

<u>APPLICATION NO:</u>	23/00798/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	5 Crownway, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION (PART DEMOLITION OF REAR EXTENSION)		

Site Description

The application site is located at 5 Crownway, Huyton and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a mid-terraced dwelling, it is a combination of brick and render facing on its front elevation and is brick facing on its rear elevation. The property features white UPVC openings and grey, interlocking rooftiles.

The property benefits from a front porch extension together with a canopy over the adjacent downstairs window. The roof is served by grey, flat, rooftiles. The front garden area is enclosed by brick foundations and posts together with timber fence panels, along with a black, metal gate, all at an approximate height of 1m. The roof of features 2 Velux windows, one on the front elevation and one on the rear elevation. The property features an alleyway shared with the adjacent property (3 Crownway) to facilitate access to the rear private gardens.

The application site is South-East facing. To the East of the site is a line of mature trees and the River Alt and there are building lines of residential properties to the North, West and South.

The property currently benefits from a single storey rear extension, which at present has a projection of 3.53m and a width of 4.46m.

Proposal

The application seeks permission for the erection of a single storey rear extension.

The proposed development would retain part of the existing rear extension. The proposal would see the rear extension have a total projection of 3.53m, and would therefore, remain the same as the existing projection. The width of the proposal would be 5.18m in total (2.28m would be the retained section and an additional 2.9m would be added). The proposal would dog-leg in by 0.28m adjacent the alleyway access to the rear garden (this section would have a projection of 0.89m).

The proposed development would be served by a mono-pitched roof, which would measure 2.63m at the eaves and would measure at a height of 3.7m at its highest point. The proposal would also feature a rear access door and two windows on the rear elevation, as well as two rooflights.

Consultations

None Required.

Representations

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

Planning History

No recorded 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 SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development
- 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.

The Householder Development SPD 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.

Design

The existing dwelling is rendered facing at the rear, with white UPVC openings and tiled roof. The proposed development would also be brick facing and would have a pitched roof. The proposal would not project beyond 4m.

Overall, the proposal would have an acceptable design and would be in accordance with the Householder Development SPD and Saved Policy H8.

Residential Amenity

3 Crownway Road

No.3 is the adjacent property, sited to the South-West of the application site and is a mid-terraced dwelling. The prominent front and rear elevations sit in line with the application site. No.3 benefits from a single storey rear extension, at an approximate projection of 6m.

The proposed development is in accord with the projection parameters contained in the Householder Development SPD.

There is also sufficient boundary treatment between the rear gardens in the form of 1.8m timber fencing.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any significant harm to the amenities or privacy of the occupants of no.5.

7 Crownway Road

No.7 is the other dwelling, sited adjacent the application site. The property is situated

at the end of the terrace row. The prominent front and rear elevations sit in line with the application site. No.7 also benefits from a single storey rear extension, at a similar projection to the existing rear projection of no.5.

The proposed development is in accord with the projection parameters outlined in the Householder Development SPD for single storey rear extensions. The proposed development would largely sit in line with the rear extension of no.7.

There is also sufficient boundary treatment between the rear gardens in the form of 1.8m timber fencing.

Overall, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any significant harm to the amenities or privacy of the occupants of no.7.

Highways

The proposed development would be sited at the rear and would not be considered to have an impact on the existing parking provisions. The proposed development would not be considered to have an adverse impact on highway safety and would subsequently be acceptable.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
23/06/2023	002	-	PROPOSED FLOOR PLAN AND ELEVATIONS
23/06/2023	003	-	LOCATION PLAN AND PROPOSED BLOCK PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

8 November 2023

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