

**APPLICATION
NO:**

CASE OFFICER: Maxine Wishart

WARD: St Gabriels

PARISH: N/A

LOCATION: 1 St James Road, Huyton, Knowsley

PROPOSAL: ALTERATIONS TO OUTBUILDING ROOF FROM FLAT TO
HIPPED ROOF

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area.

Site Description

The application property is a semi-detached property with associated single storey flat roof brick outbuilding located on the corner of St James' Road and Birch Road in an established residential area of Huyton. The property occupies a corner plot. The outbuilding to which the application relates is positioned to the side of the dwelling which sides onto Birch Road.

Outbuildings as seen at the application site are a common feature in the locality, many of which have been adapted over the years with most incorporating some form of lean-to link to the house.

The property has in-curtilage parking with vehicular access points on St James' Road and Birch Road. The site frontage is enclosed by a brick wall. The rear garden is contained by a higher brick wall that is a continuation of the side elevation of the outbuilding and the neighbouring property, No. 43 Birch Road.

Proposal

The application seeks consent for the construction of a new hipped roof to an existing flat roof outbuilding and link to the side of the dwelling. The outbuilding (including the link) has dimensions of approx. 3.6 m wide by 4.7m deep with a maximum height of 2.7 m high. The existing lean-to link is 830 mm wide.

The proposal would involve the construction of a hipped roof which would slope upwards on the side elevation of the host dwelling which faces onto Birch Road. The new roof would have a maximum height of 3.9 m. It would incorporate the existing lean-to link connecting the outbuilding to the dwelling.

Consultations

None Required.

Representations

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

Amended plans have been submitted and consideration has been given to the necessity to re-consult on the amended plans received. In this instance, it is

considered that the proposed amendments do not constitute substantial differences or fundamental change to the originally submitted proposal. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s.

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)

In addition to the above policies 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 the Borough.

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

Policy Considerations

The site is identified as land located within a Primarily Residential Area. As such, the alteration to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

In respect of the adopted Development Plan policies, the proposed application should have regard to saved policies H5 and H8 of the Replacement Unitary Development Plan (2006), Policies CS2 and CS19 of the Local Plan: Core Strategy (2016) 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; avoids overlooking and overshadowing, ensuring that there is no unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the application property.

Design

The proposal involves alterations to an existing outbuilding with link to the side of the dwelling which occupies a corner plot at the junction of St James' Road and Birch Road, Huyton. The Householder Development SPD is a material consideration for the purposes of considering this planning application inasmuch as it states that particular attention should be paid to the design of extensions on corner plots.

The Householder SPD states that when considering the roof of an extension, the main building and similar nearby dwellings (if any) should be a guide. The design of the roof and the slope of the roof should echo that of the original dwelling, where appropriate. The host dwelling has a hipped roof. The submitted plans have been amended from a mono-pitched roof to a hipped roof which is more representative of the roof design of the host dwelling. The proposed roof would attain a maximum height of 3.90 m. It would be constructed of roof tiles.

It is considered that the proposed design would not have a significant impact on the character of the host dwelling or the street scene and visual amenity. When assessed against the Development Plan policies and guidance the development is considered acceptable in terms of design.

Residential Amenity

43 Birch Road

No. 43 Birch Road is the property that is located to the rear of the host dwelling. The

outbuilding and proposed new roof would be sited to the side of that property. The rear elevation of the outbuilding is sited approximately 8.7 m from the main gable elevation of that dwelling.

No. 43 also has what appears to be an original outbuilding which has been adapted to include a sloping pitched roof which now appears as a single storey extension to the side. It appears that there may be windows to the side of the neighbouring outbuilding which now appear to be incorporated into the dwelling as the structure also includes roof lights. It is not considered that the proposed new roof would have detrimental impacts on this neighbouring property due to its siting which is approximately 5 m away. As such, the proposed development would not cause adverse impacts to residential amenity in relation to this property.

No other properties would be affected.

Highways Considerations

The development does not raise any highway issues.

Conclusion

The proposal would be acceptable in terms of design and would not have a detrimental impact on visual amenity. The development would not result in harmful impacts on the residential amenity of neighbouring properties.

