

<u>APPLICATION NO:</u>	23/02743/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	56 Rimmer Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT EXTENSION AND PART FIRST FLOOR REAR EXTENSION, PITCHED ROOF TO PORCH AND GARAGE AND INTERNAL ALTERATIONS		

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

Site Description

The application relates to a 2 storey detached dwelling with associated land located on the western side of Rimmer Avenue, Roby. The property currently presents a two storey facade to the front but the eaves to the rear of the dwelling slope to a lower level. The rear roof slope includes a small dormer and the rear façade has been increased in height at one end to form a dormer roof extension.

The property is located on a site which benefits from private amenity space to the rear, a driveway leading to an integral garage with vehicular access from Rimmer Avenue, together with a garden area at the front. The site sits behind a low level wall which encloses the site at the front boundary.

Proposal

Permission is sought for the erection of a single storey extension to the front of the dwelling with the incorporation of a new pitched roof which would extend over a revised entrance and the existing garage.

In addition, it is proposed to extend the property at first floor across the rear of the property by raising the eaves and roof slope height. The eaves height would be increased by approximately 2.26 m such that the rear of the dwelling would present as a two-storey at the rear. The extended roof, together with internal re-configuration would provide increased ceiling height to provide additional accommodation at first floor which would comprise an extended bedroom, bathroom, and en-suite bathroom. The proposal would also include the installation of three windows in the rear elevation at first floor and a new rooflight within the roof plane to the rear which would serve a landing area.

It is also proposed to construct a pitched roof and make external elevations to an existing single storey extension to the rear.

Consultations

None Required.

Representations

This application has been publicised by two rounds of consultation comprising letters sent to 5 neighbours. During the initial period of consultation, no representations were received.

Following the first round of consultation the description of development was changed to more appropriately describe the development and to include a pitched roof to an existing rear extension.

Consideration has been given to the necessity to re-consult on amended description of the development. In this instance it was considered that the amendment constituted fundamental change to the originally described proposal. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and has re-consulted in order to make sure that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application due to the nature of the change/s to the description.

No further representations have been received as a result of this publicity.

Planning History

None.

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.

NATIONAL PLANNING POLICY FRAMEWORK

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

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)
Ensuring a Choice of Travel SPD (2010)

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

Layout and Design

The Council's Householder Development SPD forms a material consideration for the purposes of determining this planning application. It advises that the overall scale of development should not look out of place from the street or local environment. The design of the roof should echo that of the original dwelling; windows should follow the precedent shown in the host dwelling and materials should generally be the same or similar to the dwelling to which it relates. The extension should also leave adequate room around the dwelling to avoid a cramped appearance, space for sitting out and storage of bins and adequate parking.

Amenity Space

The property benefits from a private garden to the rear. The extension would leave adequate room about the dwelling to avoid a cramped appearance within the plot and to maintain adequate private amenity space.

Parking Provision

The existing dwelling is a three bedroom property and the proposal would not see an increase in the number of bedrooms.

The host dwelling has an integral garage which does not meet the required internal dimensions to be considered to be a usable parking space (2.35 x 4.38 m). Internal alterations, which do not require planning permission, would also see the dimensions of the garage reduced that would come about through proposed alterations to convert in part into a shower room.

A driveway is currently provided to the front of the garage which extends a maximum depth of 4.95 m. Although a parking space in front of a garage is normally expected to have a minimum length of 5.5 m, this is the only parking space provided in the curtilage. The existing level of provision for car parking would be retained as it currently exists and the proposed development would not result in the need for

additional provision to be provided. The development would not result in an increased adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents and is acceptable.

Waste Storage (Bins)

The proposal would not affect the existing access to the rear of the site which enables bins to be stored out of sight from the road. A part of the garage would be retained that whilst not suitable for the parking of a vehicle could provide storage space. The development does not pose any concern regarding waste storage on the site.

Design

Front Extension and New Roof to Site Frontage

The Householder Development SPD requires that the style, materials and scale of front extensions needs to protect the character of the surrounding area; the building line should be taken into consideration, the size and projection will be dependent on the type of dwelling and set back from the highway. They should not dominate the existing dwelling or disrupt uniformity of a group of similar designed dwellings; and should ensure that there is no loss of privacy; obstruction or impacts on outlook of neighbours.

The proposed extension would project 1.39 m from the main front elevation of the dwelling, extending out to the same depth as the existing porch and integral garage frontage. Alterations to the existing porch would be made to provide a revised entrance door and it is proposed to erect a mono-pitched roof across the extension and across the front elevation with a piked detail over the porch. The pitched roof would attain a maximum height of 3.36 m.

