

REGENERATION AND ECONOMIC DEVELOPMENT DEPARTMENT

APPLICATION NO: 22/00342/FUL

APPLICANT: Mr/ Mrs O'Connell

WARD AFFECTED: Swanside

DEVELOPMENT: ERECTION OF A PART SINGLE STOREY PART TWO STOREY SIDE
EXTENSION AND SINGLE STOREY FRONT EXTENSION

LOCATION OF SITE: 17 Turnacre, Roby, Knowsley, L14 7QW

KNOWSLEY LOCAL PLAN ALLOCATION –

Primary Residential Area

RELEVANT POLICIES

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

PLANNING HISTORY

Previous applications have been approved at 17 Turnacre, including a car port and a single storey rear extension.

An application at 19 Turnacre, for a 2-storey rear and single-storey side extension was approved in 2019. (19/00388/FUL – approved 02/08/2022).

TECHNICAL CONSULTATIONS:

N/A

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NEIGHBOUR NOTIFICATION:

This application was publicised by letters sent to 6 neighbours. 2 objections were received on the original plans consisting of the following main points:

- Concerned about loss of light to my house and in particular my kitchen.
- I will be enclosed by extensions on both sides and have very little light.
- The Extension will lead to more cars and more worse existing parking problems

No additional representations were received in response to further letters sent to neighbours to advise about the receipt of amended plans.

ISSUES AND ASSESSMENT:

PROPOSAL

The application is for the erection of a part single part two storey side extension and single storey front extension. Since its submission the application has been amended to reduce the length of the side extension and add a front extension.

The site consists of a semi-detached dwelling set within a rectangular plot in the middle of a residential close, the building is set back from number 18 within the street scene.

POLICY CONSIDERATIONS

The application complies with Core Strategy policy CS19 and the Householder Development SPD.

DESIGN, ACCESS AND CRIME PREVENTION

Para 7.2 of the Householder Developments SPD requires a setback of 1 metre for two storey side extensions.

Whilst the side extension would not be set back, it is considered that because number 18 is significantly further forward in the street scene, no terracing effect would result. Therefore, the application is considered to be consistent with Para 7.2 of the Householder SPD.

In relation to the single storey front extension, this would not extend beyond the current porch and would extend less far out than the neighbouring property (18). As a result, this is considered acceptable.

The single storey side extension would not be visible from the street scene. The roofs of the extensions would also be pitched like that of the main dwelling.

Overall, it is considered that there would be no harm to the character of the wider area.

NEIGHBOUR AMENITY

Core Strategy Policy CS19 states that to maintain a good standard of amenity for all existing and future occupants of land and buildings, development proposals will be required to: *"a) Avoid unacceptable impacts on existing residents, business occupiers, and future occupiers"*;

NPPF para 130 states that Planning policies and decisions should ensure that developments:

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"f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users";

Para 6.19 of the Householder Development SPD states that *"Extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree"*.

Para 6.23 of the states that *"Extensions need to comply with the 45-degree rule and should be designed so as not to cross the 45 degree line from a neighbour's nearest habitable window"*.

Whilst the extensions are technically side extensions, due to the orientation of properties (with 17 Turnacre extending much further to the rear), the extensions' impact are more akin to a rear extension than a typical side extension (where both properties will normally be level at the rear). The guidance for rear extensions is considered relevant.

Para 7.4 states that two-storey rear extensions of up to 3m will normally be acceptable and that single storey rear extensions beyond 4m and two-storey rear extensions beyond 3m will be assessed against the 45 degree rule.

16 Turnacre

In relation to 16 Turnacre, there would be no impact on amenity as the extensions would be on the opposite side of the house.

18 Turnacre

In relation to 18 Turnacre, the single storey side extension would project approximately a maximum of 5.6m beyond the rear elevation. However, it would only project 3.5m beyond 18 along the boundary due to its triangular shape. Therefore, the extension would comply with the 45-degree rule in relation to 18 Turnacre. The extension has been significantly reduced from the original proposal and would now not adversely impact on the amenity of 18 Turnacre.

The two-storey side extension would extend 3m beyond 18 and is, therefore, acceptable in principle. This has been reduced by 0.3m from the original proposal. As a result, there would not be a significant loss of light or outlook to no 18 due to the extension.

The proposal is, therefore, consistent with Core Strategy Policy CS19, NPPF para 130, and the Householder Development SPD.

HIGHWAYS SAFETY

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

There are currently 2 parking spaces at the property; however, this would reduce to 1 space, leaving a shortfall of 1 parking space (the requirement for 3 bed properties is 2 spaces).

Nevertheless, the number of bedrooms would remain the same, therefore, the extension would not by itself result in a material increase in parking demand. Overall, it is considered that a minor shortfall of 1 parking space would not cause severe highways impacts and would not be sufficient to justify refusal on highways grounds.

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CONCLUSION

The proposal is acceptable in design terms and would not harm the amenity of neighbouring properties or 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 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/08/2022	-	A	Proposed Plans and Elevations
04/08/2022	-	B	Site /Location Plan Rev B

Andrew Hunt

1 September 2022

Alan Kilroe

6 September 2022

Document Reference	Document Issue Number	Document Issue Date
PS/DC/OP04/05	003	23/9/02

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