

<u>APPLICATION NO:</u>	24/00521/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	3 Old Meadow, Knowsley, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application relates to a two-storey detached dwelling at no.3 Old Meadow. The application site is located within a Primarily Residential Area, as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006), as well as the Knowsley Village Conservation Area, as defined by Policy CS20 of the Local Plan: Core Strategy (Adopted January 2016) and Saved Policy DQ5 of the Knowsley Replacement UDP.

Proposal

The proposal seeks to erect a single storey rear extension which would project 10.5m from the original rear elevation and measure 5.05m wide. A dual pitch roof with 8no. rooflights is proposed and would measure 3.5m to the ridge. A set of patio doors with window panels either side will be installed to the rear elevation. To the south side elevation, two sets of bi-folding doors are proposed. The proposed development will be finished in matching facing brickwork to the exterior, matching concrete roof tiles and matching uPVC doors and windows.

Consultations

Conservation & Design Officer (27.11.2024): The proposal would comply with Policy CS20 of the Local Plan.

Cadent Gas Limited (12.11.2024): No objection, informative note required.

Knowsley Parish Council: No comments received.

Representations

This application has been publicised by letters sent to 6no. neighbours. It has also been advertised by a Site Notice and a Press Notice. No representations have been received.

Planning History

08/00138/FUL - Erection of single storey extension to part of the rear of the dwelling. Granted, 28.05.2008.

74/08139/HIST - Erection of detached house and garage. Granted, 30.03.1984.

74/06968/HIST - Sheltered accommodation for 35 persons with one wardens flat. Granted, 15.09.1982

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 UDP, 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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Policy CS20: Managing the Borough's Historic Environment

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Policy DQ5: Development in Conservation Areas

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

National Policies

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

Other Material Considerations

Knowsley Village Conservation Area Appraisal (2005)

Planning (Listed Building and Conservation Area) Act 1990

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

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Neighbouring Amenity;
- Design and Visual Amenity;

- Heritage Assets;
- Access, Parking and Highway Safety;
- Waste Management.

Compliance with Householder Development SPD

Rear Extension

The proposal would project 10.5m from the original rear wall which would go beyond the 4m threshold. However, this would not intersect a 45-degree line, when taken from the mid-point of no.2 Old Meadow's nearest rear elevation habitable room window. The proposal would therefore accord with the guidelines of Part 7.4 of the Householder Development SPD.

Neighbouring Amenity

No.2 Old Meadow

The proposal would have a depth of 10.5m and would extend close to the shared boundary with no.2 Old Meadow, which is the adjacent neighbour to the north. Whilst the proposal will have an extensive depth, the dwelling of no.2 is positioned beyond the rear elevation of the application property, resulting in the proposal having a reasonable projection of 3m beyond no.2's original rear elevation. Moreover, when taking a 45-degree line from the mid-point of no.2's nearest habitable room window, the proposal would not intersect this line. It is acknowledged that no.2 has existing clear/obscure glazed openings to their south side elevation, which may be overshadowed by the proposal. However, it is considered that the light received to these windows are already compromised, due to their siting within the side elevation and proximity to the boundary fence. As such, on balance, the impact in terms of overshadowing or loss of light is deemed to be acceptable. There are also no openings proposed to the side elevation facing this neighbour and the existing fence will provide a degree of screening. The impact in terms of direct overlooking or loss of privacy will therefore be minimal.

No.4 Old Meadow

No.4 is the adjacent neighbour to the south. The proposal will include clear glazed bi-folding doors which will face towards this neighbour. However, a distance of 11.9m to the shared boundary will be provided and the existing fence will provide screening. The proposal would also not intersect a 45-degree line when taken from the mid-point of no.4's nearest habitable room window and is therefore considered to have an acceptable impact in terms of overshadowing, loss of outlook or loss of privacy.

