

<u>APPLICATION NO:</u>	23/00158/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	18 Keats Avenue, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE ERECTION OF A FRONT PORCH AND INTERNAL ALTERATIONS		

Site Description

The application site comprises an end terraced house with associated garden curtilage on Keats Avenue close to the merge with The Crescent and the combined junction with Byron Avenue.

Proposal

The application seeks planning permission to erect a single storey extension on the rear of the house together with a front porch. In addition, internal alterations are proposed which in themselves do not require planning permission, but which are proposed as a result of the proposed extension.

The rear extension would have a depth of approximately 3.5m and a width of approximately 5.8m, extending to within 1.1m of the party boundary with the adjoining house. The extension would have a pitched roof with central ridge at 90 degrees to the ridge of the main house and would attain a maximum ridge height of approximately 3.8m, with a height of approximately 2.3m to eaves. Patio doors and a window would be on the rear elevation and the extension would be brick built with tiled roof. The extension would comprise a kitchen, and the existing kitchen converted to a utility room and W.C, with the rear part of the existing living room becoming a study but remaining open plan with the living room.

The proposed front porch would have a width of approximately 2.8m and a depth of approximately 1.6m. The porch would have a pitched roof with a height to ridge of approximately 3.4m and an eaves height of approximately 2m. There would be approximately 10.9m from the front elevation of the porch to the front boundary of the property with the back of footpath. The porch would be brick built with a tiled roof.

Consultations

Whiston Town Council – No comments received.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

DQ4 – Trees and Development

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 a front porch and a rear extension to a house in a residential area and is therefore acceptable in principle.

Design and Visual Amenity Considerations

The design of the extension and porch is acceptable and would not be detrimental to the appearance of the house. The extension would be 3.5m in depth close to the party boundary with the adjoining house. The adopted Householder Development SPD allows a single storey extension on the rear of a terraced or semi-detached dwelling on/adjacent the party boundary with an adjoining dwelling to extend to 4m depth whilst the proposed extension would be 3.5m deep. As such it can be considered that the extension would have an acceptable impact on the outlook of both neighbouring dwellings. The proposed porch would be 1.6m deep and adjacent the entrance of the adjoining house, and approximately 6.7m from the nearest point of the house to the other side which is also set forward of the application house. As such the porch would not impact on the outlook of the front of the neighbouring houses. The proposal would not be detrimental to the visual amenities of the 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 application is for an extension and porch to a house in a residential area and raises no residential amenity concerns, and no privacy issues are raised.

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

Highway Considerations

The parking would not be impacted upon by the proposals, maintaining a drive in excess of 11m which is suitable for 2 cars (and indeed the Google Instant Streetview capture shows a car and caravan on the drive). No other highways issues are raised.

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

Other Issues

Tree reports were submitted with the application. It was noted that 8 individual trees, 1 group of trees and 3 hedges were recorded. All of the trees recorded are to be retained and generally in a good to fair condition. The site does not contain any Tree Preservation Orders and is not located within a Conservation Area. The Method Statement states that the trees will be protected to British Standard BS5837:2012 Trees in relation to design, demolition and construction to ensure that they remain in a healthy condition during and post development. All recorded trees and hedges are in the rear garden, or adjacent the rear garden party boundary except one tree and one hedge adjacent the front garden party boundary.

The application complies with Saved Policy CS2 of the Core Strategy and Saved Policies H5 and DQ4 of the UDP.

Conclusion

The proposals are acceptable in design and would not impact adversely on the visual or residential amenities of neighbouring properties or the wider area. The existing

parking would not be affected and all reported trees and hedging is to be retained. The proposal complies with planning policies and is 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 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
12/08/2023	AIA.13679.01	-	ARBICULTURAL IMPACT ASSESSMENT WITH ARBORICUTURAL METHOD STATEMENT
07/10/2023	PL002C	-	LOCATION AND PROPOSED BLOCK PLAN
07/10/2023	PL005C	-	PROPOSED PLANS
07/10/2023	PL006C	-	PROPOSED ELEVATIONS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

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

Date: **14 February 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