The proposal complies with the relevant Core Strategy, Replacement UDP policies and guidance in the NPPF and Householder Development SPD 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 development 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 the National Planning Policy Framework (2021), 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
05/06/2023	001	-	EXISTING AND PROPOSED FRONT SIDE ELEVATIONS
05/06/2023	002	-	EXISTING AND PROPOSED LEFT SIDE ELEVATIONS
05/06/2023	003	-	EXISTING AND PROPOSED ROOF PLANS
05/06/2023	003-1	-	EXISTING AND PROPOSED ROOF PLANS
05/06/2023	003-2	-	EXISTING AND PROPOSED ROOF PLANS
05/06/2023	004	-	PROPOSED REAR ELEVATION
14/03/2023	TQRQM23072221242758	-	LOCATION PLAN

Signed Case Officer¹: Maxine Wishart

Signed Authorising Officer²: K Foster

Date: 9 June 2023

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

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 Coal Authority on 0345 762 6848.

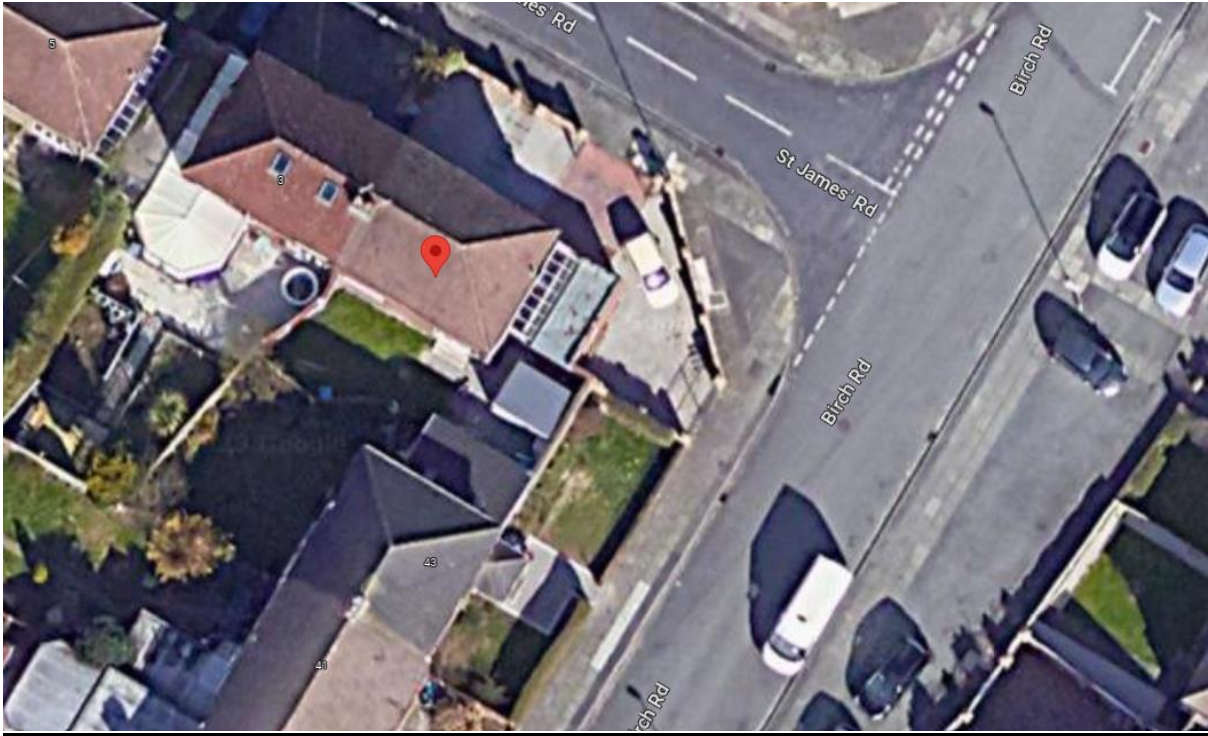
Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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



Google Mapdata @2023









Google Street View - Neighbouring Property No. 43 Birch Road