

<u>APPLICATION NO:</u>	23/00063/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	12 Fields End, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR FRONT EXTENSION		

Site Description

The application site is located at 12 Fields End, Huyton and is located in an area that is allocated as a Primarily Residential Area in the development plan. The application property is a semi-detached dwellinghouse and is brick built on its front, side and rear elevations. It features black UPVC windows and doors as well as brown, flat, interlocking roof tiles.

Proposal

The application seeks permission for the erection of a first-floor front extension. this would be sited on top of the existing, ground floor front projection of the application property and would project out by 2.82m and have a width of 3.83m. It would be served by a dual pitched roof, with the eaves measuring at a height of 5.43m and would measure at a height of 6.37m at its highest point. The proposed development would re-use the window on the existing front elevation.

Consultations

None Required

Representations

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

There have been 0 letters of objection, 1 letter of support and 0 letters of comment. The representations are summarised as follows: -

11 Fields End – support – neighbour made comments in support of the planning application. No objections with the proposed development and support the application.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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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.

Design

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas.

The Householder Development SPD states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. The existing dwelling is brick facing with black UPVC windows and tiled roofing.

The proposed development would also be brick facing and include materials to match the existing and keeping with those found at the application property. The proposed development would retain and respect the overall style and design of the existing front elevation of the dwelling and the wider character of the residential area.

The proposed development is a common feature of neighbouring dwellings in the local area, on the opposite side of the highway are multiple dwellings with the same form of development as the proposed development. This is also a feature at the end of the cul-de-sac the highway leads into. Therefore, the proposed development would not be considered incongruous or out of character in the context of the street scene and subsequently would be considered as being in accord with the Householder Development SPD and Saved Policy H8 and would have an acceptable design.

Amenity

The Householder Development SPD states that extensions should not unacceptably obstruct the outlook of neighbouring dwellings or detract from their privacy. The proposed development would not be considered as causing any significant obstruction or loss of outlook to the neighbouring dwellings.

10 Field's End

No.10 is the attached, semi dwelling. The front and rear building lines sit in line with the application sites. The proposed development would not project any further than the footprint of the existing dwelling, would be in accord with the Householder Development SPD and would be considered as not causing an adverse impact on the amenities and privacy of the occupants of no.10.

14 Field's End

No.14 is the adjacent, neighbouring dwelling to the West of the application site. The front and rear building lines of no.14 sit in line with the application sites. The proposed development

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would not project any further than the footprint of the existing dwelling, would be in accord with the Householder Development SPD and would be considered as not causing an adverse impact on the amenities and privacy of the occupants of no.14.

Highways

The application site has space for two off-street parking spaces in the form of hardstanding front drive. The proposed development would not occupy any additional foot space and therefore would not result in any requirement for changes in parking provisions or would cause any adverse impact on the highway. It is considered it would be in accord with the Householder Development SPD 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
02/03/2023	01	-	FULL WORKING DRAWINGS
03/03/2023	TQRQM2306215210 5715	-	LOCATION PLAN

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Signed Case Officer¹: **Reece Black**

**Signed Authorising
Officer²:** **K Foster**

Date: **6 April 2023**

Informatives

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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

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Appendix 1 – Site Photographs



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