

<u>APPLICATION NO:</u>	23/01241/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	18 Merton Crescent, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR AND SIDE EXTENSION		

Site Description

The application site is located at 18 Merton Crescent, Roby and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling, is brick rendered facing on its front elevation and brick facing on its side and rear elevations. Along with white UPVC openings and brown interlocking roof tiles.

The property benefits from a front porch, an adjoined garage to the side elevation and an outrigger 'L-shaped' projection adjacent the side and rear elevation of the dwelling.

The front garden area of the site is enclosed by a low brick-built boundary wall and gates. There is a small amount of shrubbery in the front garden.

Proposal

The application seeks permission for the erection of a single storey rear and side extension. The proposed development would be an infill section of the gap in the existing rear and side extension and would square this off.

The proposed development would have a width of 2.08m and would have a depth of 1.67m. The proposal would be served by a flat roof which would measure at a height of 3.49m. This would feature a skylight and would measure at a height of 3.61m.

The proposal would feature one window on the rear elevation and one window on the East facing side elevation.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 6 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development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

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.

Design

The existing dwelling is rendered facing on the front elevation and brick facing on the side and rear elevations with white UPVC windows and tiled roofing. The existing side and rear extension is brick facing on its front, side and rear elevations and the proposed development would include materials that are in keeping with the existing extension. The proposed development would also feature a flat roof, to be in keeping with the existing side and rear outrigger projection. This would not cause any harm to the street scene as it would not be readily visible from the highway of Merton Crescent or available from any public vantage point.

The proposed side and rear extension would be considered to be in accord with the design guidance of the Householder Development SPD and Saved Policy H8 as the proposed rear extension would not exceed the 4m parameter outlined in the Householder Development SPD and the side extension would be constructed with matching materials and would feature an appropriate roof design.

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

Residential Amenity

16 Merton Way

No.16 is the paired, semi-detached dwelling and the main front and rear building lines sit in line with one another. No.16 benefits from a front porch, an adjoined garage to the side elevation and a single storey rear extension.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have any significant impact on the amenities or privacy of the occupants of no.16.

20 Merton Way

No 20 is the adjacent, semi-detached dwelling and the two gable walls of the properties face one another. The main front and rear building lines sit in line with another. No.20 benefits from an adjoined garage to the side elevation and an outrigger to the rear.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to have any significant impact on the amenities or privacy of the occupants on no.20.

Highways

The proposed development would not be considered to have an impact on any existing parking provisions as the proposal is sited to the rear of the dwelling. Therefore, the proposal would not impact on highway safety and would 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
17/07/2023	101	-	LOCATION PLAN
17/07/2023	102	-	PROPOSED SITE PLAN
17/07/2023	301	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹: **Reece Black**

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

**Signed Authorising
Officer²:**

K Foster

Date:

18 September 2023

Informatives

Not applicable.

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