No.29 Teynham Avenue

No.29 is the adjacent dwelling to the rear. The proposal will feature glazed openings to the rear elevation, which will face towards no.29. However, these will be distanced 13.5m away from the shared rear boundary and the existing mature trees would provide full screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new openings are also not considered to have any greater, significant impact than the existing rear elevation openings.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extension is considered to appear as a proportionate and subservient addition to the main dwelling due to its single storey height. Whilst the proposal

would result in a total projection of 10.5m from the original rear wall, it would be limited to a width of 5.05m. This would ensure that the proposed extension's footprint does not overwhelm or dominate the original dwelling. Given its siting to the rear, the proposal would also not appear highly visible from public vantage points along the street scene. It will also have a matching pitched roof and be finished in matching materials. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Heritage Assets

The application site is located within the Knowsley Village Conservation Area. The Conservation and Design Officer notes that the proposed extension would be set to the rear of the building and due to the site's location on a private road, it has limited visibility from public vantage points along Mill Lane and Knowsley Lane. The site is also deemed to have a neutral contribution to the wider setting of the Conservation Area. As such, it is considered that the proposal would not result in any, unacceptable, harmful impacts upon the character or appearance of the Conservation Area. The proposal would therefore accord with Policy CS20 of the Local Plan, Saved Policy DQ5 of the Knowsley Replacement UDP, as well as the NPPF. In coming to this conclusion, the local planning authority has undertaken its statutory duty as required by the Planning (Listed Buildings and Conservation Areas) Act 1990.

Access, Parking and Highway Safety

The proposal would not affect existing parking or access arrangements and would have an acceptable impact upon access, highway safety and parking provision, in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The proposal would not affect the existing waste storage arrangements and is therefore acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Other Matters

The application site is in close proximity to Cadent Gas' medium and low pressure assets. Cadent Gas have raised no objection. However, an informative will be attached to prevent damage to their assets or interference with their rights.

Conclusion

The principle of the proposal is considered acceptable. The proposed development would have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. Additionally, the proposal would not result in any, unacceptable, harmful impacts upon the character or appearance of the Knowsley Village Conservation Area. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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) No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.

Reason: To secure a satisfactory development in materials which are appropriate for the locality in accordance with Saved Policy H8 and DQ5 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006), Policy CS19 and CS20 of the Knowsley Local Plan Core Strategy (Adopted January 2016), the National Planning Policy Framework and the Planning (Listed Buildings and Conservation Area) Act 1990.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/10/2024	#00932933-899EFA		Location Plan
29/10/2024	OM 100:02		Existing and Proposed Site Layout Plans
05/10/2024	OM 100:01	Rev. A	Existing & Proposed Plans Sections and Elevations

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **19 December 2024**

Informatives

1. Cadent Gas Ltd own and operate the gas infrastructure within the area of your development. There may be a legal interest (easements and other rights) in the land that restrict activity in proximity to Cadent assets in private land. The applicant must ensure that the proposed works do not infringe on legal rights of access and or restrictive covenants that exist. If buildings or structures are proposed directly above the apparatus the development may only take place following diversion of the apparatus. The applicant should apply online to have apparatus diverted in advance of any works, by visiting cadentgas.com/diversions.

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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Prior to carrying out works, including the construction of access points, please register on www.lineearchbeforeudig.co.uk to submit details of the planned works for review, ensuring requirements are adhered to.

Your responsibilities and obligations

Cadent may have a Deed of Easement on the pipeline, which provides us with a right of access for a number of functions and prevents change to existing ground levels, storage of materials. It also prevents the erection of permanent/temporary buildings, or structures. If necessary Cadent will take action to legally enforce the terms of the easement. This letter does not constitute any formal agreement or consent for any proposed development work either generally or related to Cadent's easements or other rights, or any planning or building regulations applications.

Cadent Gas Ltd or their agents, servants or contractors do not accept any liability for any losses arising under or in connection with this information. This limit on liability applies to all and any claims in contract, tort (including negligence), misrepresentation (excluding fraudulent misrepresentation), breach of statutory duty or otherwise. This limit on liability does not exclude or restrict liability where prohibited by the law nor does it supersede the express terms of any related agreements. If you need any further information or have any questions about the outcome, please contact Cadent Gas at plantprotection@cadentgas.com or on 0800 688 588.