

<u>APPLICATION NO:</u>	25/00276/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	146 Milton Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE AND PART REAR EXTENSION TOGETHER WITH A SINGLE STOREY FRONT EXTENSION.		

Site Description

The application relates to a semi-detached house and associated garden area on Milton Avenue. The area is primarily residential and characterised by semi-detached houses.

Proposal

The application is for a two storey extension to the side and partly to the rear of the house, together with a single storey extension to the side of the house and a front porch. An existing porch is to be dismantled.

The two storey element of the extension would be 7.6m deep and project at the rear 0.3m which is as far as the existing dining room and the rear bedroom projects out beyond the kitchen and bathroom. The two storey part of the extension at the rear would tie in with the projecting dining room and bedroom. The first floor of the two storey extension would be set back 1m from the adjoining part of the existing house.

The ground floor would extend to the front of the adjoining part of the house forming a single storey extension to this part of the side extension.

The two storey extension would have a hipped roof tied into the roof of the existing house at the side and rear, and would have a ridge height approximately 0.5m lower. The single storey element of the extension would have a sloping roof.

The front porch would have a width of 2.5m and a depth of 1m with a sloping roof.

The extension would comprise a W.C, utility room and kitchen to the ground floor with a bedroom and bedroom extension to the first floor. The proposal is partly due to the special needs of the applicant's daughter who needs individual space from her sibling.

Consultations

NA

Representations

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

Planning History

None.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 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 application is for an extension and porch to a house in a primarily residential area and is acceptable in principle.

Design and Visual Amenity Considerations

The design of the extension and porch are acceptable and broadly in character with

the existing dwelling. The extension would be set back 1m at first floor level with a corresponding drop in ridge height which mitigates any terracing effect with the neighbouring house, 148 Milton Avenue, and accords with the Householder Development SPD in this regard. The neighbouring property on the gable has a hall window at ground floor and a hall and bathroom window at first floor. The extension would not adversely impact the outlook of the neighbouring property and would not cause loss of light to habitable rooms. The proposal be detrimental to the visual amenities of neighbouring properties or the area in general.

The application 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 an extension of a house together with front porch to a house in a primarily residential area. The proposal raises no residential amenity concerns, including overlooking and privacy issues.

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

Highways and Parking Considerations

It is approximately 2.4m between the gable of the house and the party boundary with the neighbouring property. The space at the side of the house at less than 2.75m cannot be considered as a parking space, in line with the Householder Development SPD. However the proposal would lead to the house being 4 bedroomed, with 4 bedroomed houses usually requiring 3 parking spaces. The front garden wall could be removed and the front garden hard surfaced which could allow two cars to park within. This is to be secured by condition. No other highway issues are raised.

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

Conclusion

The application is suitable in design and would not be detrimental to the visual and residential amenities of the neighbouring properties and the area in general. The front garden could be hard surfaced and the front wall removed to maximise in-curtilage parking. The proposal complies with planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 development hereby permitted shall be constructed of materials detailed on the drawing titled Full Working Drawings referenced Drwg No 01.

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 extension hereby permitted coming into first use the front garden wall shall be removed and the front garden area shall be hard surfaced with permeable or porous surfacing, and it shall be ensured that surface water run-off is not directed to the public highway, with the dropped kerb widened if necessary to facilitate the parking of two cars. The area shall remain as such at all times the development is on site.

Reason: To ensure two cars can be parked within the curtilage of the house and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09/04/2025	01	-	EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS AND SITE BLOCK PLAN
09/04/2025	-	-	LOCATION PLAN

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 24/06/2025

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

