

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 22/00776/FUL

CASE OFFICER: Andrew Hunt

WARD: Prescott North

PARISH: Knowsley
Parish Council

LOCATION: The Poolhouse, Flukers Brook Lane, Knowsley, Knowsley, L34 7HB

PROPOSAL: ERECTION OF A FIRST FLOOR SIDE EXTENSION ABOVE
EXISTING GARAGE TOGETHER WITH THE ERECTION OF A
SINGLE STOREY SIDE AND REAR EXTENSION

Site Description

The site is a detached dwelling set within a group of three dwellings to the south of Flukers Brook Lane. The site is located to the southwest of Knowsley Village to the west of the B5202.

Proposal

The proposal is for the erection of a first-floor side extension above existing garage together with the erection of a single storey side and rear extension.

Consultations

Arboricultural Officer – No Objection subject to a condition to ensure 5 days' notice of any protective fencing being erected.

Representations

This application has been publicised by letters sent to 2 neighbours. No representations have been received.

Planning History

The current dwelling was approved on the 25th 2005 (05/00014/FUL). A lawful development certificate for a single storey rear extension and outbuilding was approved in 2016 however this was not implemented (16/00253/CLD - approved 2/6/2016).

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

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS5 - Green Belt
CS7 - Transport Networks
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

DQ4 - Trees and Development
G7 - Alteration, Extension or Replacement of Existing Dwellings in the Green Belt

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a first-floor side extension above existing garage together with the erection of a single storey side and rear extension*.

**The application has been amended to change the design of the extension and reduce the height of the roof.*

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

PRINCIPLE OF DEVELOPMENT

The application site is situated within the Green Belt.

NPPF para 149 states that a local planning authority should regard the construction of new buildings as inappropriate in the Green Belt. One of the exceptions to this is part c which states the following:

c) the extension or alteration of a building provided that it does not result in disproportionate additions over and above the size of the original building;

UDP policy G7 states that in general extensions of up to 50% above the original dwellings are considered acceptable in the Green Belt.

The proposed extension would result in a total gross volume increase of 43% above the volume of the original house. This complies with UDP policy G7.

In addition, the spread and visual impact of the development needs to be considered. Part of the proposal would increase the height the garage and not add additional built footprint. The extension at the other end would not be readily visible from the streetscene, as it is surrounded by trees to the west. Overall, the visual impact would not have the appearance of a disproportionate addition.

Overall, it is considered that the extension would not create a disproportionate addition to the original building. Therefore, the extension is acceptable in principle and consistent with UDP Policy G7, Core Strategy Policy CS5 and NPPF para 149.

DESIGN, ACCESS AND LAYOUT

Policy CS19 (Design Quality and Accessibility in New Development) in the Core Strategy sets out several criteria that developments will be expected to conform to so that they enhance local distinctiveness and the identity and accessibility of new places. The NPPF identifies that the creation of high-quality buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development.

The design of the extension has been significantly changed since the original submission. The extension would now be level with the existing roof height rather than above the roof. Normally a dormer type arrangement would be preferred, however, as the extension is set back from the main front, it is considered that it would be subordinate to the existing dwelling and acceptable in design terms.

Overall, the development is consistent with Core Strategy Policies CS19 and CS20.

RESIDENTIAL AMENITY

Policy CS19 in the Core Strategy requires new developments to maintain a good standard of amenity for all existing and future occupants of land and buildings by avoiding unacceptable impacts on existing residents and future occupiers.

The extensions would be at both ends of the existing building.

Property to East

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

In relation to the extension above the existing garage, there are no main habitable room windows on the side of the nearest neighbour that would be affected by the extension.

Property to North

There is an existing conservatory structure to the north of the dwelling. Whilst this would be affected by some loss of sunlight, the main windows and doors to this are to the north and there would still be sufficient light and outlook for this structure from this direction.

TREES

The building works would involve minor works to trees. However, there would not be harm to trees provided a condition is attached to secure 5 days' notice of any works to secure tree protection measures. This is supported by the council's arboricultural officer who has no objection subject to conditions. Overall, the application will not cause harm to trees and complies with Core Strategy Policy C21.

CONCLUSION

The development is acceptable in principle and would not cause harm in relation to trees, or the amenity of neighbouring properties. The proposed development complies with policies included within the Core Strategy (2016), Knowsley Replacement Unitary Development Plan (saved policies 2009) and National Planning Policy Framework (2019).

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) Plans

The development hereby permitted shall be carried out in accordance with the following approved plans and documents :-

- a. Arboricultural Method Statement – Rev A – (Received 15/7/2023).
- b. Arboricultural Implications Assessment - (Received 04/04/2023).
- c. Proposed Plans – 2274-02-03-002 - Rev 02 (received 13/07/2023).
- d. Proposed Elevations – 2274-02-05-002 - Rev 02 (received 13/07/2023).
- e. Location Plan (Received 19/01/2023).

Reason: For the avoidance of doubt.

- 3) Materials

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.

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Reason: In the interests of visual amenity and to comply with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Pre Commencement

4) Trees – 5 Days Notice

Five working days written notice shall be given to the Arboricultural Officer before commencement of the works hereby granted.

Reason: For the avoidance of doubt and to comply with the application.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **K Foster**

Date: **11 August 2023**

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

INFORMATIVES

1) N/A

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

Appendix 1 – Site Photographs



Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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