

<u>APPLICATION NO:</u>	24/00103/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	80 Longmeadow Road, Knowsley Village, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION (DEMOLITION OF GARAGE)		

Site Description

The application site is located at 80 Longmeadow Road, Knowsley Village and is situated in an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is brick facing on its front, side and rear elevations; the front elevation is faced with two differing brick colours, not in a stark contrast, but the brick detailing underneath the openings are a notably lighter shade. The property features white UPVC openings and brown, flat, interlocking roof tiles.

The property benefits from an adjoined single storey garage and a modest single storey rear extension. The property features an open plan design layout and consists of block paving hardstanding, a grassed area to the front and sparse shrubbery. To the rear garden are vegetation and two mature trees.

The front elevation of the property is South facing and fronts the Highway. The property sits in a uniform building line with other semi-detached dwellings in the row.

Proposal

The application seeks permission for the erection of a two-storey side extension and single storey rear extension together with the demolition of the existing garage.

The proposed two-storey side extension would project at a width of 3.76m and would have a depth of 12.1m on the ground floor and a depth of 8.27m on the first-floor. The proposed single storey rear extension would be an extension of the existing rear ground floor extension and would form an infill extension.

The two-storey side extension would be served by a dual-pitched roof, which would measure 4.7m at the eaves and 7.08m at the highest point. Both the existing and proposed rear projections would be served by a mono-pitched roof, which would measure 2.54m at the eaves and 3.44m at the highest point.

The front, side and rear elevations of the proposal would feature fenestration and bi-fold doors to the existing rear elevation of the rear extension along with four rooflights.

The proposed development would include a minor front extension as an infill section from the existing stepped front elevation which would see the creation of a single storey front porch. This would project approximately 0.39m at its furthest. This would

be served by a mono-pitched roof, which would measure 2.71m at the eaves and 3.47m at the highest point.

The proposed development would also see the expansion of the existing driveway to provide an additional parking space within the curtilage of the dwelling.

Consultations

Knowsley Parish Council - No Comments Received.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

APP. NO: 74/01729/HIST
PROPOSAL: EXTN FOR USE AS UTILITY ROOM
DECISION: GRANTED
DECISION DATE: 4 June 1976

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.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and

saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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 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

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

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.

It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours.

Design

The existing dwelling is faced in a combination of two slightly contrasting brick facing, with white UPVC openings and tiled roofing. The proposed development would see a full rendering of the external face of the existing and proposed. The design and materials of the dwelling overall would be cohesive and emulated on the proposal and would include materials that are found on the exterior of the dwelling; the front elevation of the proposed two-storey side extension features fenestration that is in keeping with other openings on the front elevation. The proposed development would be served by pitched roofs.

The proposed two-storey side extension would be served by a dual-pitched roof, which would be subordinate to the roof of the existing dwelling on the front elevation as the ridge of the roof is lower and would emulate the design, pitch and materials of the roof. The proposed single storey rear extension would be served by a mono-pitched roof. The pitch of the roof would also feature a roof at a differing pitch, as it would not be as steep as the roof of the existing dwelling, however, would not be a significant contrast or detract from the pitches of the roofs which serve the dwelling. This would be acceptable, however, given that this roof would serve a ground floor rear extension and would not be readily visible from the street scene or cause any adverse harm.

The proposed rear extension would be within the parameters of the Householder Development SPD and would not result in any adverse or unacceptable harm to the neighbouring property.

Overall, it is considered that the proposed development would have an acceptable design and would be in accord with the Householder Development SPD and Saved Policy H8.

Residential Amenity

The Householder Development SPD states that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. It also states proposed developments should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.

The Householder Development SPD also states that usually either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The proposed developments footprint would occupy roughly the same footprint of the demolished garage. The proposed two-storey side extension would be constructed with a set back of 0.36m from the immediately adjoining part of the main front wall of the original dwelling. However, from the front projection section of the proposal, the first-floor extension would be set back from the ground floor front elevation by approximately 1.42m. This was discussed with the architect who stated that the

buildability aspect in that if the required 1m set back is incorporated into the design, it would result in a clash with the steelwork that would support the wall at first-floor and the steelwork above the proposed door on the ground floor. The position of the door cannot be adjusted due to the position of the stairs.

For the context of Longmeadow Road, it is important to note that this has been accepted for the consideration of similar proposals; 21/00631/FUL outlines this, where the proposed two-storey side extension would be set back by 0.5m due to similar considerations for the buildability of that proposal.

