

<u>APPLICATION NO:</u>	23/00464/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	91 Buttermere Road, Roby, Knowsley, L16 2NL		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE AND PART TWO STOREY PART SINGLE STOREY REAR EXTENSIONS, SINGLE STOREY EXTENSION TO PART OF THE FRONT & HIP TO GABLE ROOF EXTENSION WITH REAR DORMER		

Site Description

The application property is a semi-detached property. It is brick facing and benefits from a front facing bay window which includes a pebble dash render between the two windows.

The property benefits from an attached garage which features a prominent parapet roof.

The property currently accommodates a hip roof which is the typically found within the street scene but there are a number of properties which benefit from a gable roof.

The property includes a hardstanding drive and is contained by a dwarf wall fronting the boundary to the public highway.

Proposal

The proposals have been amended during the course of this application. The application proposals as amended seek permission for the erection of a two-storey side, two storey rear, single storey rear and hip-to-gable conversion together with roof dormer.

The proposed development includes a single storey porch at the front elevation which would connect to the proposed two storey side extension. The single storey aspect would measure 1.4m in depth forward the existing front elevation and span 5.1m in width. It would then turn and span a total depth of 14m. It would then turn again and wrap around the original dwelling house by 8.6m in width providing a depth of 4m at the rear elevation.

The front aspect would include 1no window and 1no apex door and window arrangement providing access to the front of the property. It would include a dual pitch roof measuring 2.25m at the eaves and 3.32m at its highest point. The rear elevation will include large, glazed openings and include a pitch roof incorporating 3no. Velux windows measuring 2.3m at the eaves and 3.4m at its highest point. At the side of the property is an integral storage area.

To the first floor, a two-storey side and rear extension is proposed. The side element would span the same width as the ground floor and span a depth of 9.89m and turn where it would project 2m in depth from the existing rear elevation and spanning a

width of 8.6m. It includes 2no. windows at the rear.

The two storey rear aspect would accommodate a pitch roof at measuring 4.7m at the eaves and 5.4m at its highest point. The proposals also include a hip to gable loft conversion with rear dormer. As originally submitted, this aspect of the proposals sought a rear dormer spanning the entire width of the hip-to-gable roof. This aspect has been reduced so that the rear dormer does not extend passed the side elevation and measures 5.5m in width, 2.2m in height and 4m in depth. The proposed side extension would accommodate a hip-to-gable conversion incorporating 1no roof light at the front and rear elevation which would extend the existing roof ridge at 7.6m in height.

The development proposals would provide a new gym, external storage and open plan kitchen and family room at the ground floor. To the first floor, an en-suite and family bathroom are proposed located in the side extension together with internal alterations. A further bedroom is located in the loft conversion together with storage space.

Consultations

Highways – No objection subject to condition.

Tree Officer – No objections raised. Arboricultural Impact Assessment is not required.

Representations

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

Planning History

No planning history associated with the site.

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.

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
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.

The site is located within a Primarily Residential Area. As such, an alteration 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.

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

Context

As originally submitted, the development proposals sought to extend the property in a variety of ways and was considered to have an impact on the character and appearance of the host dwelling together with potential impact to residential amenity of neighbours. The Local Planning Authority has worked positively with the applicant and revised proposals have been submitted reducing the built form of the development. The revised proposals are considered below with regards to design and residential amenity.

Design

Front extension

The Householder Development SPD states front extensions and porches can be particularly prominent in the street scene and should be carefully designed to retain

the character of the residential area. Whilst the proposed extension would be built 1.4m forward the existing elevation it is considered appropriate in terms of scale in relation to the host property. The Apex window arrangement would provide a contemporary feature that provides an aesthetically pleasing front elevation and is considered acceptable in terms of design.

Two Storey Side extension

The Householder Development SPD states in respect of two storey side extensions that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should avoid the creation of a terracing affect.

The proposed development would be set in 1m from the common law boundary and therefore a terracing affect would not be created. Notwithstanding this, the front extension would be built 1.4m forward the existing front elevation and would provide the perception of a 1.4m set back at first floor level.

Two storey rear extension/single storey rear extension

The Householder Development SPD states rear extensions should be designed to avoid causing overshadowing, loss of outlook/privacy or appear unduly dominate to neighbours. It advises that windows should be restricted to rear elevations and should accommodate pitch roofs.

Both the single storey and two storey rear extension would accommodate pitch roofs. However, the two storey aspect would have a different angle to that of the single storey and existing roof above. However, this is necessary to allow for the necessary internal floor to ceiling head height and matching the existing pitch of the property would conflict with the proposed dormer. As such, whilst the angle of the roof would have been preferred to match that of the remaining roof lines given that it is located at the rear and would not be visible from the public highway it is considered acceptable.

Loft Conversion

The proposals seek a loft conversion consisting of a hip-to-gable roof and rear dormer. The SPD states in this respect that loft conversions should not overlook neighbouring properties or appear large so that they dominate the roof slope and appear unbalanced.

