

<u>APPLICATION NO:</u>	22/00433/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	
<u>LOCATION:</u>	Brookside Cottage, Alt Road, Huyton, Knowsley, L36 7SB		
<u>PROPOSAL:</u>	RETROSPECTIVE APPLICATION FOR RETENSION OF SINGLE STOREY REAR EXTENSION, FIRST FLOOR SIDE AND REAR EXTENSION, 3NO. REAR DORMER EXTENSIONS AND GARAGE CONVERSION		

Site Description

The host property is located on Alt Road, Huyton within a Primarily Residential Area. The host property is situated at the end of a small cul de sac where two properties are situated.

The property comprises of a render finish to its principal elevation, grey UPVC windows and a wooden door together with two velux windows to the principal elevation. The property benefits from hard standing in its entirety and is able to accommodate multiple cars within the curtilage of the dwelling house.

Proposal

The application seeks retrospective permission for a single storey rear extension, garage conversion, and first floor side and rear extension together with 3no. rear dormers.

The proposal would provide internal reconfiguration to provide an open plan kitchen and living area, utility room and cinema room, together with extended bathroom and bedroom at ground floor level. To the first floor an additional bedroom is provided with ensuite together with an open plan hallway served by roof lantern and a Juliet balcony.

The single storey rear extension spans a width of 13.6m and projects a depth of 3m from the original dwelling house. It would be served by a flat roof measuring 3.1m at its highest point and would consist of two windows and sliding doors to its rear elevation.

To the first floor are 2no. flat roof dormers which are set in by .6m from the edge of the roof and attain a maximum height of 5.5m. The dormers measure 7.3m and 2.6m respectively and are built to the rear elevation of the original dwellinghouse.

In addition, 1 roof dormer serving the hallway would consist of a Juliet balcony and roof lantern measuring 5.7m at the eaves and 6.1m at its highest point and would sit below the existing roof ridge. It measures 2.7m in width and spans a depth of 1.7m -5m.

Consultations

HIGHWAYS – No objection to the principle of development subject to condition

Representations

This application has been publicised by letters sent to 13 neighbours. One representation has been received supporting the proposed development stating that the works undertaken are to a high standard and has improved the appearance of the property which was previously in poor repair. The neighbour has further sited that residential amenity has increased due to the removal of a window at the gable end of the property which overlooked The Avenue thereby improving privacy of all residents who share a boundary with that address. Due to the mature gardens at the shared boundary very little of the works are visible and new boundary fencing has been installed.

Planning History

71/01668/HIST – Double garage and front porch. Granted 15th April 1976

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.

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development
- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

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 identified as land located within a Primarily Residential Area. As such, a domestic extension to the existing residential property is considered 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 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.

Article 35 Statement

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.

Assessment

Design

The Householder Development SPD is a material consideration for the purposes of this planning application. It advises that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy or appear unduly dominate to neighbours. In respect of roof alterations and dormer extensions it advises that dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced, and that attention needs to be given to design to ensure a sensitive and appropriate approach conserves the character of the original building and roofscape.

Garage Conversion

The garage conversion has already been undertaken and the garage door has been replaced with block, render and a new window. It would not appear to be an incongruous feature within the street scene.

Single Storey Rear Extension

The single storey rear extension is brick facing and contains 2 windows to the rear together with two large panel glazed units. Whilst the Householder Development SPD typically seeks to avoid the use of flat roofs, the roof is located to the rear of the property and would not be visible from the public highway. As such, the development appears to be of a contemporary design and would not look out of keeping within the street scene due to its location at the rear of the property. The single storey rear extension is therefore acceptable in terms of design.

Roof Alterations

With regard to the roof alterations, the Householder Development SPD advises that any alterations should normally be at a lower level than the original roof and where the original dwelling has a straight gable, then the extension should ensure that the neighbours do not suffer significant loss of light as a result have a straight gable. The

side extension and roof extension to the side of the property extends the original roof slope but due to the positioning of properties it would not affect any neighbours. It is therefore considered in keeping with the host property and would not look out of place in terms of the character of the street scene.

The 3 roof dormers located at the rear would be similar in appearance to the materials found on the existing roof slope. Whilst the Householder Development SPD advises that openings should be smaller than the windows on the storeys below, it does advise that they should echo the general proportions and shape of the openings below. Given that the single storey rear extension contains large panel openings, the openings serving the rear dormers would therefore echo those found at ground floor level and is therefore considered acceptable with regards to design given the fact that they are located at the rear of the property and due to the host property's orientation they would not be visible to the majority of neighbouring properties.

The Householder Development SPD states 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 .5m from the roof edge on either side to prevent it having an overbearing effect on the street scene and adjoining dwellings. The height of the dormers would sit lower than the ridgeline of the existing roof and would therefore not be visible from the street scene. In addition, the two dormers serving habitable rooms would be set in by .6m in accordance with the SPD. The two dormers have been built so that they are parallel with the rear elevation of the original dwellinghouse with the exception of a slight overlap of .7m, the single storey rear extension gives the perception that they are set in by 3m and are considered acceptable.

The Local Planning Authority does have concerns regarding the central dormer because it appears to be unbalanced against the backdrop of the two neighbouring dormers located either side which have been built so that they are parallel with the rear elevation of the original dwelling house whereas the central dormer projects beyond the neighbouring dormers by 1.6m above the rear extension. The central dormer would therefore not be in compliance with the Householder Development SPD. The Local Planning Authority attempted to negotiate with the applicant to reduce the scale of the central dormer so that it is in line with the neighbouring dormers. Unfortunately, the Local Planning Authority could not reach a positive solution in this regard. It therefore falls to consider whether the harm caused by the central dormer would be sufficient to refuse planning permission.

