

<u>APPLICATION NO:</u>	23/00019/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	47 Bowring Park Avenue, Roby, Knowsley, L16 2NH		
<u>PROPOSAL:</u>	ALTERATIONS TO APPROVED SCHEME UNDER APPLICATION 22/00547/FUL FOR PART FLAT ROOF ABOVE SINGLE STOREY EXTENSION		

Site Description

The host property is a semi-detached dwelling located at 47 Bowring Park Avenue. The property is part brick facing and part rendered in a pebble dash finish at the first floor and brick facing at its side and rear elevations. The property benefits from a porch and white UPVC windows and doors.

The property benefits from a garage located to the side of the property. The property also benefits from a part grass part hard standing drive which provides parking for one vehicle within the curtilage of the property.

The application site is currently subject to ongoing building works for a part single storey part two storey side and rear extension.

Proposal

The application seeks permission for alteration to the roof associated with the single storey extension approved as part of the proposals under application reference 22/00547/FUL. The previous approved scheme sought provision for a part single storey part two storey side and rear extension. The single storey aspect included a pitched roof measuring 2.38m at the eaves and 3.8m at its highest point.

During the initial construction, the applicant became aware that the necessary roof pitch required by building regulations would not be achievable. Permission is now sought for a minor alteration in respect of the single storey rear extension. It is now proposed that the single storey rear extension will accommodate a flat roof incorporating a roof lantern and will measure 2.9m at the eaves and 3.3m at its highest point.

No other changes relating to the previous approved scheme under 22/00547/FUL are proposed.

Consultations

None Required

Representations

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

Planning History

Ref: 22/00547/FUL – Erection of a part single storey part two storey side and rear extension and the erection of a single storey rear extension (demolition of garage and side/rear extension). Granted 31st October 2022.

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 located within a Primarily Residential Area. As such, an alteration 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 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

Context

The applicant has submitted a statement in support of the application. The application seeks an amendment to the previous plans approved under 22/00547/FUL to provide a part flat roof extension. This amendment is necessary as the previous approved plans would only provide a 7 degree pitch, which will not pass building regulations which requires a minimum pitch of 12.5 degrees.

Design

During the site visit it was apparent that building works have commenced on site following the permission granted in October 2022. The applicant has demonstrated that provision of a pitch roof is not possible in order to meet building regulations. Whilst a pitch roof would have been preferred, the changes are relatively small in comparison to the wider development currently ongoing and would incorporate a roof lantern which would elevate its design beyond a typical flat roof and provide a more contemporary aesthetic to the dwelling. In addition, the flat roof would not be readily viewable from any public area and would therefore not be detrimental to the character of the street scene.

Accordingly, the proposal is acceptable with regards to design.

Residential Amenity

Saved policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not lead to unacceptable impacts on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice in this regard is set out in the Householder Development SPD.

No. 45 Bowring Park Avenue

No. 45 is the adjoining semi-detached property. It has been extended in the form a conservatory and a single storey side and rear extension. The previously approved permission proposed a single storey rear extension which would extend .6m from the rear elevation of no. 45 conservatory. The previously approved scheme measured 2.38m at the eaves and an overall height of 3.8m. The alterations propose to increase the eaves height to 2.9m, resulting in an increase of .52m at the eaves and would sit .4m above the eaves of no. 45's conservatory. Given the relatively small increase in overall height and that the development only extends .6m from the rear elevation of the existing conservatory it is not considered that the occupiers of no. 45 would be adversely affected by the proposed development.

No. 43 Bowring Park Avenue

No. 43 would not be adversely affected by the proposed alterations to the single storey extension as it would be obscured by the two storey rear extension approved under the previous application.

No other properties would be affected.

Highways

The proposed development would not result in adverse effects to the public highway.

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
16.01.2023	TQRQM22243073 354695		LOCATION PLAN
16.01.2023	A103	REV B	PROPOSED FLOOR PLANS
16.01.2023	A104	REV B	PROPOSED ELEVATIONS

Signed Case Officer¹: **John Fleming**

Signed Authorising ***K Foster***
Officer²: _____

Date: **22 February 2023**

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.

Appendix 1 – Site Photographs

