

<u>APPLICATION NO:</u>	22/00605/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	
<u>LOCATION:</u>	19 The Avenue, Huyton, Knowsley, L36 7S		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION		

Site Description

The application property is located at the end of a residential cul-de-sac within a primarily residential area. The application property is semi-detached and is part brick facing and part rendered. The property benefits from white UPVC windows and a brown door. The property has been previously extended in the form of a single storey lean to garage together with a bay window located at the first floor of the rear elevation.

The property sits in a corner position at the end of the cul-de-sac and benefits from a large side and rear garden.

Proposal

The application seeks permission for the erection of a two-storey side extension and porch following the demolition of the existing garage.

The porch would measure 1.5m in depth forward the principal elevation and span a width of 2.55m. It would measure 2.2m at the eaves and accommodate a pitch roof measuring 3.5m at its highest point. It would accommodate a double door at its front elevation.

Following the demolition of the existing garage, the two-storey side extension would occupy a footprint of 3.99m in width and span a depth of 8m and include 2 bay windows at the front elevation, bi-fold doors at the rear and two windows at the side elevation serving the kitchen and en-suite located at the first floor respectively.

The proposed development would extend the hip roof and measure 5.2m at the eaves and 7.8m at its highest point and would introduce a new gable roof feature consistent with that of the original dwelling house.

The proposals would provide a study and new open plan kitchen a ground floor level together with an additional two bedrooms taking the total number of bedrooms at the property to 5 and en-suite at first floor level.

Consultations

Highways – No objection raised subject to conditions.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

17/00234/FUL – Erection of single storey extension to side of existing dwelling. Granted 18th May 2017.

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 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.

The SPD states that porches can be particularly prominent in the street scene and should be carefully designed to retain the character of the residential area. The proposed porch is acceptable in terms of scale in relation to the host property and respects the character of the surrounding area. It is therefore considered acceptable in terms of design.

Regarding the two-storey side extension, the SPD states that two storey side extensions should be designed to avoid having an overbearing effect on causing unacceptable loss of light or privacy for neighbours and should avoid creating a terracing effect. A terracing effect is considered undesirable as this results, in the long term, to a significant reduction in openness, local distinctiveness and spatial quality of housing areas. Accordingly, it recommends either a minimum of 1m should be preserved between the extension and party boundary 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 proposed development would maintain at least a 4m separation to the property boundary. Furthermore, due to the positioning of the application property and orientation of neighbouring properties a terracing effect would not be created as a result of the proposed development.

The SPD states that the roof of the proposed extension should normally be at a lower level than the original. In this instance the roofline would extend the existing hip roof, Due to the positioning of the property and its orientation in the context of neighbouring properties it is considered that the proposed extension which seeks to maintain the existing roof is acceptable on balance.

The character of surrounding properties in the street scene comprise of a mixture of rendered and brick facing properties. The application property would be rendered in its entirety and would include materials to match those found at the application property. As such, it would not appear incongruous within the street scene.

Overall, the proposed development is considered acceptable in terms of design.

Residential Amenity

No. 20 The Avenue

No. 20 is the adjoining property. It is largely original with the exception of a small porch

located at the front elevation. The proposed porch is not considered out of scale with the application property and is unlikely to cause adverse effects to residential amenity. Furthermore, due to the location of the two-storey side extension which does not project beyond the forward or rear facing elevations, it is not considered that this property would be adversely affected in terms of residential amenity as a result of the proposed extension.

No. 18 The Avenue

No. 18 is the neighbouring semi-detached dwelling. It has been previously extended in the form of a two-storey side extension nearest the common boundary with the application property. It's side elevation has 1 window at first floor level and 1 window and 1 door at ground floor level.

Due to the juxtaposition of properties and the fact that the two windows located at the side elevation of the proposed development serve non-habitable rooms (kitchen and en-suite) it is not considered that the proposed development would have adverse effects to residential amenity in relation to the property occupiers of no.18.

No other properties would be affected.

Highways

Due to the increase of bedroom spaces, the Local Planning Authority would require 3 parking spaces to be provided within the curtilage of the property. The Highways Authority have advised that the driveway adjacent to no. 18 The Avenue is long enough to provide a double length parking space and an extension to the dropped kerb will also be required.

Highways have advised no objection to the proposed development so long as a condition is placed on the application requiring further plans to be submitted in respect of parking provision.

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) Notwithstanding the proposed car parking layout Dwg No 006 submitted, no part of the development hereby permitted shall be brought into use until an area of hard standing in addition to that already existing within the property has been laid out in accordance with details which have previously been submitted to and approved by the Local Planning Authority. The hard standing shall be laid out such that 2 spaces measuring 3m x 5m are provided in a linear fashion and 1 space measuring 3m x 5m.

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 that the proposed development is in use.

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) No development shall take place until a scheme for the design and layout of the extended dropped footway crossover has been submitted to and approved in writing by the Council as Local Planning Authority. The extended crossover shall be implemented in accordance with the approved details and shall be available for use prior to occupation.

Reason: To ensure the provision of safe and adequate means of access to the development in the interests of highway safety and amenity and to comply with Policy CS19 of the Core Strategy, adopted January 2016

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
10.01.2023	006		PROPOSED SITE PLAN
10.01.2023	005		LOCATION PLAN AND BLOCK PLAN
09.01.2023	002		PROPOSED GROUND FLOOR PLAN
09.01.2023	003		PROPOSED FIRST FLOOR PLAN
01.03.2023	004	REV A	PROPOSED ELEVATIONS

Signed Case Officer: John Fleming

**Signed Authorising
Officer:**

K Foster

Date:

1 March 2023

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

HIGHWAYS

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Only the Highway Authority or a contractor approved by the Highway Authority can carry out these works. Prior to the commencement of any works, the applicant is advised to contact the Council's Maintenance Contractor Tarmac on 0800 023 2334 or Knowsley.highways@tarmac.com

Appendix 1 – Site Photographs



