

<u>APPLICATION NO:</u>	23/00169/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	175 Windy Arbor Road, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A 2 STOREY SIDE EXTENSION (DEMOLITION OF EXISTING UTILITY ROOM)		

Site Description

The application site consists of a semi-detached house and associated garden area located on Windy Arbor Road. The house has single storey extensions to the rear and side, with the side extension to be dismantled as part of this proposed development.

Proposal

The application seeks planning permission for the demolition of the existing single storey extension to the side of the house and for the erection of a two-storey extension to the side.

The extension would be approximately 8.1m deep at ground floor level, the depth of the main house, with a width of approximately 2.7m; the first floor would be approximately 7.1m deep as it would be set back 1m from the adjoining part of the existing house at the front. The extension would have a hipped roof ridged into the hipped roof of the existing house and with a ridge approximately 0.6m lower. The extension would comprise a utility room and study to the ground floor with a bathroom extension and bedroom extension above.

Consultations

Whiston Town Council - No comments received.

Representations

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

Planning History

09/00520/FUL - ERECTION OF SINGLE STOREY REAR EXTENSION. Granted: 07.04.2010.

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out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 site is identified as land for primarily residential development and a domestic extension would therefore be acceptable in principle, subject to compliance with amenity and policy considerations.

Design and Visual Amenity Considerations

The overall design of the extension is in character with the existing house. The roof proposed has been amended to a hipped roof to tie in with the existing hipped roof. The extension would be set back at first floor level 1m back from the front of the adjoining part of the existing house, and the roof ridge would be approximately 0.6m lower than the ridge of the existing roof. This would ensure that there would be a subservience of the extension to the existing dwelling and that any terracing effect would be mitigated against. There is a similar side extension to the neighbouring dwelling, 173 Windy Arbor Road, with a set back at first floor level albeit with a pitched roof tying in with the pitched roof of the main building.

The proposed extension would not be detrimental to the visual amenity or outlook of neighbouring properties and would not be detrimental to the street scene or the visual amenity of the locality.

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

Residential Amenity Considerations

The proposal is for a two-storey extension to a house in a residential area and raises no residential amenity concerns. The extension would have no windows on the gable, and the extension to the adjacent house, 173 Windy Arbor Road, has no windows on the side. As such there are no privacy or overlooking issues are raised.

The proposal would therefore comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways Considerations

The proposal would extend a bedroom and bathroom and would not increase the number of bedrooms at the property, which is three bed roomed. The parking standards contained within the Householder Development SDP states that 2-3 bedroom dwellings should provide a maximum of 2 in-curtilage car parking spaces.

There is sufficient room to the front of the dwelling to provide 2 car parking spaces which would comply with the Council's parking standards. Therefore, the proposal is acceptable with regards to parking provision and highway safety.

The proposal would therefore comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposal would be acceptable in terms of design and amenity and sufficient parking could be provided. The proposal 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) The extension hereby permitted shall be rendered to match the existing dwelling and the extension roof shall match the main roof of the existing house in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply 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 in June 2006.

- 4) Prior to the first occupation of the extension hereby permitted parking for two cars shall be provided for in the front garden area of the dwelling in accordance with a scheme previously submitted to and agreed in writing by the Local Planning Authority. For the avoidance of doubt the scheme shall show the bin store area and shielding for that, and the surfacing shall be of a permeable or porous material. This area shall be retained for parking purposes at all times thereafter.

Reason: To ensure that adequate in-curtilage parking and bin storage is provided in the interests of highway safety and visual amenity and to comply 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
17/04/2023	4	-	PROPOSED GROUND FLOOR PLAN
17/04/2023	6	-	PROPOSED FIRST FLOOR PLAN
11/07/2023	8	-	SECTION B-B
11/07/2023	9	-	ROOF PLAN
24/07/2023	13	-	PROPOSED FRONT ELEVATION
13/07/2023	14	-	PROPOSED REAR ELEVATION
17/04/2023	16	-	EXISTING & PROPOSED SITE PLANS
24/07/2023	15	-	PROPOSED SIDE ELEVATION
23/03/2023	TQRQM23081181 918394	-	LOCATION PLAN
23/03/2023	6	-	PROPOSED FIRST FLOOR PLAN

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: K Foster

Date: 26 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

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Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

Site Photos

Front



Rear Side

