

<u>APPLICATION NO:</u>	23/01787/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	12 Bradfield Road, Roby, Knowsley, L14 7AQ		
<u>PROPOSAL:</u>	LOFT CONVERSION TOGETHER WITH THE ERECTION OF 2NO. REAR DORMERS		

Site Description

The application site is a Detached house in a residential area. The site also includes a separate detached garage to the north of the dwelling. The site is situated near to the end of Bradfield Road, Roby.

Proposal

The proposal is for a loft conversion together with the erection of 2 no rear dormers. As part of the loft conversion, there would be rooflights on the front elevation.

Consultations

N/A

Representations

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

Planning History

Several application have been approved at the site most of which are not directly relevant. However, condition 3 of a previous application (13/00617/REM) restricted permitted development rights for dormers.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

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

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

Street Scene

The loft conversion would include front rooflights that would be visible from the street. However, these rooflights would be small scale and minor changes that would not harm the character of the area. Overall, there would be no harm to the street scene.

Neighbour Amenity

In relation to properties either side (10 and 14 Bradfield Road), the dormers would not materially affect the amenity of either dwelling as they would be located in the same place (albeit 1 floor higher) as the existing 1st floor windows.

In relation to properties opposite, these do not directly face number 12, instead facing

at an oblique angle to 12 or being slightly to the south of 12. As a result, the dormer of 12 will not directly face any window opposite and consequently will not significantly affect the privacy of any dwelling.

The proposal will also not harm to amenity of other neighbouring properties.

Permitted Development

A relevant material consideration is that the dormer would normally be permitted development. The reason it requires planning permissions is that permitted development rights were revoked via condition 3 of 13/00617/REM:

“3. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking and re-enacting that Order with or without modification):-

(i) no gates, walls or fences shall be erected forward of the front wall of the dwellings; and,

(ii) no dormer windows shall be added to the dwellings other than those expressly authorised by this permission, unless planning permission for such development has been granted by the Local Planning Authority.

Reason: In the interests of visual amenity and to safeguard the character of this residential development and to ensure compliance with saved policy DQ1 of the Knowsley Replacement Unitary Development Plan, adopted June 2006”.

A relevant point to note is that the reason for removal of the condition was based on the character of the area rather than residential amenity or privacy.

Parking

In relation to parking, 3 parking spaces would be retained on site. This complies with the council's parking standards for 4+ bedroom dwellings.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-

- a. Proposed Plans and Elevations - Rev A - (received 03/08/2023).
- b. Proposed Site Plan - Rev A - (received 03/08/2023).
- c. Location Plan - (received 13/07/2023).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>5 September 2023</u>

Informatives

N/A

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