

<u>APPLICATION NO:</u>	23/02845/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	
<u>LOCATION:</u>	28 Corwen Crescent, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF REAR DORMER EXTENSION WITH EXISTING GABLE AND BRICKWORK TAKEN UP AND HIPPED ROOF REMOVED		

Site Description

The application property is located at 28 Corwen Crescent, Roby is situated within an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is rendered facing on its front, side and rear elevations together with white UPVC openings and flat, grey, interlocking roof tiles.

The application property benefits from a front porch extension as well as a part single, part two-storey rear extension. The front garden area comprises block paving slabs with an open-plan layout.

The front elevation is west facing. The site is located within a uniform building row, which is largely comprised of paired, semi-ditched properties, predominantly served by hipped roofs.

The Local Planning Authority does not hold any record that the application property does not retain its Permitted Development Rights.

Proposal

The application seeks permission for the erection of rear dormer extension together with a hip to gable loft conversion.

The dormer would have a depth from the ridge of the original roof of 3.54m. This would have a height of 2.05m and a width of 4.82m. The dormer would be set in from the edge of the paired semi-detached property by 0.75m, the edge of the gable wall elevation of 0.15m and would be set in from the original rear elevation of the property by 0.14m.

The dormer would contain two windows to the rear elevation.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

APP. NO: 21/00090/FUL

PROPOSAL: ERECTION OF A PART SINGLE PART TWO STOREY REAR EXTENSION

DECISION: GRANTED

DECISION DATE: 17 May 2021

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension 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.

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

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.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that for the consideration of roof alterations and dormer extensions, care should be exercised to ensure that their design is in keeping with the dwelling and they do not overlook neighbouring dwellings. Dormers should not be so large as to dominate the roof slope resulting in a dwelling which appears unbalanced.

It also states that attention needs to be given to design to ensure a sensitive and appropriate approach which conserves the character of the original building and roofscape.

The policy guidance also states that a dormer should normally be set back at least 1m from the main elevation it relates to, when measured on the horizontal line and 0.5m from the roof edge on either side (including the roof boundary line of terraced properties and semi-detached properties), to prevent it having an overbearing effect on the street scene and adjoining dwellings.

The Householder Development SPD also outlines (6.5 rooflines) 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. The overriding principle is the selection of design, angle of pitch, external materials, scale/proportion and colour which is sympathetic and appropriate to the host dwelling and the character of the surrounding area.

Weight shall also be awarded to Permitted Development for additions to the roof (Class B) and this will form a crucial element of the determination of the application.

Design

The existing dwelling is rendered facing with white UPVC windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling. Although the submitted plans do not contain any annotations or notes of materials, the Application Form states intended materials, this will be included within Schedule 1 and will also be secured by the standard Planning Condition for external facing materials to match the proposal. This would ensure that the proposal would feature suitable materials and respond positively to the dwelling.

It is acknowledged that the proposed development does conflict with the policy guidance of the Householder Development SPD. During the determination of the application, consideration was given to a 'fallback' position regarding the proposal. The requirements for this type of development to be considered Permitted Development is listed fully as Appendix 1 at the end of the report.

As the proposed development is set-back from the original rear elevation of the dwelling by 0.14m it would have a 0.06m surplus of what would be required for the proposal to be Permitted Development. It is deemed that this should hold great weight for the determination of the application, given that the minor difference between the Permitted Development criteria and the submitted plans and drawings. Although it is acknowledged that the proposal would conflict with the above guidance the further 6cm set-back would not have any recognisable, material impact on the street scene or appear significantly or notably different to what would be allowed under Permitted Development. It would not be deemed that the 0.06m difference would have a cardinal impact.

Overall, other than the 0.06m difference, which has been addressed, the proposed development would not otherwise conflict with any other aspect of the relevant criteria (Class B) in order to be considered 'Permitted Development' and although it is recognised this is not an application for a Certificate of Lawful Development, the fallback position has been given significant weight given the marginal surplus in set-back from the original rear elevation, which is deemed to be that fractional it would not achieve any greater material outcome on the form and massing of the proposal.

For the reasons outlined above it is considered reasonable, on this occasion, to award the weight to Permitted Development considerations and would justify the relaxation of the guidance of the Householder Development SPD. It would not be considered, for the determination of this application and given the weight given to the fallback position, that the application would warrant a refusal from the departure from the Householder Development SPD.

For the consideration of the windows to the rear elevation of the dormer, the Householder Development SPD outlines that the openings on dormers should generally be noticeably smaller than the windows of the openings below. The window contains a width and height that is smaller than the fenestration below. The fenestration is a different form of opening; however, this would not be considered unacceptable and would still display a scale which is subordinate. This would generally accord with the guidance of the SPD.

