overall discouragement of flat roofed extensions) and particularly when considering roof alterations, should encourage a harmonious design, between proposed and existing. Section 6.5, Rooflines, of the Householder Development SPD states that, when considering the roof of an extension, the main building and similar nearby dwellings (if any) should act as a guide. It is noted that predominately that all the nearby dwellings and any extensions, are served by pitched (or hipped) roofs. Subsequently, the erection of a hipped roof, would not only be considered a better design for the dwelling itself, fostering a cohesive and improved design, but would also improve the relationship between the application property and the residential dwellings which are situated around the site. Given that these are all significantly larger than the application property, it would not be considered to result in significant harm to relax the guidance and allow the 8% increase of the prescribed volume, as it would be considered to cause any significant harm to the openness, views and setting of the nearby area and Green Belt.

The only section, as mentioned previously which would not see the erection of a hipped roof, was the protruding section, situated the side and rear of the property. This was discussed with the agent, who outlined the difficulty when looking at construction. The previous Pre-Application (23/00004/PREAPP) included an additional hipped roof, which would tie in with the prominent proposed roof. This has been removed and left out on this submission. The flat roof would be refurbished but retain its design for this section. Although less than ideal, the majority of the property being served by a pitched roof, in oppose to the existing flat roof, would be considered a stark improvement in design terms.

Overall, the erection of a hipped roof would be deemed a more appropriate design and would tie-in with the character of the area, appear less incongruous and would not be considered to adversely harm the openness of the Green Belt. In addition, it would feature materials which are largely consistent and matching with the existing dwelling and have an acceptable form, scale and mass. The proposed development would feature an acceptable design and would largely be in accord with the requirements of Saved Policy G7.

Residential Amenity

Given the location of the dwelling in relation to the siting of Woodlands, Westcot / Suncot and Knowsley cottage, the proposal would not be considered to have an adverse impact on the amenities of the occupants of these properties.

Knowsley Cottage

Knowsley Cottage is a detached dwelling located to the site frontage of the Knowsley Estate and is situated to the East from the application site. The interface distance between the two properties is approximately 22m.

The application property is located roughly 3m away from the rear boundary of Knowsley Cottage, which has 1.8m high timber fence between the party boundary. No additional openings have been included on the elevation that faces toward Knowsley Cottage.

It is not considered that the proposed development would have any significant impact to the amenities or privacy to the occupants of Knowsley Cottage.

Woodlands

Woodlands is another detached dwelling and is sited to the West of the application site at an approximate interface distance of 33m.

The proposal would see the installation of large bay windows and would retain the access door. The fenestration included in the submission would not be considered to cause any significant harm to the amenities or privacy given the interface distance is of sufficient separation.

It is not considered that the proposed development would have any significant impact to the amenities or privacy of the occupants of Woodlands.

Westcot / Suncot

Immediately adjacent South of the application property is a detached outbuilding, which is within the ownership of the occupants of Westcot and is used as a utility/storage room. The dwelling(s) of these properties are situated further South from the application property and adjacent outbuilding at an approximate distance of 14m.

Given the proposed development would be located to the North (front) of the dwelling, it is considered that the front extension would not have any impact to the detached outbuilding. The proposed roof changes (from the flat to a hipped roof) may reduce a small amount of light to the outbuilding through the window on its rear elevation, however, given that this window serves a non-habitable room within an outbuilding, this would not adversely impact on residential amenity.

It is not considered that the proposed development overall would impact on the residential amenities of the dwelling(s) of Northcot / Suncot given the nature and scale of the proposal.

Overall, it is considered that the proposal would not cause any unacceptable harm to any nearby occupants and their residential amenity or privacy and would largely be in accord with Saved Policy G7 and other relevant policy considerations.

Highways

The application site is accessible off Shannons Lane, which currently serves 5 dwellings. From the Highways Mapping data available, Shannons Lane (and other

roads / highways within the Knowsley Estate area are unadopted roads). The application site has two existing parking spaces to the side of the property, as outlined earlier. These are considered adequate to serve the dwelling. Given the number of bedrooms available and that these spaces are provided within the curtilage of the dwelling, the proposal would not result in a requirement to increase the number of parking spaces available.

Policy G7 states that any associated vehicular access routes or parking areas would be provided without harming or unreasonably impacting on the amenity of any neighbouring property and the appearance of the surrounding area. It is considered that the proposal would be in accord with this policy.

The proposed development would not be considered to result in any adverse impacts to the highway.

Other Issues

Trees

The application has been supported by a Tree Survey which has been reviewed by the Council's Arboricultural Officer, who has raised no objections to the proposal but has requested that a condition be applied to address any potential concerns. The suggested condition was 5-day notice for the erection of protective tree fencing, prior to commencement, to ensure that nearby trees are provided with the necessary level of protection.

Furthermore, it was requested that the Arboricultural Survey and Method Statement are made approved documents within Schedule 1.

The application site is encircled by multiple mature Oak trees, the Tree Survey identified 6. It has been stated and agreed (by the Tree Survey and review from the Council's arb officer) that the measures outlined would be sufficient. No trees would be removed or damaged as a result of the proposed development and therefore would be considered acceptable.

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 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.

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) Five working days written notice shall be given to the Local Planning Authority for the erection for tree protective fencing before commencement of the works hereby granted.

Reason: For the avoidance of doubt, to comply with the application and to act in accordance with Saved Policy DQ4 of the Replacement UDP.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/11/2023	1887/01	REV A	EXISTING FLOOR PLAN AND ELEVATIONS, PROPOSED SITE PLAN. LOCATION PLAN.
06/11/2023	1887/02	REV B	PROPOSED ELEVATIONS, FLOOR PLAN, ROOF PLAN, SECTION AND SITE PLAN
17/10/2023	TRE/NNLK	-	ARBORICULTURAL IMPLICATIONS ASSESSMENT
17/10/2023	TRE/NNLK	-	ARBORICULTURAL METHOD STATEMENT

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

K Foster

Date:

23 January 2024

Informatives

Not applicable.

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

Volume Calculations:

Original Building

(Dwelling) $42.74\text{m}^2 \times 2.8\text{m} = 120\text{m}^3$

Volume of 'original building' = 120m^3

Proposed Building

(Proposed building with the front extension) $60^2 \times 2.6\text{m} = 156\text{m}^3$

(Proposed hipped roof) 25.03m^3

Volume of 'proposed building' = 181.03m^3

Proposed hipped roof volume calculation and formula

A = 5.96m (W)

B = 3.97m (Ridge Length)

C = 1.12m (height)

D = 2.72m (slope)

E = 2.72m (slope)

$A \times B \times C / 2 = 13.26\text{m}^3$

$A \times (D+E) \times C / 3 = 12.04\text{m}^3$

Total = 25.03m^3

On this basis the proposed building would be a percentage increase of 50.8583% ($181\text{m}^3 - 120\text{m}^3 / 120\text{m}^3 \times 100$) which is rounded up to 51%.