

APPLICATION NO: 23/02790/FUL **CASE OFFICER:** John Fleming

WARD: Swanside **PARISH:**

LOCATION: 12 Fairfield Avenue, Roby, Knowsley, L36 4JF

PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION

Site Description

The application property is situated in a corner plot set at an angle against the remaining properties within the street scene and is a particular characteristic of residential properties in this area.

The application property is semi-detached and finished in render at its front elevation whilst the gable end and associated two storey side extension is multi facing brick.

The property accommodates a hip roof and brown UPVC windows and openings. To the side of the dwelling house is a detached outbuilding and parking provision for 1no. vehicle.

The property is contained by a stone dwarf wall together with hedgerow.

Proposal

The application proposals seek permission for the erection of a single storey side extension to the gable end of the property. The extension would measure 2.7m in width from the gable end running parallel with the front elevation and span a depth of 3.45m. It would then turn and return to the property by .66m.

The proposed extension would feature 1no. window to its front elevation and accommodate a hip roof measuring 2.35m at the eaves and 3.64m at its highest point.

The proposals would provide a new downstairs shower room.

Consultations

Highways Authority – No objection raised

Representations

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

Planning History

No planning history on record.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is identified as within a Primarily Residential Area within the adopted Development Plan. As such, the extension to a domestic 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 policy 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.

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

Design

The character of the street scene is relatively uniform and comprises semi-detached dwellings in a mixture of finishes. The proposals would result in the erection of a single storey extension to the gable end of the property to the front of the existing extension. The agent has confirmed that materials will be brick facing and therefore match that of the existing two storey side extension and gable end. The use of hip roof is also supported although the angle of pitch is slightly different to that of the host property but is acceptable in terms of design.

The proposed development would result in a slight breach of .66m from the gable end of the existing two storey side extension. The Local Planning Authority discussed with the applicant it would be preferable in terms of design to have the gable end parallel with the existing two storey side extension. However, the applicant advised the Local Planning Authority that development is required to assist the health needs of the applicant. Paragraph 8 of the Framework 2023 states that achieving sustainable development means that the planning system has three overarching objectives which are interdependent and need to be pursued in mutually supportive ways. These are an economic objective, a social objective and an environmental objective. In terms of the social objective the development would improve the living conditions for the applicant and assist with their future needs. In terms of the economic aspect, the development would result in a relatively small increase associated with construction industry. There would be no environmental benefit.

Although the proposed development includes a slight projection it is relatively minor in scale and would only be slightly visible when travelling from the west towards the application property. Whilst it would have been preferred if the development was inline with the existing gable wall the use of brick as a facing material will help reduce the prominence within the street scene to help mask this aspect. In line with the presumption in favour of sustainable development set out in paragraph 11 of the NPPF 2023 it is considered that development is acceptable given the need for development and the development is therefore acceptable in terms of design.

Residential Amenity

No. 1 Fairfield Crescent

No.1 is the adjoining property. Due to the location of development at the gable end there would be no adverse effects to residential amenity in relation to this property.

No. 14 Fairfield Crescent

No. 14 is the neighbouring semi-detached property. Due to the juxtaposition of properties which face different orientation within the street scene and the relatively small nature of the proposed development there would be no adverse effects in terms of residential amenity to existing and future occupiers.

No's. 17, 19, 21 & 23 Fairfield Crescent

The above properties are located opposite the application property. Given the existing bulk of the two storey side extension and that they already face the gable end of the

property it is not considered that residential amenity would be adversely affected particularly as the proposed extension relates to a non-habitable room with the outlook directed further along the street scene due to the orientation of the host property..

Highways

No adverse effect to highways safety would occur as a result of the proposed development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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 will 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
20.11.2023	003		LOCATION PLAN AND PROPOSED BLOCK PLAN
20.11.2023	002		PROPOSED FLOOR PLAN, ELEVATION AND SECTIONS

Signed Case Officer¹: **John Fleming**

Signed Authorising
Officer²: **K Foster**

Date: **21 February 2024**

Appendix 1 – Site visit photographs

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.