For the reasons outlined, it is considered that the proposed development overall

would have an acceptable design and would be in keeping with the requirements of Saved Policy H8.

Overall, the extension would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

26 Corwen Crescent

No.26 is the paired, semi-detached dwellinghouse whose front and rear elevations sit parallel to the application site. No.26 benefits from a single storey rear outrigger projection / extension.

The proposed development would not be considered to have any adverse impact on residential amenities and privacy.

30 Corwen Crescent

No.30 is the adjacent, semi-detached dwellinghouse, separated by an interface distance of approximately 2m. The original front and rear elevations of the two properties are parallel to one another. No.30 benefits from 3. no windows to the gable wall, all of which are obscurely glazed and are assumed to serve non-habitable rooms (excluding a kitchen on the ground floor side elevation). Patio doors are located to the ground floor rear elevation of No.30 and would reduce any material change caused by the proposal.

The proposed development would have the most notable impact to neighbouring amenities to the occupants of No.30. The hip to gable conversion would see the increase in the height of the gable wall, from the addition of the gable triangle.

It would not, however, be considered to have a materially significant impact on outlook given the obscurely glazed nature of most of the windows. The proposal would have a level of obstruction and partial loss of light, although, this would not be considered to an unacceptable degree. Moreover, as established previously, not to a greater extent than what otherwise could be built under Permitted Development. The impacts of the proposed development would not have any impact from views from the front and rear elevation of the property.

The proposed development would not be considered to have any unacceptable impact on residential amenities and privacy.

Overall, the proposal would comply with Saved Policy H8 and not present any unacceptable impact to residential amenity and privacy.

The proposal would not be considered to impact on any other properties in the locality.

Highways

The proposed development would not increase the no. of bedrooms from 3 to 4.

Existing parking provisions at the application property comprise of block paving which would practically provide 1 in-curtilage space. Given the semi-detached character of the area on-street parking provides a large amount of parking.

The Householder Development SPD (6.16) states that dwellings which contain 4+ bedrooms, that they should make provision for 3.no parking spaces within the curtilage of the dwelling.

It is acknowledged that the parking standards are maximum provisions and would therefore be given limited weight.

Given the site context and character of the area, generous in-curtilage parking spaces are not a frequent characteristic of the locality. Given that the works of the proposal (erection of a dormer extension) could be completed without any Planning Permission or control from the Local Planning Authority it would not be considered reasonable to refuse the application on this basis. Furthermore, the proposal would not see the loss of any existing parking provisions.

The NPPF (Paragraph 115) stipulates that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

Therefore, given the above reasons, it is considered that the existing parking provisions would be suitable, and the proposal would not be deemed to result in any unacceptable highway safety impacts.

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 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
09/08/2024	PL_01	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS. LOCATION PLAN.
09/08/2024	PL_02	-	EXISTING AND PROPOSED SITE PLAN.
21/12/2024	-	-	APPLICATION FORM

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **4 October 2024**

Informatives

Not applicable.

Appendix 1

Extensions/alterations under Schedule Part 1 Class B 'Additions to the roof of a dwellinghouse'

Class B states that an addition or alteration to the roof is permitted development provided that the development does not:

- b) exceed the height of the highest part of the dwellinghouse
- c) extend beyond the plane of any roof slope which forms the principal elevation of the dwellinghouse and fronts a highway
- d) the cubic content of the resulting roof exceeds the cubic content of the original roof by more than 50 cubic meters in the case of a semi-detached dwellinghouse
- e) include a veranda, balcony, raised platform or a flue
- f) lie in a conservation area

Development is permitted by Class B subject to the following conditions –

- (a) The materials used in any exterior work shall be of a similar appearance to those used in the construction of the exterior of the existing dwellinghouse.
- (b) The enlargement shall be constructed so that –
 - (i) Other than in the case of a hip-to-gable enlargement or an enlargement which joins the original roof to the roof of a rear or side extension –
 - (aa) the eaves of the original roof are maintained or reinstated; and
 - (bb) the edge of the enlargement closest to the eaves of the original roof shall, so far as practicable, be not less than 0.2 metres from the eaves,

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

- measured along the roof slope from the outside edge of the eaves; and
- (ii) Other than in the case of an enlargement which joins the original roof to the roof of a rear or side extension, no part of the enlargement extends beyond the outside face of any external wall of the original dwellinghouse.
- (c) Any windows inserted on a wall or roof slope forming a side elevation of the dwellinghouse shall be-
 - (i) Obscure-glazed, and
 - (ii) Non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor or the room in which the window is installed.