

<u>APPLICATION NO:</u>	23/00056/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	2 Waterside Park, Roby, Knowsley, L36 4RN		
<u>PROPOSAL:</u>	ERECTION OF A FIRST FLOOR SIDE EXTENSION AND THE ERECTION OF A REAR DORMER EXTENSION TOGETHER WITH THE INCREASE OF EXISTING ROOF HEIGHT.		

Site Description

The application property is a detached dwellinghouse located in a cul-de-sac at 2 Waterside Park.

The character of the street scene is categorised by brick facing properties laid out within an open plan estate. The application property has a front facing gable and hip roof and previously benefited from a double garage which has since been converted. The windows are grey UPVC and the property benefits from tarmac to accommodate 2no. vehicles. Two trees are located at the front of the property which are protected under a Tree Preservation Order.

Proposal

The application proposals seek permission for the erection of a first floor extension together with loft conversion and rear dormer.

The first-floor extension would be parallel to the existing front and rear elevation and include 2no. windows on the front, side and rear elevations. It would occupy a footprint of 2.6m in width by 9m in depth. As originally submitted, the proposed development sought permission for a hip-to-gable conversion together with roof dormer. The roof arrangement has been altered and the dormer has reduced in size. It would now consist of a hybrid arrangement whereby the left hand side would consist of a gable roof and the roof over the proposed first floor extension would be hipped. The roof would measure 5m at the eaves and would attain a maximum height of 8.1m.

The rear dormer would measure 8m in width, 3.2m in depth and 1.9m in height and include 3no. windows.

The proposals would provide 2no. extended bedrooms together with 2no. en-suites and a dressing room at first floor level. The loft conversion would provide an additional 5th bedroom together with en-suite, dressing area and storage space.

Consultations

None.

Representations

This application has been publicised by letters sent to 8 neighbours. One

representation was originally received stating that they do not fully object to the proposed development but raised concerns regarding the privacy and natural light. After clarity was provided by the Local Planning Authority the neighbour withdrew their concerns.

Planning History

Ref: 19/00698/FUL – Conversion of garage to form habitable room. Granted 4th March 2020.

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 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 states that first floor extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should avoid the creation of a terracing affect.

The proposed side extension sits parallel to the existing front elevation and would maintain 1.5m at the side boundary. Notwithstanding this, due to the juxtaposition of neighbouring properties it would not result in the creation of a terracing affect within the street scene and therefore a setback is not required. The proposed extension would be faced in materials to match the existing and is acceptable in terms of design.

As originally submitted, the applicant sought permission for a hip-to-gable conversion together with a large rear dormer which would span the width of roof line. The roof line is to be increased by .2m and whilst increasing the ridge height is something to be typically avoided it is necessary to allow for the required head height. Notwithstanding this, an increase of .2m on a detached property in this location is not considered significantly larger than what already exists and is therefore acceptable in this instance. The Local Planning Authority raised concerns that the dormer and hip to gable arrangement as proposed would have a dominant affect on street scene as the development would be partially visible from Rupert Road and would appear particularly prominent to neighbours (discussed later below). The Local Planning Authority has worked positively with the applicant to amend the proposals which now consist of a hybrid roof arrangement consisting of part hip/part gable and a reduced dormer. Whilst retaining the existing hip would have been preferred this would not provide the necessary space for the applicant's housing needs. Although this is an unusual arrangement there is a variety of different roof types consisting of hip, gable, and mansard roofs within the street scene. In addition, the Juliet balcony has been removed and windows have been altered so that they correspond with the floor plans and are aligned with existing windows at the first floor.

Given that the development has significantly reduced in size together with the fact that it is a quiet cul-de-sac and trees sited along the boundary with the public house would largely obscure the arrangement it is acceptable on balance in terms of design in this instance.

Residential Amenity

No. 1 Waterside Park

No. 1 is the neighbouring detached property and benefits from a single storey rear extension which provides an open plan kitchen and living arrangement. The proposed extension would increase the roof height at the property to a hip-to-gable. No.1 has 1 window located at its side elevation serving the kitchen. However, it benefits from 1 no. window together with 2no. bi-folding doors and is considered that this allows sufficient access to light.

Given the revised proposals which have significantly reduced the rear dormer in terms of depth together with the fact that the outlook of the kitchen is already affected by the existing gable end it is not considered that this property would be adversely affected by the proposed loft conversion.

No. 10 & 11 Waterside Park

These properties are located opposite the application site. The proposed extension would introduce a new window serving the dressing room at the front elevation. As such, this is a non-habitable room and would not adversely affect the living conditions of properties located opposite and would provide the same interface distance between the properties as to what already exists.

No. 10 & 11 would not be adversely affected by the proposed development.

No. 3 & 4 Waterside Park

No. 3 and 4 are located at the side of the application property and face the existing side elevation. No. 3 has an interface distance of 8.5m – 10.9m and overlooks the rear aspect of no.2. No. 4 has an interface distance of 13.3m – 13.5m.

The proposed side extension would introduce 2no. windows at the gable end both serving en-suites. As such, these are non-habitable rooms and would not adversely affect the residential amenity of the occupiers in terms of the side extension.

As originally submitted, the proposed loft conversion would have been set in .8m from the side elevation and .2m from the rear elevation. As such, the original proposals would have appeared overly dominant in terms of outlook to these properties. The proposals have been reduced so that the dormer is set in 3.4m from the proposed side elevation and set back 1m from the rear elevation. The roof will be hipped at this end of the property to mimic what is currently in situ. The scale of built form has been reduced and the interface distance with windows at the rear particularly in relation to no.3 would not alter the current arrangement in terms of interface distance between these properties.

It is not considered that these properties would be adversely affected by the proposed development.

No other properties would be affected.

Trees

The property has two trees located in the front garden which are protected by a Tree Preservation Order (TPO) under reference: 95/00001/TPO. Environmental Services has advised that the development does not require a tree survey given that the proposed extension would be built on the existing footings. As such, no adverse impact

to trees would occur as a result of the proposed development.

Highways

Permission for the conversion of a double garage to a habitable room was previously granted under application 19/00698/FUL. The Officer's Report relating to that decision stated that there would be no adverse effects to highways as the previous garage facilities were not of a sufficient size to accommodate vehicles in accordance with the Council's guidance.

Dwellings of 4+ bedrooms are typically required to provide 3no. parking spaces within the property curtilage. However, whilst the proposals would increase the number of bedroom spaces the current arrangement provides 2no. spaces for a 4 bedroom property. As such, it would not materially alter the use on site and it is not considered that the proposed development would adversely affect highway safety given the existing arrangement.

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
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23.06.2023	PL_01	D	LOCATION PLAN, EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
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Signed Case Officer¹: **John Fleming**_____

Signed Authorising Officer²: **K Foster**_____

Date: **27 June 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