The immediate residential area is made up of a mix of dwelling styles, though largely brick with some render / pebble dashed finish with tiled roof. Similar additions to the fronts of dwellings in close proximity, including the neighbouring property, No. 54 have been added.



Alterations and Extension of Roof to Rear

The proposal includes raising the height of the eaves increase by approx. 1.86 m to the rear from 3.73 metres to 5.59 metres and inserting three windows at first floor. This element of the scheme would not be highly visible, if at all, within the street scene. Following the raising of the eaves and the roof slope it is proposed to insert a rooflight within the rear roof slope to serve a landing. The design and scale of the extension is considered acceptable and the change from single to two storeys at the rear would not be out of keeping with the character of the area, which is predominantly made up of two storey dwellings.

New Pitched roof and Alterations to Existing Single Storey Rear Extension

Turning to the alterations proposed to the existing rear extension, this would involve the construction of a hipped roof to replace a flat roof and bricking up of fenestration and insertion of double doors within the rear elevation. The new roof would attain a maximum height of 3.36 m.

The Householder SPD states that when considering the roof of an extension the main dwelling and similar nearby dwellings should be a guide. The host dwelling is a gable ended property with a pitched roof. Whilst the hipped roof proposed does not echo the gable roof design of the host dwelling, the extension is small in scale measuring 3.24 m x 1.80 m, it is located at the rear and out of sight of public vantage points. It is not considered that the new roof with external alterations would have any detrimental impact on the character of the host dwelling.

It is proposed that the materials of the development would match that of the host dwelling. Generally, the appearance would harmonise with the original property and as such, the proposed development to the front would not harm the character and appearance of the host property or the area and is considered acceptable.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact 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 is set out in the Householder Development SPD.

58 Rimmer Avenue

No. 58 is the adjacent property located to the left of the host dwelling; this property comprises a semi-detached 2-storey dwelling. The neighbouring property benefits from a two-storey side extension (Ref: 09/00501/FUL). Within the gable elevation of that extension there is a window that appears to be a secondary bedroom window (not indicated on the approved drawings for the extension). The nearest window within the rear elevation of the neighbouring property also serves that bedroom. Given the juxtaposition of the neighbour with the host dwelling, the existing dormer extension on the host property currently obscures the side bedroom window and it is not considered that the development would have any materially significant detrimental impact on the living conditions currently experienced by the neighbour..

Turning to the front extension, this would be sited along the common boundary with No. 58., the host dwelling is on a slightly elevated site to No. 58. The nearest window within the neighbour's property serves a study room. Given the distance from the proposed development and that the front extension would project 1.39 m from the front elevation, it is not considered that the development would have a detrimental impact on this neighbour.



54 Rimmer Avenue

No. 54 is located to the right of the host dwelling and comprises a 2-storey detached dwelling. This property is in a slightly elevated position to the host dwelling and has also been altered to include a first floor extension to the rear by raising the roof height at the eaves to create additional living space (Ref: 13/00584/FUL) similar to what is proposed by this application.

There are 2 no. windows within the gable elevation of No. 58 serving a W.C and bathroom. The nearest window to the host property, at first floor level, also serves a bathroom. Given the juxtaposition of the dwellings the development would not have any detrimental impact on the amenity of this neighbour.

Neighbouring Properties to Rear (Buttermere Road)

There would be in excess of 22 metres between the proposed first floor windows and the nearest neighbouring property to the rear; this is more an acceptable interface between dwellings to avoid any overlooking issues.

No other properties would be affected by the development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and Highways. The proposal also complies with the relevant Core Strategy and Replacement UDP policies together with guidance in the NPPF and is therefore recommended for approval subject to conditions.

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 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 dwelling in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2023), Saved Policies H5 and 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 Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
25/10/2023	01/07/56	-	LOCATION PLAN AND EXISTING FLOOR PLANS / ELEVATIONS
25/10/2023	02/07/56	-	PROPOSED GROUND FLOOR PLAN AND BLOCK PLAN
25/10/2023	03/07/56	-	PROPOSED FIRST FLOOR PLAN
25/10/2023	04/07/56	-	PROPOSED FRONT AND REAR ELEVATIONS
25/10/2023	05/07/56	-	PROPOSED SIDE ELEVATIONS

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **K Foster**

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

Date:

22 January 2024

Informatives

None.

Contd...

Appendix 1 – Site Photographs



Google Image Capture July 2022



Imagery @2023 Google



Existing Rear Elevation



No. 54 Rimmer Avenue



No. 58 Rimmer Avenue