

<u>APPLICATION NO:</u>	23/00039/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	20 Fairfield Crescent, Roby, Knowsley, L36 4JQ		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION AND A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is a Semi - Detached house in a residential area at Fairfield Crescent, Roby.

Proposal

The proposal is for the erection of Two Storey Side Extension and a single storey side and rear extension.

Consultations

N/A

Representations

This application has been publicised by letters sent to 7 neighbours.

Planning History

A previous application for the same development was approved at the site (19/00514/FUL – approved 14/11/2019).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H8 - Extensions and Alterations to Residential Properties

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

Street Scene

The two-storey side extension would pitched and would be set back 1 metre at first floor level in accordance with the Householder Development SPD. Overall, there would be no harm to the street scene from the proposal.

Neighbour Amenity

In relation to 18, the rear extension would only project around 3 metres at the rear. This complies with the guidance in the Householder Development SPD which allows up to 4 metres. Therefore, there would be no harm to amenity.

In relation to 22, the extension would only project around 3 metres at the rear which, complies with the guidance in the Householder Development SPD. The two-storey side extension would affect room windows on the side of 22 reducing light and outlook. However, these are non-habitable main room windows and there would not be significantly harm to amenity.

Overall, the application would not result in significant harm to residential amenity and Complies with Core Strategy Policy CS19 and the Householder Development SPD.

Highway Safety

The site has two parking space which are sufficient for a 3-bedroom property. Therefore, the proposal complies with parking standards.

Conclusion

The proposal would be acceptable in relation to Street scene, Neighbour amenity and highway safety. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-

- a. Proposed Elevations - 006 - Rev P3 - (Received 31/01/2023)
- b. Proposed Plans - 005 - Rev P3 - (Received 31/01/2023)
- c. Existing and Proposed Site Plan – 002 – Rev P3 - (Received 31/01/2023)
- d. Location Plan – 001 – Rev P1 - (Received 31/01/2023)

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 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.

Signed Case Officer¹: **Andrew Hunt**

**Signed Authorising
Officer²:**

K Foster

Date:

29 March 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

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

Informatives

N/A

Appendix 1 – Site Photographs

