

<u>APPLICATION NO:</u>	24/00578/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	121 Bruton Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT EXTENSION.		

Site Description

The application relates to a two-storey semi-detached dwelling at no.121 Bruton Road. 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 single storey front extension which would project 3.2m from the front elevation and measure 4.5m wide. A mono-pitch roof is proposed and would measure 3.5m to the ridge. The front elevation would feature a matching uPVC window, with the existing front entrance door to be reused. The proposal will be finished in matching brickwork to the exterior and matching roof tiles.

Consultations

Knowsley Parish Council: No comments received.

Representations

This application has been publicised by letters sent to 6no. neighbours.

1no. letter of comment has been received which raised no objections, providing there is no impact upon parking for the occupier of no.123 Bruton Road.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

National Policies

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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

Compliance with Householder Development SPD

Front Extension

The style, design, materials and scale of the proposed front extension is considered to respect the character of the surrounding residential area and would not extend beyond the building line of no.119 Bruton Road. It would also be well set back from the highway and is not considered to appear as a dominating addition. The proposal would not necessitate the need to create a high boundary feature, and off-street parking would be retained for 1no. vehicle. The proposal would therefore accord with the guidelines of Part 7.5 of the Householder Development SPD.

Neighbouring Amenity

No.119 Bruton Road

No.119 is the adjoining dwelling to the north and the proposal would adjoin onto this neighbour. However, it would not extend beyond no.119's front building line and will

have a limited impact in terms of overshadowing and loss of light and privacy. The proposed use of the extension as a study is also not deemed to result in a noise intensive use.

No.123 Bruton Road

No.123 is the adjacent detached dwelling to the south. The proposal will be distanced over 3.7m away from the shared boundary and there are no openings proposed to the side elevation facing this neighbour. The proposal will also extend 1.2m from the furthest front elevation and will appear as a modest projection to this neighbour. The occupier of this dwelling has also raised no objections, providing there is no impact upon their parking. However, the proposal would retain the front garden area and will not affect any parking at no.123.

No.98 Bruton Road

No.98 is the opposing neighbour to the front of the site. The proposal will feature openings to the front elevation facing towards no.98. However, these will be distanced over 16m away from this neighbour's front elevation and the proposed new openings are not considered to have any greater, significant impact than the existing front elevation openings. Any impact in terms of direct overlooking and loss of privacy will therefore 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

The surrounding area is characterised by roof canopies over main front entrances, as well as single storey front porches. The proposed front extension will therefore appear in keeping with these existing developments. The proposal would also not extend beyond the building line established by no.119 Bruton Road's front elevation. Moreover, the frontage of the application property features a recessed area, which the proposal will utilise to create a modest sized study room and an extended hall. The proposal is also considered to appear as a proportionate and subservient addition to the main dwelling, due to its single storey height. It will also have a matching pitched roof, be finished in matching materials and will be sufficiently set back from the highway edge. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy 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 extend into the front driveway. However, the number of bedrooms would remain as existing and 1no. off-street parking will be maintained. The application site is also situated within a sustainable location, close to bus stops, with good links to local and strategic road networks. On-street parking is also possible along Bruton Road, should the applicant require additional parking. 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

A gap will be maintained to the side which will be sufficient for the storage of waste and recycling bins. The proposal is therefore acceptable in terms of waste

management and storage, 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 principle of the proposal is considered acceptable. The proposed development would 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: To secure a satisfactory development in materials which are appropriate for the locality in accordance with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan (Adopted 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
24/10/2024	SP78112	-	Location Plan
24/10/2024		-	121, Bruton Road, Liverpool, L36 8EE Ground Scale 1:500 [Proposed Site Plan]
30/10/2024	Plan No. 1 October 28.10.24	-	Proposed Ground Floor Extension to Front of House [Proposed Floor Plans and Elevations]

Signed Case Officer¹: **Kim Vo**

Signed Authorising

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

Officer²:

K Foster

Date:

20 December 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

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