

<u>APPLICATION NO:</u>	24/00505/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	26 Middlehey Avenue, Knowsley, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY FRONT, SIDE AND REAR EXTENSION (DEMOLITION OF EXISTING GARAGE).		

Site Description

The application site comprises a detached house with associated garden curtilage. There is a single storey extension on the rear of the house which appears to have been erected under permitted development rights. There is a detached garage built with the house which forms one half of a detached garage with that of the neighbouring property.

Proposal

The proposal is for the demolition of the garage and the erection of a two storey extension to the side and rear of the house and single storey extension to the front and partly the side of the house.

The two storey extension to the side would have a depth of 6m and would extend 2.4m to the party boundary with the neighbouring property, 28 Middlehey Avenue. The extension would have a pitched roof tied into the existing pitched roof and approximately 0.3m lower at ridge.

To the front of the two-storey side extension would be a single storey extension starting from the front of the two storey extension and of the same width, and 1m in from the front of the existing house. This single storey extension would project 1.8m forward of the front elevation of the house and extend 4.1m across the front of the house with a total width of 6.5m. This part of the extension would have a sloping roof starting from the two-storey extension and extended across the front of the house.

The rear two storey extension would extend from the rear of the two storey side extension and project 3m beyond the rear of the existing house, and extend across the rear of the house 3.5m, giving a total width of 5.9m. This part of the extension would have a pitched roof hipped into the roof of the existing house and two storey side extension.

The proposed extension would comprise extended hall and bathroom suite with walk-in shower to the single storey element at the front and part side. The two storey elements would comprise utility room, kitchen extensions and a lounge/study to the ground floor with bedroom extension, bedroom with en-suite and large built-in wardrobe, and landing extension to the first floor.

Consultations

Knowsley Parish Council - No comments received.

Representations

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

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

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

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

The proposal is to extend a house in a residential area and is therefore acceptable in principle subject to design and amenity considerations and policy compliance.

Design and Visual Amenity Considerations

The design of the proposed development is acceptable and broadly in keeping with the existing dwelling. The character of the existing dwelling. The side extension would be set back 1m at first floor level with a corresponding appropriate lower ridge height.

There is a two storey extension (K/APP/10320) on the rear of 28 Middlehey Avenue, the neighbouring property adjacent the proposed two storey extension. This property also has a single storey side extension, and first floor landing and bathroom windows on the gable. These are not windows to habitable rooms, and the proposal would not unduly affect the outlook of the occupiers of 28 Middlehey Avenue. The extension would be on the opposite side of the house from the party boundary with 24 Middlehey Avenue and the proposal would have no impact on the outlook of that house. The proposal would not be detrimental to the visual amenity of the area or the street scene.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highway Considerations

The existing garage is not considered to be useable as it is approximately 2.4m wide internally and to be able to be used as a garage the internal width should be a minimum of 2.75m as specified in the adopted Householder Development SPD. In addition the distance to the party boundary at the side of the house is not useable for the same reason at approximately 2.4m. Therefore the only parking space which would be affected by the proposal is by extending at the front 1.8m forward of the house onto the drive. The proposal would result in a 4 bedroomed house, with 3 parking spaces usually required for such a dwelling. There is scope within the front garden for parking for 3 cars and a condition should be attached to any permission granted requiring such.

NPPF para 111 states 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. The proposal would not cause highway safety or road network issues.

No other highways issues are raised and as such suitably conditioned the proposal complies with NPPF para 111, Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Issues

The application seeks permission for the erection of a part two storey and part single storey extension to a house in a residential area and raises no residential amenity concerns. There are no privacy or overlooking concerns.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposed extension is acceptable in design and the proposal would not be detrimental to the visual amenities of neighbours or the locality. Suitably conditioned no highways or residential amenity concerns are raised. The application complies

with planning policies and is therefore recommended for approval.

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) Prior to the extension hereby permitted first coming into use a parking scheme for the parking of three cars within the curtilage of the property shall be submitted to and agreed in writing to give parking for a total of 3 cars, and the agreed scheme implemented. For the avoidance of doubt the additional car parking area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house and indicated as such on the submitted scheme, and the dropped kerb shall be extended if necessary. The agreed area shall be retained as such at all times that the proposed development is in use.

Reason: To ensure that adequate off-street parking is available in accordance with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order), no windows or openings shall be inserted in the side (south-east) elevation of the extension hereby permitted.

Reason: In the interests of privacy having regard to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policy H5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/09/2024	-	-	LOCATION PLAN
17/11/2024	P13742 sht2	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising
Officer²: **K Foster**

Date: **25 November 2024**

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

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