It is considered that this should hold some weight in favour of the application and its shortfall from prescribed set back distance outlined in the Householder Development SPD. Furthermore, the proposal would feature a lower ridge and would still feature a set back which would ensure the proposal would not result in the creation of a terracing effect. Paragraph 7.2 of the SPD states that the 1 metre set back may be relaxed if the extension would not create a terracing effect; as outlined above, it is considered that the proposal would not result in the creation (or potential creation) of a terracing effect.

78 Longmeadow Road

No.78 is the adjacent, semi-detached dwelling and sits in a uniform building row. The front and rear elevations sit parallel to another. No.82 benefits from a single storey garage, this is linked/connected to the garage at the application site. The two first-floor gable walls of these properties face one another at an approximate interface distance of 7.2m.

The proposed development would mean the gap would be reduced to approximately 3.5m as an interface distance. The gable wall of no.82 features three windows on the side elevation, as they reflect the position of those in the application property, it is reasonable to assume that these would serve the bathroom / toilet and landing, to mirror the application property. Two windows are also obscurely glazed and the third appears to serve the stairs and landing. It is therefore considered that the proposed development would not have an unacceptable impact on privacy or amenities and would not overshadow to an unacceptable degree. The submitted elevations show that the proposal would contain one small window, which would serve the toilet. It has been annotated that this would be obscure glazing and would further ensure that the proposal would not result in any adverse harm to amenities or privacy.

The proposed rear extension would be within the parameters of the prescribed projections contained in the Householder Development SPD. There is sufficient boundary treatment between the two rear gardens provided by trees, shrubbery, and hedging.

Overall, the proposed development would be in accord with the Householder Development and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.82.

82 Longmeadow Road

No.82 is the paired, semi-detached dwelling and sits in a uniform building row. The rear elevation is roughly in line but is marginally different, as no.82 benefits from a modest single storey rear extension as well as an adjoined single storey side garage.

The proposed two-storey side extension would not project beyond the existing front

and rear elevations and would therefore not be readily visible to the occupants of no. and subsequently, would not result in any adverse harm to existing amenities.

The proposed rear extension would be within the parameters of the prescribed projections contained in the Householder Development SPD. There is sufficient boundary treatment between the two rear gardens provided by 1.8m timber fencing.

Overall, the proposed development would be in accord with the Householder Development and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.82.

Highways

The existing parking provisions include the block paved hardstanding. As outlined earlier and shown in the submitted plans, the proposal would expand the existing hardstanding to accommodate parking for a second vehicle within the curtilage of the dwelling. This would measure 6.03m in width by 7.03m in depth.

The Householder Development SPD states that two side by side parking spaces will require an area of 5m x 5.7m. As the proposal would be in surplus of this, it would be supported.

A condition has been agreed with the agent that the parking will be implemented prior to the development permitted being brought into use.

The Householder Development SPD states that for dwellings with 4/4+ bedrooms, that 3 spaces within the curtilage of the dwelling would be prescribed. Although, these are maximum parking standards and given an additional space would be created, the proposal would be acceptable and not be considered to result in any unacceptable impact on highway safety. Any additional parking demand would be able to be accommodated on-street, it is observed that there is on-street parking. Therefore, the additional space would not be considered to cause unacceptable.

Consequently, the proposed development would be in accord with the Householder Development SPD, would not be considered to cause any adverse harm to the highway or motorists and would be deemed acceptable.

Other Issues

Trees

As outlined previously, there are mature trees to the rear garden of the application property. It is considered overall that, the proposal would not be project much deeper into the rear garden, than the established built form of the original dwelling (with the exception of infill section that would form the side and rear section of the ground floor) and that these trees do not provide any great amenity value to the street scene; as they are enjoyed in the private rear garden and the tallest one is a conifer, which is generally considered as low amenity value, it would not be reasonable to require a Tree Survey to support the application.

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.

- 4) The development hereby permitted shall not be brought into use until the areas for the parking of vehicles shown on plan, '043 - 04' received 28.02.2024, have been provided, constructed and surfaced in accordance with the plans hereby approved. 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. These areas shall be retained at all times thereafter.

Reason: To ensure that adequate on-site vehicle parking/manoeuvring facilities are provided in the interests of highway safety and amenity, and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28/02/2024	043 - 01	-	LOCATION PLAN
28/02/2024	043 - 04	-	PROPOSED GENERAL ARRANGEMENT PLANS
28/02/2024	043 - 05	-	PROPOSED ELEVATIONS
28/02/2024	043 - 06	-	PROPOSED SITE LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **3 April 2024**

Informatives

Not applicable.

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