As originally submitted the rear dormer would span the width of the existing and proposed side extension and would appear particularly dominate on the host property.

The rear dormer has been reduced from 8.3m width to 5.5m and would be set in by 0.5m with the adjoining neighbour. The rear dormer would be built close to the rear elevation of the property. The SPD typically advises that loft dormers should be set in by 1m. However, the two-storey rear extension will assist in providing the perception that the roof dormer is set back. The hip-to-gable will include 1no. roof light in the rear elevation which is considered more sympathetic as opposed to a large dormer and more balanced property.

Materials

The proposals will change the facing materials of the existing property from part brick/part render to a smooth rendered finish together with dark grey UPVC windows and roof tiles.

A number of properties are found within the locality with the same design aesthetic and the material selection. As such, the use of these materials are not considered out of character within the street scene and are acceptable in terms of design.

Residential Amenity

No. 93 Buttermere Road

No. 93 is the neighbouring semi-detached property. It has an attached garage located at the side and 1no. window in the gable end serving the landing. The Householder Development SPD states that single storey rear extensions up to 4m in depth and two storey rear extensions up to 3m in depth are acceptable. The rear aspect of the proposed development are within the parameters set by the Householder Development SPD and these aspects of the development would not result in adverse effects to residential amenity.

The window facing the application property serves a non-habitable room as such the two storey side element would not adversely affect the residential amenity of no. 93.

As originally submitted, the Local Planning Authority raised concern over the loft conversion and adverse impacts to residential amenity of the existing and future occupiers of no. 93. It was previously proposed that the loft conversion would accommodate a bedroom and an office with the latter being of a size that could be used as an additional bedroom. The office would be located within close proximity of the common law boundary and would have provided new uninterrupted views of the private amenity space of no. 93. The Local Planning Authority has worked positively with the applicant and reduced the scale of the rear dormer which omits the office in favour of storage space. Even if the storage space was to later be converted to an office room due to the angle of roof and Velux window it would not offer views over the private amenity space of no. 93.

Overall, due to revised plans being submitted which reduces the appearance of the loft conversion it is not considered that this property would be adversely affected in terms of residential amenity.

No. 89 Buttermere Road

No. 89 is the attached property and has previously been extended in the form of a two storey side and single storey rear extension. Similar to assessment in respect of no. 91, the proposed development would be in accordance with the parameters set by the Householder Development SPD in respect of scale. It is therefore not considered that the rear aspect of the proposals would result in adverse effects to residential amenity.

The rear dormer would be set in .5m from the party wall and is within the threshold set by the SPD. However, it is not set back by 1m from the existing rear elevation. However, the SPD states that it should be set back by 1m from the main elevation it relates to. Given the proposed two storey rear extension it would give a perception that it is set in helping to reduce its appearance. Notwithstanding this, the rear dormer could be constructed under permitted development rights omitting the gable roof above the two storey side extension and represents a fall back position that the applicant could undertake. On balance, it is therefore considered that the dormer would not be so

dominate that it would adversely affect the residential amenity of existing and future occupiers of no. 89.

No other properties would be affected.

Trees

The property is currently vacant and the garden is overgrown. One tree is located at the rear boundary of the property. The Tree Officer has confirmed that a tree survey is not required in this instance given the distance between the proposed extension and tree and the development is unlikely to adversely affect the root protection area of this tree. Accordingly, the development would not adversely affect existing trees on site.

Highways

The existing parking arrangement consists of 1no. off road parking space located within the curtilage of the property. The site plan indicated on drawing number "2223-004-04" indicates that the existing parking space will be retain and 1 additional parking space would be provided.

The Ensuring a Choice for Travel SPD requires 2no. car parking spaces within the curtilage of the property for 3no bedroom homes. The Highways Authority have confirmed that the proposed development is acceptable provided that a condition is attached to the decision notice.

With the inclusion of the condition the development would not result in adverse effects to highways safety.

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 will 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.

- 4) The development shall not be brought into use until the parking area indicated on Site Plan Drawing number "2223-004-10 REV B" for parking has been surfaced, drained and permanently marked out or demarcated in accordance with the details and specifications shown. These areas shall be retained as such thereafter.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20.04.2023	LOCPLAN		LOCATION PLAN
11.07.2023	2223-004-04	REV B	PROPOSED SITE PLAN
11.07.2023	2223-004-20	REV E	PROPOSED ELEVATIONS
26.06.2023	2223-004-10	REV E	PROPOSED GROUND, FIRST AND SECOND FLOOR PLANS

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **11 July 2023**

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.

INFORMATIVE

Highways

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

It is important that you carefully consider how your driveway will drain away rainwater. This will depend on the surfacing material, gradient and direction of fall. Water from your driveway must not discharge onto the highway. Where your driveway slopes towards the road, you should ensure that a crossfall is applied to shed water to the border or lawn or the driveway is constructed in an acceptable permeable material or a suitable channel drain is installed. It is an offence under Section 163 of the Highways Act 1990 to allow surface water from your premises to flow onto the footway.

Appendix 1 – Site Photographs

