

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 21/00506/FUL

APPLICANT: Mr Rob Mc Naught

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF FIRST FLOOR SIDE EXTENSION TOGETHER WITH THE
ERECTION OF A SIDE AND REAR DORMER EXTENSION

LOCATION OF SITE: 27 Rimmer Avenue, Roby, L16 2NE

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

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

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.

PLANNING HISTORY

N/A

TECHNICAL CONSULTATIONS:

N/A

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 8 neighbours. Two objections have been received consisting of the following main points:

- I wish to object to the rear dormer only due to lack of privacy and overlooking my property. I am happy for the first floor side to be extended I just think the dormer will be intrusive.

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\21-00506 -ful 27 rimmer
avenue robby l16 2ne.doc

- I strongly object to this loft conversion as it is way over developed and far too big. I have no issues of any development up to the eaves level.
- This will not probably be used for potentially many years to come due to the eventual occupants (both OAP's). So somewhat a 'white elephant' for many years.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of first floor side extension together with the erection of a side and rear dormer extension.

POLICY CONSIDERATIONS

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP; the application also complies with the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

Para 7.7 of the Householder SPD states that dormers should not be so large as to dominate the roof slope, resulting in a dwelling which appears unbalanced. The design of the proposal is acceptable. The first floor extension has been amended to reduce the size of the rear dormer and change to a more regular gable roof. Whilst this is different to the main hipped roof of the original dwelling, it is a significant improvement on the original proposal for a hipped roof with a side dormer and is acceptable in street scene terms as it would be a subordinate addition to the main dwelling and would not dominate views in the street scene like the original proposed roof. The size of the rear dormer has also been reduced. Overall, the rear dormer complies with para 7.7 of the Householder SPD. In relation to the first floor, this would not be set back by 1 metre at first floor level (it would be set back around 0.4 metres). However, the dwelling is situated at an angle to the neighbouring dwelling, and no terracing effect would occur. Therefore, the extension complies with para 7.2 of the Householder Development SPD.

Overall, the design of the scheme is acceptable. The application raises no crime or anti-social behaviour issues.

RESIDENTIAL AMENITY

The proposal would not harm the amenity of neighbouring properties.

In relation to 25, due to the different oblique angles of the two properties, the first floor side extension and rear dormer would not adversely impact on the light or outlook of 25.

There would be no harm to the amenity of 29 as the extension would be on the opposite side of the property.

In relation to other properties to the rear, the dormer would not have an unacceptable effect on privacy due to the large distance between the property and others to the rear. The distance to the nearest extension of 24 Bowring Park Avenue, would be around 29 metres and the main property of 24 would be around 35 metres away. At these distances there would not be unacceptable harm to privacy and the development accords with the Council's adopted separation distances in the Amended New Residential Developments SPD.

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\21-00506 -ful 27 rimmer
avenue robby l16 2ne.doc

The extension complies with the Householder Development SPD and Policy H8. Overall, the proposal will not cause harm to the amenity of neighbouring properties.

OTHER MATTERS

In relation to whether the dormer would be used by the occupants. This would not be a material planning consideration as planning is concerned with whether the dormer would be acceptable from a visual perspective and whether the dormer would adversely impact neighbours.

CONCLUSION

The proposal is acceptable in design and would not harm the amenity of neighbouring properties, The application complies with local planning policies and is recommended for approval.

RECOMMENDATION:

That Planning Permission 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/08/2021	B1213 - 006	A	Proposed Second Floor Plans
04/08/2021	B1213 - 007	A	Proposed Elevations
16/06/2021	-	-	Location Plan
16/06/2021	B1213 - 002	-	Existing First Floor Plan
16/06/2021	B1213 - 003	-	Existing Elevations
16/06/2021	B1213 - 001	-	Existing Ground Floor Plans
16/06/2021	B1213 - 005	-	Proposed First Floor Plans
16/06/2021	B1213 - 004	-	Proposed Ground Floor Plans

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\21-00506 -ful 27 rimmer
avenue roby l16 2ne.doc

Informatives

N/A

Andrew Hunt

01 September 2021

Alan Kilroe

2 September 2021

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

c:\users\bidej\appdata\local\microsoft\windows\inetcache\content.outlook\54noi01n\21-00506 -ful 27 rimmer
avenue roby l16 2ne.doc