

<u>APPLICATION NO:</u>	25/00247/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	Halewood Town Council
<u>LOCATION:</u>	14 Laurel Grove, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION TOGETHER WITH DEMOLITION OF EXISTING GARAGE.		

Site Description

The application site is located at 14 Laurel Grove, Huyton and is located within a Primary Residential Area in the Local Plan Policies Map. The application property is a semi-detached dwellinghouse, predominately rendered to the front, side and rear elevations (excluding the existing front porch extension which is brick facing).

The property has an existing front porch extension and a single storey side extension. A detached garage was previously on site adjacent the side elevation of No.12 (recently demolished). The front garden is hard surfaced with sufficient space in the curtilage to accommodate 2 no. vehicles in the curtilage. The front garden is enclosed by a low brick-built front boundary wall together with hedgerow. The front elevation of the porch is set-back from the public highway by 5.1m.

The rear garden area is surfaced by patio and grassed sections and bounded by hedgerow and timber fencing. The rear garden houses 1 no. detached timber outbuilding to the bottom of the garden. The garden spans a depth of 10.5m.

The application site is located within a Coal (Low-Risk) Area.

Proposal

The proposal is for the erection of a single storey front, side and rear extension together with the demolition of existing garage.

This would form a 'wrap-around layout'. The proposed development would have a width of 3.7m with a front projection of 1.5m (which would sit flush with the existing front porch extension) and a rear projection of 1.8m. The cumulative depth would be 10.7m and at its widest would measure 10.2m.

The proposal would be served by a hipped roof that would follow the 'wrap-around' layout and would measure 2.5m at the eaves and 3.4m at the tallest point. Fenestration would be installed to the front, side and rear elevations with rooflights installed to the side and rear roof slopes.

Upon the date of Officers' site visit (15.05.2025) the detached garage had already been demolished to make way for the proposed development.

Consultations

None required.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

No relevant recorded planning history.

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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

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 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

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 AND RESIDENTIAL AMENITY

Side extension:

The Householder Development SPD states that *single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.*

The proposed side extension (at its closest) would be situated from the side boundary by 1.1m and pull away from the boundary as the extension runs. The proposed side extension would be sited adjacent to the existing gable wall of No.12 – in which there are no windows on this gable wall and subsequently no impacts on amenity from harm by overshadowing or privacy concerns are raised. The proposed extension would be to a scale which would appear subordinate to the original dwelling and would be served by a pitched roof and therefore accord with the SPD. The side elevation would contain 1 no. window; however, this would serve a toilet and be obscurely-glazed and therefore would not raise any amenity or privacy concerns.

The Householder Development SPD stipulates that *the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.*

The submitted plans demonstrate that sufficient space would remain usable and not result in a cramped appearance, no part of the proposal would come within 1m from the plot boundary. Suitable garden area would remain to the rear and side. The proposal would not restrict the storage or movement of refuse bins.

Front extension:

The SPD also states that *front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas, and that style, design, materials and scale of front extensions should respect the character of the surrounding residential area. Furthermore, any forward projection would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting.*

The proposed development would have a modest projection of 1.5m, which would sit flush with the existing porch and therefore not appearing overbearing in the street scene and positively integrate with the existing dwellings design. Although the proposed development would slightly break the building line of the front elevations in the street scene, it would not be considered to dominate the existing dwelling or significantly disrupt the uniformity of the other semi-detached dwellings in the street scene, as per the guidance in the SPD.

The SPD also outlines that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that a semi-detached dwelling with a suitable set-back from the highway would be able to accommodate a moderate front extension which would retain a design that is subordinate to the dwelling and would not present incongruous in the street scene, given the front projection is only a marginal projection. The front and side extensions would have a negligible impact on the occupants of No.12 as the closest room is a garage.

Rear Extension:

The Householder Development SPD states that *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 and 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 proposed rear extension would project 1.8m and subsequently accord with the SPD. The rear extension would be considered to have a negligible impact on No.16 given it would not project beyond their existing rear extension. There are no windows on the side of No.16's rear extension and therefore no privacy concerns are raised. The rear extension would be set-off the party boundary shared with No.12 by 3m and accord with the projection parameters. The rear extension would leave 8.7m from the rear elevation and the rear plot boundary and therefore sufficient space would be retained within the garden for siting out and use of the garden.

Materials:

The existing property is predominately render facing (excluding the brick facing porch) with differing colours used for both the openings, with white and brown UPVC fenestration employed and brown roof tiles for the main dwelling roof with red roof tiles employed for the porch roof.

The submitted plans detail that the both the existing and proposed dwelling overall would be render facing to the external walls. The windows would be white UPVC and the roof tiles used for the proposal would match the existing porch. For the avoidance of doubt, the external materials would be further secured by way of standard planning condition to ensure that the proposed developments external materials would match

the materials used on the dwelling.

HIGHWAYS

The application property can accommodate 2 no. vehicles within the curtilage of the dwelling. The proposed development would remove space to the side of the dwelling; however, the submitted plans demonstrate that 2 no. vehicles can be provided to the front garden area. The SPD requires that two side-by-side spaces should measure 5m x 5.7m to allow full access to the front garden area. The plans contain an annotation which states that the front dwarf wall and hedge to be removed to allow 2 no. vehicles access with a minimum width of 5.7m, which would allow greater access and manoeuvrability of the front parking. To facilitate the widened vehicular access an informative will be added with instructions on extending the dropped kerb should the application be granted.

The proposed development would not increase the number of bedrooms at the property or decrease the number of in-curtilage parking spaces. The front garden area is already hard surfaced, with no loss of porous/permeable surfacing, and no additional spaces are required to accommodate any increase of bedrooms and therefore the parking provisions are acceptable.

OTHER ISSUES:

SITE CONSTRAINTS (COAL)

The application site is identified as a low-risk area for previous coal mining activity. An informative relating to this will be included on the decision notice for the attention of the applicant should the application be granted.

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
16/05/2025	-	-	LOCATION PLAN
19/05/2025	Lau/01	REV B	EXISTING AND PROPOSED FLOOR PLANS
16/05/2025	Lau/02	REV A	EXISTING AND PROPOSED ELEVATIONS

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 22/05/2025

Informatives

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

² 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

- 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 Mining Remediation Authority on 0345 762 6846 or if a hazard is encountered on site call the emergency line 0800 288 4242.

Further information is also available on the Mining Remediation Authority website at: Mining Remediation Authority - GOV.UK

Standing Advice valid from 1st January 2025 until 31st December 2026

- 2 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 should they be minded to extend their dropped kerb to improve access.