

Regeneration and Economic Development Department

APPLICATION NO: 22/00338/FUL

APPLICANTS: Mr Noorzadeh

WARD AFFECTED: Swanside

DEVELOPMENT: CONVERSION OF LOFT TOGETHER WITH ALTERATIONS TO EXISTING DWELLING INCLUDING RENDERING OF FRONT ELEVATION, CHANGES TO ROOF FROM HIP TO GABLE AND ALTERATIONS TO SINGLE STOREY REAR EXTENSION ROOF FROM PITCH TO FLAT ROOF (INCLUDING ROOF LANTERN)

LOCATION OF SITE: 4 Campbell Drive, Roby, Knowsley, L14 7QG

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposed development relates to a loft conversion together with alterations to the roof from hip to gable and associated works. The associated works include rendering at the front elevation and alteration of existing pitched roof serving the single storey rear extension to a flat roof with roof lantern at the property located at no. 4 Campbell Drive, Roby.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

RELEVANT PLANNING HISTORY

- 02/00714/FUL: Erection of two storey side extension to side of dwelling to form study with bedroom above and single storey rear extension to form lounge and kitchen together with porch to front. Granted 1st November 2002.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the "Framework") (2021); and
- Planning Practice Guidance (PPG);
- Ensuring a Choice of Travel Supplementary Planning Document (SPD) (2010); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with 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.

DESIGN

Gable roof

The existing property is served by a hipped roof measuring 5.18m at the eaves and 8m at its highest point. The application is seeking to amend the design of the existing roof from hip to gable. The proposed gable roof would measure 5.22m at the eaves and would remain the same height as the existing roof at 8m.

The Householder Development SPD states that care should be exercised to ensure that roof alterations are in keeping with the dwelling and that they do not overlook neighbouring dwellings and that dormers should not be so large as to dominate the roof slope resulting in a dwelling that is unbalanced.

The application as originally submitted sought to convert the loft including the erection of a rear dormer to provide a master bedroom and ensuite running the full length of the rear elevation of the gable roof. The Council expressed concerns that the resulting nature of the built form would not be in keeping with the host dwelling and would likely result in an adverse impact to the character of the property. Following ongoing discussions with the Local Planning Authority, the applicant has since submitted revised

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

drawings and decided to withdraw their intention to develop the roof dormer element of the proposals and instead undertake this aspect of development under their Permitted Development Rights.

However, the applicant still seeks to change the roof's design from hipped to gable. The Householder Development SPD states that where appropriate the design of the roof should echo the original dwelling. A number of properties in the nearby vicinity have undertaken similar works. As such, the proposed changes to the roof design would be in keeping with the character of neighbouring properties and would not unduly affect the visual amenity of the surrounding area. Overall, the scale of the built form would appear to be acceptable with regards to design found in relation to neighbouring properties.

Rendering to principal elevation

The property is currently brick facing and is quite unique in that it is the only brick facing property within the vicinity. However, the property is not of architectural merit and the application of rendering to the principal elevation is considered appropriate and would be more in keeping with the character of the street scene and neighbouring properties. As such, the application of rendering to the principal elevation is considered acceptable in terms of design.

Flat roof and lantern

The property currently benefits from a single storey rear extension which is served by a pitched roof. The proposed development seeks to convert the pitched roof to a flat roof incorporating a roof lantern. The proposed roof would measure 3.1m at the eaves and provide a total height of 3.31m. Although this element of the proposals is located at the rear of the property, the extension is partially visible from the public highway along Stuart Drive. Given that the proposal is set in by 3 properties from Stuart Drive, it is not considered that the development would have an adverse effect on the character of the area. Further, whilst the Householder Development SPD states that extensions should normally have a pitched roof for aesthetic reasons but allows for a degree of flexibility if it can be justified in design terms. The proposed flat roof would be served by a low-lying roof lantern which would provide a modern element in terms of design and is therefore considered appropriate.

RESIDENTIAL AMENITY

Given that the single storey extension is already built out and the proposals seek to implement a flat roof with roof lantern it is not considered that this would have any adverse effect on residential amenity of neighbouring properties.

Regarding the proposed alteration of the existing roof structure from hip to gable, it is not considered that this would have an adverse effect on residential amenity given that the ridgeline would retain the same height and the height of the eaves would only be increased marginally.

Given the scale of the extension and the design of the roof it would not appear to be unduly overbearing in relation to neighbouring properties nor would it significantly affect the outlook or levels of light to adjacent neighbouring properties. The development proposals are therefore considered appropriate and would not lead to adverse effects to residential amenity.

HIGHWAYS

The property currently comprises 4 bedrooms. Whilst the loft conversion would provide an additional bedroom space, the internal alterations to the first floor would convert 1 bedroom to a dressing room. As such, the property would still comprise 4 bedrooms and therefore does not materially change the use of the property as existing and therefore does not raise any highway concerns and the proposal therefore does not conflict with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

OTHER ISSUES

None.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.06.22	01.10	-	LOCATION PLAN
01.08.2022	01.04B	V2	PROPOSED GROUND FLOOR PLANS
01.08.2022	01.05B	V2	PROPOSED FIRST FLOOR PLANS
01.08.2022	01.08B	V2	PROPOSED ELEVATIONS

J Fleming
01.08.2022

Signed by
M. Quinn
04.08.2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02