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|-------------------------------|-----------------------------------------------------|-----------------------------|-------------|
| <b><u>APPLICATION NO:</u></b> | 24/00626/FUL                                        | <b><u>CASE OFFICER:</u></b> | Lee Osborne |
| <b><u>WARD:</u></b>           | Page Moss                                           | <b><u>PARISH:</u></b>       |             |
| <b><u>LOCATION:</u></b>       | 12 Page Moss Avenue, Huyton, Knowsley               |                             |             |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION |                             |             |

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### **Site Description**

The application site relates to an end terrace house in a terrace of 4 houses. The site is located close to the junction with Huyton House Road, but is not a corner plot, as the garden area of 28 Huyton House Road is between the boundary of the application dwelling and that road. The application house has large garden to the front and side, widening from the rear garden down to the back of the footpath of Page Moss Avenue, with the rear garden being modest in area in comparison.

### **Proposal**

The application is for the erection of a single storey extension to the side and rear of the house comprising a living room / kitchen. The extension would extend up towards the rear and then cut in at an angle to the rear of the extension due to the party boundary with the adjacent house.

The extension would be 4.5m wide with a depth of 7.1m before it cuts in at an angle for 3.5m to the rear elevation. The rear of the extension would link in with an existing rear extension comprising kitchen extension and lobby vestibule area, with 1m from the side elevation of that extension to the gable of the house.

The extension would be flat roofed with two lantern roof lights. The external walls would be brick to match the existing house. There would be bi-folding doors and an adjacent window on the side elevation of the extension with a window on the front and smaller window on the rear.

### **Consultations**

NA

### **Representations**

This application has been publicised by letters sent to 12 neighbours. No representations have been received.

### **Planning History**

There is no previous 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**

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

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**

The application is for an extension to a house in a residential area and is acceptable therefore in principle.

**Design and Visual Amenity Considerations**

The design is acceptable and would not be detrimental to the character and appearance of the house. Whilst the extension is wide at 4.5m it is less than the width of the existing house which is 5.5m, and it is considered would not appear overly dominant. Furthermore there would still be considerable width of garden between the extension and the party boundary with the adjacent house which fronts Huyton House Road at the front, narrowing to the rear, maintaining a spaciousness to the side and front of the house viewed from the roads and footpaths. Whilst the Householder Development SPD states that single storey side extensions "should

normally have a pitched roof for aesthetic reasons" it is considered in this instance that the proposal would be acceptable in appearance and within the street scene.

The adjacent neighbouring house, 28 Huyton House Roads, is set at an angle with the rear facing slightly towards the application house. There is 1.8m high fencing to the party boundary, whilst the extension would be approximately 3.3m high and it is considered that the proposal would not detrimentally impact on the outlook of that neighbouring house. The proposal would not be detrimental to the visual amenity of the neighbouring properties and the area in general.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

#### Highways Considerations

There would be parking for two cars retained within the front of the property which is in accord with the Council's parking standards. The proposal would not have an unacceptable impact on highway safety or impact on the road network; the application does not therefore conflict with the NPPF.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

#### Residential Amenity Considerations

The application seeks permission for the erection of a single storey extension to a house in a residential area and raises no residential amenity concerns. The proposed extension would not cause any overlooking or loss of privacy to neighbouring properties.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

#### Conclusion

The proposed extension is acceptable in design and the proposal would not be detrimental to the visual amenities of neighbours or the locality. The proposed extension would not be detrimental to highway safety or raise residential amenity issues with neighbouring properties. The application complies with Core Strategy and UDP planning policies and with the NPPF and is recommended for approval.

#### 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.

**Commented [JS1]:** What materials are proposed? Are they in keeping/matching? Is a materials condition needed?

**Commented [LO2R1]:** Matching brick, specified on the application forms. As it is specified on the forms no condition needed imo, no matching brick then breach of the pp.

**Commented [LO3R1]:** Matching brick, specified on the application forms. As it is specified on the forms no condition needed imo, no matching brick then breach of the pp

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 Policies CS2 and 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.

#### SCHEDULE 1

| Date Received | Ref. No | Version | Drawing/Document Title                                                                         |
|---------------|---------|---------|------------------------------------------------------------------------------------------------|
| 25/11/2024    | 2031/01 | -       | LOCATION PLAN, BLOCK PLAN, EXOSTING AND PROPOSED FLOOR PLANS, EXISTING AND PROPOSED ELEVATIONS |

**Signed Case Officer<sup>1</sup>:** Lee Osborne

**Signed Authorising Officer<sup>2</sup>:** Jo Sheridan

**Date:** 13/03/2025

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<sup>1</sup> 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

<sup>2</sup> 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

