

<u>APPLICATION NO:</u>	24/00400/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	211 Tarbock Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY REAR EXTENSION (DEMOLITION OF EXISTING REAR EXTENSION).		

Site Description

The application relates to a two-storey detached dwelling at no.211 Tarbock Road, which has existing rear extensions and detached outbuildings. The application site is well set back from the highway and has a private driveway leading to a hard surfaced area with off-street parking provisions for at least 3no. vehicles. 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).

Proposal

The proposal seeks to erect a two-storey rear extension following the demolition of the existing rear extensions. It would have a width of 13.95m and a maximum depth of 4.725m. Two dual pitch gable end roofs, with a sloped roof in-between are proposed and would be set lower than the main roof, with a maximum ridge height of 7.05m. To the rear elevation, glazed bi-folding doors will be installed at ground floor, with a large feature window, a narrow horizontal window, two door entrances and a window proposed at first floor. The proposal would accommodate an open plan kitchen/dining/living room at ground floor, with two additional bedrooms, a bathroom and a projecting balcony with glass balustrade provided at first floor. Timber slatted screening with a depth of 1.2m will also be provided to the side of the balcony, which would line the side elevation up to 2m high and extend up to the ridge of the proposed extension. The proposal will be finished in red masonry brickwork and matching render to the exterior, matching grey roof tiles, and black aluminium/uPVC windows and doors. An additional window is also proposed to the southeast side elevation.

Consultations

None required.

Representations

This application has been publicised by letters sent to 21no. neighbours. No representations have been received.

Planning History

None relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Waste Management;
- Other Matters.

Compliance with Householder Development SPD

The proposed rear extension would project a maximum of 4.725m from the rear elevation and would exceed the 4m guidance at ground floor and 3m guidance at first floor. The Householder Developments SPD states that extensions beyond 3m/4m will only be acceptable if they do not breach the 45-degree rule. However, given the positioning of the application site and the layout of the surrounding neighbours, it is not considered that the 45-degree rule is applicable in this specific case. The proposed rear extension would, therefore, not fully comply with Part 7.4 of the Householder Development SPD. Notwithstanding this, the non-compliance is not considered to be significant enough to warrant a refusal of the application and its acceptability is discussed in further detail later in the report.

Neighbouring Amenity

Birkdale Court

The eastern end of the northernmost Birkdale Court apartment building lies close to the shared boundary with the application site, with one of these units featuring a projecting balcony at first floor. The proposed two storey rear extension would extend close to the shared boundary and also features a projecting balcony at first floor. The neighbouring and proposed balconies would, therefore, be situated close to each other. However, such close relationships between projecting balconies currently exists between some units at Birkdale Court and the proposed balcony would reflect a similar relationship to these. A separation distance of approximately 1.8m will also be provided between the balconies and the proposal includes the erection of timber screening to the side which would extend up to the ridge. This is considered to provide suitable screening and would prevent any unacceptable, detrimental impact in terms of direct overlooking or loss of privacy and will also be secured by a condition. It is acknowledged that increased noise may occur from the proposed balcony however, this area will be used in association with the residential use of the main dwelling and is not considered to result in any greater noise or disturbance than the existing projecting balconies within Birkdale Court.

The proposed extension itself is also considered to result in increased overshadowing to the nearest Birkdale Court apartment openings, which include glazed patio doors to a unit at ground floor, and to a unit at first floor (serving the projecting balcony). However, the amount of light received to the ground floor unit is already compromised due to the patio doors being enclosed by the first-floor balcony above and the existing high boundary walls at the application site to the side. It is acknowledged that some loss of light will occur to the patio doors and balcony area for the neighbouring first floor unit due to the increased massing of the application dwelling. However, full sunlight will still be available to this opening from mid to late afternoons and the patio doors/balcony area are deemed to have open views towards the southwest. The proposed extension will also feature slatted timber screening, as well as a pitched roof which would still allow a degree of light to permeate through to the first-floor unit's patio doors/balcony. It is therefore considered that, on balance, the proposed extension's impact in terms of overshadowing and loss of light would not be significant enough to warrant a refusal of the application and will be acceptable.

