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|-------------------------------|-----------------------------------------------------------------------------------|-----------------------------|-------------|
| <b><u>APPLICATION NO:</u></b> | 23/00117/FUL                                                                      | <b><u>CASE OFFICER:</u></b> | Reece Black |
| <b><u>WARD:</u></b>           | Swanside                                                                          | <b><u>PARISH:</u></b>       |             |
| <b><u>LOCATION:</u></b>       | 67 Jeffereys Crescent, Roby, Knowsley                                             |                             |             |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF SINGLE STOREY REAR / SIDE EXTENSION<br>(DEMOLITION OF REAR EXTENSION) |                             |             |

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### **Site Description**

The application site is located as 67 Jeffereys Crescent, Roby and is located in an area that is allocated as a Primarily Residential Area. The property is a semi-detached dwelling and is rendered facing on its front, side, and rear elevations. It features white UPVC openings and flat rooftiles.

The property benefits from a small, brick facing porch at the front.

### **Proposal**

The application seeks permission for the erection of a single storey rear extension. The proposed development would project out 4.67m from the east side elevation and 5m from the west side elevation and would have a width of 5.25m. It would be served by a flat roof which would have a height of 2.59m. The proposed rear elevation would feature an access door, a large window and a roof lantern, which would measure at a height of 3.17m.

The proposed development would also see the demolition of the existing rear projection.

### **Consultations**

None Required

### **Representations**

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

### **Planning History**

|                       |                                            |
|-----------------------|--------------------------------------------|
| <b>APP. NO:</b>       | 23/00004/PDE                               |
| <b>PROPOSAL:</b>      | ERECTION OF A SINGLE STOREY REAR EXTENSION |
| <b>DECISION:</b>      | WITHDRAWN                                  |
| <b>DECISION DATE:</b> | 9 January 2023                             |

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

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.

## **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

### Design

The Householder Development SPD states that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property and would have a flat roof. The flat roof which would serve the proposed rear extension is a departure from the Householder Development SPD, but it is considered as an acceptable design, as the proposed development would be sited in an area that would not be readily visible from the highway and would be situated in the private rear garden. It would be sited in an appropriate location and therefore, the extension would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

### Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. A single storey beyond 4m will only be permitted if it does not breach the 45-degree rule.

#### 65 Jeffereys Crescent

No.65 is the paired, attached semi-dwelling. the main front and rear building lines of no.65 sit in line with the application site. The property benefits from a small porch to the front, a rear flat-roofed dormer and a rear extension that projects out by approximately 3.8m. The proposed development would project out by 5m from the main rear elevation of the application site, but it would not breach the 45-degree threshold and therefore it is considered it would not cause any significant harm to the amenities of no.65. There is also sufficient boundary treatment between no.65 and the application site. It is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any significant harm to the amenities or privacy to the occupants of no.65.

#### 69 Jeffereys Crescent

No.69 is the other, adjacent neighbour sited to the west of the application site. The main front and rear building lines of no.65 sit in line with the application site. The property benefits from a small, protruding section of the rear elevation by an approximate 2.5m. The proposed development would project out by 5m from the main rear elevation of the application site, but it would not breach the 45-degree threshold and therefore it is considered it would not cause any significant harm to the amenities of no.69. There is also sufficient boundary treatment between no.69 and

the application site. It is considered that the proposed development would be in accord with the Householder Development and would not cause any significant harm to the amenities or privacy to the occupants of no.69.

### **Highways**

The proposed development would be sited to the rear of the application property. The proposed development would not affect any current parking provisions used by the occupants of the property and would not cause any issues to the safety of the highway or obstruct any motorists. Therefore, the proposed development would be acceptable.

### **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             |
|---------------|---------|---------|------------------------------------|
| 22/03/2023    | 006     | REV 01  | PROPOSED FRONT AND REAR ELEVATIONS |
| 14/03/2023    | 001     | REV 01  | LOCATION PLAN                      |
| 07/03/2023    | 003     | REV 01  | PROPOSED FLOOR PLANS               |
| 09/03/2023    | 006     | REV 01  | PROPOSED SIDE ELEVATIONS           |

**Signed Case Officer<sup>1</sup>:**                      **Reece Black**

**Signed Authorising Officer<sup>2</sup>:**                      **K Foster**

**Date:**                                              **4 May 2023**

## **Informatives**

1. It is an offence to drive over a footway without dropped kerbs and it is also an offence to carry out any works within the public highway without the permission of the Highway Authority. Only the Highway Authority or a contractor approved by the Highway Authority can carry out works within the adopted highway. The applicant should contact the Council's Maintenance Contractor Tarmac on [Knowsley.highways@tarmac.com](mailto:Knowsley.highways@tarmac.com) should they be minded to extend their dropped kerb to improve access

## **Appendix 1 – Site Photographs**

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<sup>1</sup> 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

<sup>2</sup> 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



