

<u>APPLICATION NO:</u>	22/00567/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	16 West View Close, Huyton, Knowsley, L36 6LX		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION		

Site Description

The application property is situated on a residential street within a Primarily Residential Area.

The application property is brick facing and of modern construction. It has white UPVC windows, a porch and a gable roof. The property benefits from a tarmacked drive which provides parking for one vehicle.

It has been previously extended at rear.

Proposal

The application seeks permission for the erection of a two storey side extension. The proposed extension would span 2.8m width and 7.9m in depth. It would include a gable roof measuring 5.9m at the eaves and an overall height of 7.7m.

Two windows are located at the front elevation whereas the rear elevation would include 1 door at ground floor level and 1 window at first floor level.

The proposals would provide an extended kitchen, utility and play room at ground floor level and one additional bedroom, wardrobe and en-suite at first floor level.

Consultations

Highways – No objection to the proposed development pending additional satisfactory information being provided.

HSE – The site is located within a HSE consultation zone. No objection to the proposed development.

Environmental Health – No objections in principle subject to conditions.

Representations

This application has been publicised by letters sent to 6 neighbours. One representation has been received raising no objection to the proposed development.

Planning History

The site is subject to a number of previous applications regarding the construction of the wider residential road. No planning applications have been submitted specifically

in relation to the application property.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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 (2016) is a material consideration for the purposes of this planning application and provides additional guidance in relation to householder development within Knowsley Borough.

The site is identified as land located within a Primarily Residential Area. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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 policy 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
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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

The Householder Development SPD is a material consideration for the purposes of this planning application. It advises that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should be designed to avoid the creation of a terracing effect. It advises that a minimum 1m space should be preserved between the party boundary to the side of the property, or the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The application as originally submitted included a set back of .45m which was considered insufficient in the context of the creation of a potential terracing effect within the street scene. The Local Planning Authority has worked positively with the applicant who has resubmitted plans to include a 1m set back at first floor level to avoid the creation of a terracing effect in accordance with the SPD.

The proposed extension would be faced in materials to match the existing features found at the application property. The gable roof would sit slightly lower than the existing roof ridge and would therefore appear subservient to the application property. The proposed development is considered acceptable in terms of design and would not appear as an incongruous feature within the wider street scene.

Residential Amenity

Noise Mitigation at the 16 West View Close

Environmental Health have reviewed the information and raise no objection to the principle of development. The wider housing estate was developed following the grant of planning permission for application 99/00124/APP. Conditions were attached to this decision which included noise mitigation measures associated with noise arising from Hale Bank Road and associated industries. The mitigation measures included the inclusion of secondary glazing to a standard of 10/12/4 and powered ventilation into the design of the properties. As such, environmental health have advised that these measures must be incorporated within the proposed development and a condition is included to secure this.

No. 15 West View Close

No. 15 is the adjoining property. The proposed extension would run parallel to the existing rear elevation of the original dwelling house. Due to the development's location at the side it would not have any adverse effects on residential amenity in relation to no. 15.

No 17. West View Close

No. 17 is the neighbouring semi-detached dwelling and has 1 window located at its gable end facing the direction of the proposed extension which serves the landing. Whilst the proposed extension would be built up to the property boundary, this window does not serve a habitable room and would not therefore create a negative outlook for the occupants of no. 17.

The proposed development also sits parallel to the building line between properties. It is therefore not considered that the development would result in adverse effects to residential amenity in relation to this property.

No other properties would be affected.

Highways

The application proposals seek to increase the number of bedroom spaces from 3 to 4. The Ensuring a Choice for Travel SPD recommends that 4 bedroom properties provide 3 car parking spaces within the residential curtilage of the property.

The property benefits from a grass lawn, paving flags and tarmac drive. The current parking arrangements allows for 1 vehicle located on the tarmac drive. Due to the existing porch, the provision of 3 car parking spaces within the curtilage of the property would not be possible in accordance with the Local Planning Authority's standards. The Highways Authority have advised that the proposal therefore requires one additional parking space to be provided and this should be secured via condition.

Accordingly, following the installation of additional parking space there would be no adverse effects to public highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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 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.

- 4) No part of the development hereby permitted shall be brought into use until an area of hardstanding in addition to that already existing has been laid out. Details of parking should be provided to and approved by the Local Planning Authority prior to the development commencing. The hardstanding shall be laid out such that 1 additional parking space measuring 5.5m long by 2.5m wide is provided and the dropped kerb shall be extended in accordance with the specification of the Local Planning Authority. The additional car parking area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling house. The agreed area shall be retained as such at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

- 5) The windows should include secondary glazing to match the existing windows to a specification of 10/12/4 as a minimum. This standard shall be retained as such at all times thereafter.

Reason: To ensure the residential amenity of existing and future occupiers in accordance with Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE

Date Received	Ref. No	Version	Drawing/Document Title
14/09/2022	2240-02-03-003	REV 01	LOCATION PLAN
14/09/2022	2240-02-03-004	REV 01	BLOCK PLAN
25/01/2023	2240-02-03-002	REV 06	PROPOSED FLOOR PLAN AND ELEVATION

Signed Case Officer¹: John Fleming

Signed Authorising Officer²: K Foster

Date: 1 March 2023

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.

Appendix 1 – Site Photographs

