

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS1 – Spatial Strategy for Knowsley

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – Primarily Residential Areas

H8 – Extensions and Alterations to Residential Properties

In addition, the Householder Development SPD is a material consideration for the purposes of determining this planning application. The application property is located within a primarily residential area. As such, the extension of a domestic property is acceptable subject to compliance with policies referred to above.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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

Design, access and crime prevention

The host property is of modern construction. The application property already benefits from a conservatory. The footprint of the conservatory would remain the same and the only changes would be relating to the design of the roof from an Edwardian aesthetic to a gable pitch roof together with a slight increase in roof height by 3cm.

The gable roof would improve the overall design aesthetic of the property and would be in keeping with the gable roof arrangement of the existing dwelling house and is therefore considered acceptable in terms of design.

Residential Amenity

No.2 Tilstock Close

No. 2 is the neighbouring detached property and also benefits from a single storey extension. However, due to the location of the proposed development and minimal changes to roof design there would be no adverse effects to residential amenity in relation to this property.

No. 4 Tilstock Close

No.4 is the neighbouring detached property and benefits from a two storey side extension and single storey rear extension. The existing conservatory is roughly parallel to the single storey rear extension. Although there would be an increase in overall height and pitch of the roof due to the built form of no. 4 there would be no adverse impacts to residential amenity.

No other properties would be adversely affected.

Other issues

Highways

There would be no adverse impact to highways safety as a result of the proposed development.

Conclusion

It is considered that the development would be acceptable in terms of design, residential amenity and highway safety and complies with the relevant Core Strategy, Replacement UDP and guidance in the NPPF and PPG and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission will 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
29.11.2023	LOCPLAN		LOCATION PLAN
29.11.2023	TQRQM23299134 958018		BLOCK PLAN
29.11.2023	350461023 B		PROPOSED ELEVATIONS AND FLOOR PLANS

Signed Case Officer¹: **John Fleming**

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

Date: **5 February 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.

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

Coal Authority

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

Appendix 1 – Site visit photographs



