

APPLICATION NO: 23/02775/FUL **CASE OFFICER:** Andrew Hunt

WARD: Prescot North **PARISH:** Knowsley
Parish Council

LOCATION: 7 Lucas Avenue, Roby, Knowsley, L16 2AA

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION

Site Description

The application site is a detached house in a residential area at Lucas Avenue, The site is bounded by residential properties to the north, west, south and east. There are two properties directly to the north which also include rear garages.

Proposal

The proposal is for the erection of a single storey rear extension.

Consultations

N/A

Representations

This application has been publicised by letters sent to 8 neighbours. No objections have been received.

Planning History

An application for 124 dwellings was approved at the site (18/00300/FUL – approved 17/01/2019). Condition 13 of the application restricted permitted development rights and no extensions can be built without planning permission.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Character of Area

The extension would be pitched in accordance with the main dwelling and would not be a disproportionate addition. Therefore, there would be no harm to the character of the area.

Neighbour Amenity

In relation to 9 Lucas Avenue, the extension would only extend 2.8 metres at the rear. This complies with the Householder guidance which allows up to 4 metres at the rear.

In relation to the property to the northwest (on Edenhurst Avenue). The extension would be around 11 metres away from the property and there are detached garages at the rear of the property. This is slightly less than the 12 metres to a blank gable,

however, this typically applies to two storey buildings. The extension would be single storey and would only extend around 2.8 metres at the rear. There would still be sufficient light and outlook for the dwelling and in particular the patio doors.

Overall, it is considered that there would not be significant harm to amenity.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. 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 Plans and Elevations – 002 - (received 8/11/2023).
 - b. Location Plan – 003 - (received 15/11/2023).

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:

3 January 2024

Informatives

N/A

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