

APPLICATION NO: 22/00252/FUL

CASE OFFICER: Andrew Hunt

WARD: Roby

PARISH:

LOCATION: High Carrs Lodge, Roby Road, Roby, Knowsley, L36 4HD

PROPOSAL: EXTENSION TO INFILL EXTERNAL COURTYARD AND INCREASE
IN THE ROOF HEIGHT OF THE EXISTING OUTRRIGGER
TOGETHER WITH THE INSTALLATION OF BIFOLD DOORS AND
INTERNAL ALTERATIONS

Site Description

The application site is a historic large L Shaped detached house in a residential area with the rear of the house facing Roby Road, Roby. The access is adjacent to an estate of large villas. The site is located to the east of Derby Lodge within Roby Conservation Area.

Proposal

The proposal is for the extension to infill external courtyard and a first floor extension to the existing outrigger together with the installation of bifold doors and internal alterations.

Consultations

Cadent Gas – No Objection subject to an informative.

Conservation - The addition of the stone lintols is an improvement over the previous use of brick features over the new entrances. We will need details of the materials submitting, however this can be agreed via condition. The design details of raising of the roof parapet need to be submitted as the plans are currently insufficiently detailed.

Representations

This application has been publicised by letters sent to 9 neighbours and by site and press notices. No representations have been received.

Planning History

None relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS20 - Managing the Borough's Historic Environment

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties
DQ5 – Development in Conservation Areas

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

Impact on Roby Conservation Area and the appearance of the building

Core Strategy Policy CS20 states that development proposals in Knowsley should preserve or enhance the borough's historic and architectural assets, including Conservation Areas.

. The building was built as the coachman's house and stables to High Carrs and was built in the 19th Century. It is within the Roby Conservation Area but is not listed. There are therefore historic associations between this site and the adjacent Roby Hall/Bowring Park site. The building's construction in blue engineering brick is highly unusual and gives the building a striking appearance. High Carrs and the Lodge are the only historic buildings built in this material locally. Both buildings are built in the Gothic style which was fashionable around the date of their construction in the mid 19th Century. The principal decoration being the irregular (local) sandstone dressings to windows, and carved kneelers

The proposed changes would be face away from Roby Road and would not be visually prominent in the street scene. It is considered that there would be no harm to

the Conservation Area from the proposed extension provided appropriate materials are used. The Conservation Officer has no objections in principle provided that appropriate conditions are attached to the single storey rear extension and other changes. There are concerns in relation to the outrigger details however this can be secured via a condition.

It is proposed to increase the height of the existing outrigger at first floor level by raising the height of the roof. This is considered acceptable in principle, however, additional details are required to show the historic features will be preserved. This can be secured via condition.

Overall, subject to conditions, the application would preserve and enhance the Roby Conservation Area. The application complies with Core Strategy Policy CS20 and Unitary Development Plan Policy DQ5.

Neighbour Amenity

In relation to neighbour amenity the alterations would not be located close to any neighbours and would therefore not cause any harm to neighbour amenity.

Highway Safety

There would no changes to parking at the property or additional bedrooms.

Conclusion

The proposal would be acceptable in relation to the Roby Conservation Area, Neighbour amenity and highways. The application complies with local planning policies and is recommended for approval.

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 following approved plans and documents :-
 - a. Proposed Elevations Sheet 1 – Rev P3 - (received 01/11/2022)
 - b. Proposed Elevations Sheet 2 – Rev P2 - (received 01/11/2022)
 - c. Design and Access Statement - RPT_217002_C2_001 - (received 25/04/2022).
 - d. Heritage Statement - RPT_217002_C2_002 - (received 25/04/2022).
 - e. Proposed Ground Floor Plan - AL-20-010- Rev P2 - (received 25/04/2022).
 - f. Proposed First Floor Plan - AL-20-020- Rev P2 - (received 25/04/2022).

g. Location Plan - AL-00-001 – Rev P1 (received 25/04/2022).

Reason: For the avoidance of doubt.

- 3) Prior to commencement of development, the materials to be used on the external surfaces of the extensions and alterations hereby permitted shall have been submitted to and have been approved by, the local planning authority. The works shall be carried out in accordance with the approved details and retained hereafter.

Reason: In order to preserve and enhance the Roby Conservation Area.

- 4) Notwithstanding the plans submitted, precise details of the changes to the roof of the outrigger shall be provided to and be approved by the local planning authority prior to any works to the outrigger commencing. The details shall include but not be limited to:

- The size shape and colour of bricks
 - The size and colour of mortar
 - Details of the materials to be used on the parapet
- Any works shall then be carried out in accordance with the approved details and retained as such hereafter.

Reason: In order to preserve and enhance the Roby Conservation Area.

Signed Case Officer: **Andrew Hunt**

Signed Authorising Officer: _____

Date: _____

Informatives

N/A

Appendix 1 – Site Photographs