No.3, 4, 5 and 6 Holmfield Grove

No.5 and 6 are the adjacent neighbours to the southeast. The proposed extension would be distanced over 16m away from the main rear elevation of these neighbours which is a sufficient distance to avoid any harmful impacts in terms of overshadowing or loss of light. The proposal would also not project any further than the original side wall and includes no openings which will face towards no.5 and 6. Whilst a new window is proposed within the original dwelling to the southeast side elevation, this will serve a bathroom which is a non-habitable room, and a condition will be attached to ensure that it is obscure glazed.

No.12, 14 and 16 Deepfield Drive

No.12, 14 and 16 are the adjacent neighbours to the rear. The proposal will feature a large bi-folding door at ground floor, and a large feature window, a narrow horizontal window, a door entrance, a window and a projecting balcony area which will all face towards the rear garden and elevations of these neighbours. However, these will be sufficiently distanced 22m away from the shared rear boundary and the existing rear boundary treatment and mature trees would provide some screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited.

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

It is acknowledged that the proposal will increase the size of the application property to the rear. However, it will be partially set back at first floor, and this is considered to reduce the overall bulk and massing of the proposal. The application dwelling is also of a considerable size and the application site features a generously sized garden to the rear. The proposal is therefore not deemed to be out of scale in relation to the large dwelling and its plot. The proposal would also have a ridge height set lower than the main roof which would ensure that it appears subservient to the original dwelling. The materials to be used includes red masonry brickwork and matching render to the exterior. Red brickwork is not a material featured within the application dwelling, however the submitted Design and Access Statement explains that its use is to differentiate the extension from the original house. Red brickwork is also a material which is featured on several properties within the area and the remaining materials proposed will include matching grey roof tiles and matching black window and door frames. The proposal is therefore deemed to appear in keeping with the material palette of the area and of the host dwelling. Whilst a projecting balcony is proposed, it would not appear as a dominating feature given that it would not extend beyond the rear elevation of the proposed extension and would be enclosed by a glass balustrade and timber screening. The total projection of the balcony is also modest and would appear subordinate and proportionate with the overall proposed extension and main dwelling. The proposal itself will also not be highly visible from public vantage points along Tarbock Road given its positioning to the rear. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would create an additional 2no. bedrooms, resulting in the application property becoming a 5no. bedroom dwelling. 3no. off-street parking spaces are therefore required for a 4no.+ bedroom property, as specified within Appendix A of the Ensuring a Choice of Travel SPD. The application site has existing hard-surfaced areas to the front which provides off-street parking for at least 3no. vehicles. As such, the proposal would achieve the parking standards and access into the site would remain as existing. The proposal would therefore 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 application property has extensive hard surfaced areas to the front which is of a sufficient size for the storage of waste and recycle bins. The proposal is therefore deemed to be acceptable in terms of waste management, in accordance with the Householder Development SPD.

Other Matters

The application site is defined as being within a Development Low Risk Area by the Coal Authority. An informative will therefore be attached to provide the applicant further information regarding this.

Conclusion

The application is for an extension to an existing dwellinghouse within a Primarily Residential Area and the principle of the proposal is considered acceptable. The

proposed development would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. 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: 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.

- 4) Prior to the rear projecting balcony hereby approved being first brought into use, the proposed 2m high timber screening at first floor, as shown on the approved plans, facing towards Birkdale Court to the northwest, shall be installed and retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjacent residential apartments and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 5) No part of the development hereby permitted shall be used or occupied until the proposed first floor bathroom window on the southeast side elevation (facing towards no. 5 and 6 Holmfield Grove, Huyton, Knowsley, L36 0SH), as shown on the approved plans, has been glazed with obscure glass to level 4/5 (where 1 is the lowest and 5 the greatest level of obscurity). The window shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level of the room in which the window is installed. The duly installed window shall be retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of the adjacent residential properties and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/08/2024	068-02-02-001	Rev A	Existing Site Location and Site Plan
13/08/2024	068-02-02-002	Rev A	Proposed Site Plan
13/08/2024	068-02-03-002	Rev A	Proposed Floorplans
13/08/2024	068-02-04-003	Rev A	Proposed Elevations 01 and 02
13/08/2024	068-02-04-004	Rev A	Proposed Elevations 03 and 04
13/08/2024	068-02-99-001	Rev A	Existing and Proposed 3D Views
13/08/2024	068-02-05-001	Rev A	Proposed Section A - A

Signed Case Officer¹: **Kim Vo**

Signed Authorising
Officer²: **K Foster**

Date: **2 October 2024**

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

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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