

<u>APPLICATION NO:</u>	25/00116/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	35 Milton Avenue, Whiston, Knowsley		
<u>PROPOSAL:</u>	HIP TO GABLE LOFT CONVERSION TOGETHER WITH THE CONSTRUCTION OF A REAR DORMER		

Site Description

The application relates to a semi-detached house and associated garden curtilage on Milton Avenue. The dwelling is set at 45 degrees to the carriageway with the adjoining house being on Walpole Avenue and set at an angle to that road. There is a single storey rear extension to the house and an outbuilding to the side and rear of the house in the rear garden area. The area is residential in nature comprising mainly semi-detached and terraced housing. On the opposite side of the road is a shopping parade fronting Milton Avenue and turning the corner to front Byron Avenue. There is a grassed island with trees within and parking along one side opposite the shops which is centre to the convergence of Milton Avenue, Oak Road and Byron Avenue.

Proposal

The application proposal is to erect a hip to gable extension to the roof and within the extended roof to erect a dormer extension to give a bedroom and bathroom in the roof space.

The hip to gable extension would build up the gable of the existing house to allow a pitched roof to be installed over the hipped part of the existing roof, with the ridge tying into and at the same height as the top ridge of the existing hipped roof.

The dormer would be installed to the rear part of the roof and extend over into the new pitched roof part of the hip to gable extension. The existing hipped roof would not provide sufficient space for the installation of the dormer extension. The dormer would be 5.5m wide with a height of 2.5m and a projection of 3.3m with a flat roof. The walls of the dormer would be tiled with smooth tile. The dormer would not extend beyond the ridge of the roof, would have 0.4m to the party boundary with the adjoining house and 0.4m the other side to the gable whilst between the dormer and the eaves there would be 0.5m.

A soil vent pipe (SVP) is proposed to be installed on the rear adjacent the proposed dormer extension and would extend 0.7m above the ridge height. The SVP is permitted development under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 Class G as amended which allows SVPs, flues etc to extend up to 1m above the highest part of the roof.

Consultations

Whiston Town Council - No comments received.

Representations

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

Planning History

19/00401/BN - ERECTION OF SINGLE STOREY REAR EXTENSION. Building Notice received: 29.05.2019. With regards to planning the extension is permitted development under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 Class A as amended.

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 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

The application is for a hip-to-gable extension and the installation of a dormer extension within the extended roof to a house in a residential area and is acceptable in principle.

Design and Visual Amenity Considerations

The hip-to-gable extension is acceptable in design and by itself would be permitted under the terms of the Town and Country Planning (General Permitted Development) (England) Order 2015 Schedule 2 Part 1 Class B. Such an extension is deemed to be acceptable by the Government and as such the hip-to-gable extension would be acceptable in appearance and would not be detrimental to the visual amenity of the area.

The proposed dormer extension would be installed on the rear of the extended roof and in such position the flat roofed extension would be acceptable in terms of design and would not be detrimental to the visual amenity of the neighbouring properties or the locality in general. Whilst the dormer would not fully comply with the Householder Development SPD in that it would not be set back from the elevation of the house by 1m (it would be set back 0.5m from eaves) or set in from the sides of the roof by 0.5m (it would be set in 0.4m from the sides of the roof) the proposed dormer extension would be on the rear of the property with only the side of the dormer visible from limited public view vantage points. The dormer extension is considered acceptable in terms of the visual amenity of the area.

The proposed hip-to-gable extension together with the proposed dormer extension are considered acceptable as a whole and would not be detrimental to the visual amenities of neighbouring houses or the wider area.

The application would not conflict with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP but does not accord with the Householder Development SPD.

Residential Amenity Considerations

The proposed development is to provide a bedroom and bathroom in extended roof space to a house in a residential area and does not cause residential amenity concerns. Due to the juxtaposition of the dwelling with surrounding properties the proposal, including the gable window proposed above the existing first floor gable window, would not cause overlooking or loss of privacy. The proposal would not be detrimental to the residential amenity of neighbouring properties or the area in general.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Permitted Development Back Stop Positions

The hip-to gable extension would be permitted development as it would not exceed the height of the highest part of the existing roof, extend beyond the plane of any existing roof slope which forms the principal elevation of the dwellinghouse and fronts a highway, would not exceed the cubic content of the original roof space by more

than 50 m³ (it would be 39 m³).

As a standalone dormer extension the proposal would be permitted development as it would not exceed the highest point of the existing roof, would not extend beyond the plane of an existing roof slope which forms a principal elevation of the house and fronts a highway, would be more than 0.2 metres from the eaves and would be less than 50m³ as it would be 21m³. However the GPDO states planning permission is required where the cubic content of the resulting roof space would exceed the cubic content of the original roof space by 50m³. The hip-to-gable extension together with the dormer extension would exceed the cubic content of the original roof space by approximately 60m³. As such due to the combined increase in roof space being approximately 10m³ over the stated 50m³ planning permission is required for the dormer extension (on the basis that the dormer extension could not proceed without the hip to gable extension).

Due to the cubic content excess being modest in nature at 10m³, and the reasons outlined above the proposal is considered acceptable.

Conclusion

The proposal is acceptable in design taking account the context of the siting and the modest amount of the excess over permitted development. The proposal would not be detrimental to visual or residential amenity and no highways issues are raised. The application complies with Core Strategy and UDP policies but does not accord with the Householder Development SPD due to the 0.5m set back from eaves and 0.4m set in from the roof boundaries rather than the 1m and 0.5m respectively set out in the SPD. The proposal is acceptable 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) Notwithstanding any submitted details the materials to be used on the external surfaces of the hip to gable extension hereby permitted shall match those of the existing building in type, size, colour and texture, and the tiles to be used on the walls of the dormer extension shall match the tiles of the existing roof in colour.

Reason: In the interests of visual amenity and to comply with Policies CS2 and 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
05/03/2025	-	-	LOCATION PLAN
05/03/2025	01/MIL/REV A	-	EXISTING AND PROPOSED LAYOUT PLANS
05/03/2025	02/MIL/REV A	-	EXISTING AND PROPOSED ELEVATIONS & SECTION

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 22/05/2025

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

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

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