

<u>APPLICATION NO:</u>	22/00454/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	82 Rupert Road, Roby, Knowsley, L36 9TG		
<u>PROPOSAL:</u>	ERECTION OF A PART SINGLE PART TWO STOREY REAR EXTENSION		

Site Description

The host property is located on a residential street within a Primarily Residential Area. The host dwelling is a mid-terraced property and is brick facing to its principal and rear elevations. The property benefits from what appears to be a former coal shed shared with the adjoining property which has been previously converted in to a kitchen and bathroom. This extension is single storey and is part brick facing part render to its side and rear elevations. The property benefits from white UPVC windows and 1 no brown door at its principal elevation.

The property currently benefits from hard standing to provide parking for 2 vehicles.

Proposal

The application seeks permission for the erection of a part single storey part two storey rear extension.

The proposals as originally submitted sought to incorporate the existing rear extension and extending this the full width of the rear elevation of the property spanning a total depth of 6.2m. This was considered to have an adverse impact to residential amenity of neighbouring property (discussed further below) and revised proposals have been submitted for consideration.

The existing single storey extension measures 6.3m in depth and projects a width of 2.2m – 2.6m. The revised proposals now seek to incorporate the existing extension to provide an open plan kitchen and dining area at ground floor level measuring 4m – 6.3m in depth and spanning a width of 2.2m – 5.3m. The ground floor aspect would be served by a flat roof attaining a maximum height of 3m.

The two storey aspect would include the relocation of the existing bathroom to the first floor together with an extended bedroom. The two storey aspect is stepped and would project 2.6m – 3.3m. The extension would include two hip roofs which measures 5.5m at the eaves and 7.1m at its highest point.

Consultations

None

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

No relevant planning history.

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 – 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 identified as land located within a Primarily Residential Area. As such, the extension to a domestic 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 policy 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

Design

The Householder Development SPD is a material consideration for the purposes of this planning application. It states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours or appear unduly dominate to neighbours.

It states that extensions should normally have a pitched roof and windows should normally be restricted to rear elevations to avoid overlooking of neighbouring gardens and dwellings.

The proposed roof is flat measuring 3m in height. It should be noted that the height of the existing rear extension which is pitched measures 2.8m at the eaves and an overall height of 3.2m – 4.1m. Whilst flat roofs are typically to be avoided, this would be located at the rear of the property and would not be visible from the street scene together with the fact that it would reduce overall height of the building in close proximity to the neighbouring dwelling at no 80 thereby reducing the overall impact to residential amenity further discussed below.

The two storey extension would be served by hip roofs and openings are located to the rear elevation only which accords with the Householder Development SPD. Whilst the ground floor would be served by a flat roof which is typically advised to be avoided, in this instance, the inclusion of a flat roof is necessary in the interests of residential amenity and is discussed further below.

The proposed development would be faced in materials to match the existing property and are considered appropriate in terms of design and would not be considered an incongruous addition on the host property.

Residential Amenity

No. 84 Rupert Road

No. 84 is the adjoining property located to the west of the application property. This property shares the existing single storey side extension with the host property. The ground floor aspect of the proposals would not be visible to no.82. However, the two storey aspect would extend 3.3m from the rear elevation of the original dwelling house. The Householder Development SPD states that two storey extensions of up to 3m will normally be acceptable and extensions beyond 3m will only be acceptable if they do not breach the 45 degree rule. The applicant has submitted a 45 degree rule as part of the proposed plans which demonstrate that the 45 degree rule would not be breached. Accordingly, it is not considered that the proposed development would give rise to adverse effects to residential amenity with regards to this property.

No. 80 Rupert Road

No. 80 is the adjoining end of terraced property and benefits from a part single storey rear extension which is of a similar scale to that of the existing host property. The neighbouring extension has 1 double door to its rear elevation and two windows located at its side elevation facing the host property's extension.

The Householder Development SPD states that single storey rear extensions will generally be acceptable up to 4m, development beyond which would only be supported if it does not breach the 45 degree rule.

During the site visit the Local Planning Authority expressed concerns with the proposals as originally submitted due to the proposed depth of 6.2m spanning the width of the host property and it was considered that this would lead to a negative outlook from the side windows of the neighbouring extension.

Due to these concerns the ground floor aspect has been substantially revised and includes a stepped rear elevation which measures 4m- 6.2m in depth. The proposed extension would extend no more than 4m from the neighbouring property and whilst the extension would protrude 6.2m this is the same as the existing depth of what is already in situ.

Whilst the proposed development at its closest point would provide a separation distance of 2.5m from the property boundary to the neighbouring extension and therefore narrows the gap between the properties, no. 80 would benefit from a better outlook than what was previously proposed and would still retain an outlook to the rear garden provided by the double doors. Furthermore, due to the reduction in depth located at the property boundary this would allow for increased visibility to that previously proposed from the neighbouring property windows and would still maintain an outlook over the existing area.

In addition, it was originally proposed to have lighting located above the flat roof which would give rise to adverse effects to residential amenity and outlook from the neighbouring bedroom window. The lighting has since been removed from the proposals removing the concerns relating to residential amenity in this regard.

The two storey element of the proposals is stepped and would only project 2.6m at first floor level to the property boundary with the neighbouring dwelling. As such, this aspect of the development would be in accordance with the SPD.

Given the alterations to the proposed plans particularly in relation to the ground floor aspect it is not considered that the proposed development would result in unacceptable impacts to residential amenity with regards to this property.

No other properties would be affected.

Highways

No impacts to highway safety would occur.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and

highways (subject to condition attached). 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17.08.2022	LOCPLAN		LOCATION PLAN
07.11.2022	PL_01	REV C	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer: **John Fleming**

Signed Authorising Officer: **Mark Quinn**

Date: **15/11/22**

Appendix 1 – Site Photographs