The Householder Development SPD requires that are designed to ensure a sensitive and appropriate approach is taken which conserves the character of the original building and roofscape. During the site visit it was clear that the dormer extensions would not be visible from the public highway and therefore would not have an adverse effect on the street scene as the works are not visible from any public vantage point. Furthermore, due to the orientation of the host property which is set at an angle against the property boundary of the properties located on The Avenue (further discussed below), the central dormer would not appear to be visible from the rear gardens of these properties due to the juxtaposition of properties together with additional tree planting provided which obscures the view of the central dormer.

Whilst the central dormer would conflict with the guidance outlined in the Householder Development SPD and result in an addition which in the Local Planning Authority's opinion results in an unbalanced addition to the host property, the harm caused would not be sufficient to warrant refusal when the development proposals taken as a whole are in compliance with the SPD due to the set back of 1m from the rear elevation and

7.6m/3.6m set in either side of the rear elevation it relates to.

Materials

The host property is finished with render to the principal elevation and brick facing to the rear including grey UPVC windows and doors.

The roof extension and dormers will be faced in materials to match the existing property. The dormers are clad in materials to match the existing roof tiles and the windows will match the existing openings found at ground floor level.

The proposed materials and finishes are therefore in keeping with the existing property and a condition should be attached to the application to ensure that the proposed materials and finishes match the existing features of the property to ensure the character of the property is maintained and enhanced.

Residential Amenity

No. 19 Alt Road

No. 19 is located at the end of the cul de sac. Due to the juxtaposition of properties the extensions located to the rear of the property would therefore not be visible.

It is not considered that this property will therefore be adversely affected by the proposed extension.

No. 25, 28, 26, 29, 30 The Avenue

These properties are located along The Avenue and their rear gardens abut the property boundary of the host property. New close boarded fencing has been installed together with the planting of new trees which once matured will act to largely obscure the proposed development in relation to the single storey extension as alluded to by the neighbour consultation response.

The two of the dormers would be slightly visible from these properties the closest of which would not appear dominate along the roofscape. In addition, no windows are located in the side of any of the dormers which would result in a loss of privacy. Indeed, as alluded to by a neighbour consultation response the applicant has removed 1 window located in the gable wall which will act to increase privacy for those occupiers along The Avenue.

During the site visit, it was noted that garden furniture was placed on the roof of the single storey rear extension. The Local Planning Authority expressed concerns that the use of the roof space serving the single storey extension as a balcony could give rise to impacts on residential amenity of neighbouring properties. The applicant has confirmed that it is their intention to secure a glazed panel to the Juliet balcony together with non-openable windows serving the habitable rooms which will prevent access to the roof space to be used as a balcony. This should be secured via condition to ensure no adverse effects to residential amenity occur. Notwithstanding this, the Juliet balcony would overlook the rear garden beyond which is the former cricket club. As such there would be no adverse effects to residential amenity if it was retained.

Accordingly, there would be no adverse effects to residential amenity in relation to these properties.

No other properties are considered to be affected.

Highways

The property benefits from hard standing drive in its entirety.

The highways authority raises no objection to the principle of development subject to the provision/retention of hard surfacing across the frontage of the property, sufficient to cater for the parking of three vehicles. The existing kerb will need to drop across the frontage width (where it is not already dropped coincident with the original driveway) and any obstructions to parking such as boundary wall foundations will need to be removed. Accordingly, in the interests of highways safety a condition should be attached to this application to ensure this.

Conclusion

On balance, whilst the Local Planning Authority does not consider the central dormer to be of an appropriate scale and mass and would appear to be an unbalanced addition to the host property due to its projection beyond the existing rear elevation, it would not be visible from either a public or private vantage point due to the juxtaposition of properties and would therefore not warrant a refusal when the development is taken as a whole which largely comply with relevant policies and guidance as set out in this report. Due to the revised plans submitted which accurately reflect the development on the ground, together with the installation of a glazed panel to the Juliet balcony, it is considered that the development would as a whole largely comply with relevant policies and is considered acceptable in terms of design, residential amenity and highway safety and complies with the relevant Core Strategy, Replacement UDP and guidance in the NPPF and PPG and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will 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) No development shall take place until a scheme identifying areas of parking in accordance with the Council's current standards, has been submitted to and approved in writing by the Council as Local Planning Authority. The development shall not be brought into use until the areas identified have been hard surfaced, drained within the site and permanently marked out or demarcated in accordance with the details agreed. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

- 5) The roof area of the single storey rear extension hereby permitted shall not be used as a balcony, roof garden or similar amenity and the glazed panel in accordance with approved drawing 2148 CTS 01 Zz Dr A 5204 P04 shall be retained at all times thereafter.

Reason: In the interest of residential amenity and to comply with Policy H8 of the Knowsley Unitary Development Plan (adopted June 2006).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
24.10.2022	2148 CTS 01 ZZ DR A 5200	P04	LOCATION PLAN
24.10.2022	2148 CTS 01 ZZ DR 5201	P04	SITE PLAN EXISTING AND PROPOSED
24.10.2022	2148 CTS 01 ZZ DR A 5204	P04	PROPOSED ELEVATIONS
24.10.2022	2148 CTS 01 ZZ DR A 5205	P04	PROPOSED FLOOR PLANS

Signed Case Officer: **John Fleming**

**Signed Authorising
Officer:** **Alan Kilroe**

Date: **15 November 2022**

Informative

Appendix 1 – Site Photographs

