

<u>APPLICATION NO:</u>	22/00527/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	3 Holly Bank Avenue, Roby, Knowsley, L14 7AG		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The host property is a detached dwelling located on a modern housing estate. The property is brick facing on its principal, side and rear elevation and comprises of white UPVC windows and doors.

The property benefits from a single storey brick facing garage shared with its neighbours within the curtilage of the property.

Proposal

The application seeks permission for a single storey side and rear extension consisting of a hip roof and 4 velux windows. The proposals would provide an extended open plan living area consisting of a kitchen, family and dining areas together with a utility room located at the rear.

The side extension would be set back 5.1m from the principal elevation of the host dwelling. The side extension would span a width of 3m and span a depth of 7.06m and wrap around the existing rear elevation. The roof is hipped and would measure 2.25m at the eaves and 3.53m at its highest point and would include 2 velux windows to both the side and rear extensions. One window will be located on the principle elevation whilst the rear elevation will be served by two windows and 1 bi-folding door.

Consultations

None Required

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

The site has a complex site history regarding the construction of the wider housing estate. Since the construction of the property one application has been submitted with regard to the individual dwelling house.

22/00257/FUL – Erection of a two storey side extension granted. Granted 13th June 2022.

The applicant no longer wishes to pursue a two storey side extension and instead seeks permission for the erection of a single storey side and rear extension subject to

this application.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

SHD04 – Sites Allocated for Housing Development

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 a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential 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 policies 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 states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

The existing dwelling is brick facing with white UPVC windows and grey tiled roof. The proposed development would also be brick facing and include materials which are in keeping with those found at the host property. The Householder Development SPD states that single storey side extensions should be served by a pitched roof for aesthetic reasons.

The proposed development is in keeping with the host property and responds positively to the wider character of the local area. It is not considered that the proposal would therefore be detrimental to the character of the street scene and is therefore considered acceptable with regards to design.

Residential Amenity

2 Berrydale Road

No. 2 is located adjacent to the host property. The existing rear elevations of both properties sit virtually parallel. The proposed development would protect 2.3m from the existing rear elevation. The Householder Development SPD states single storey rear extensions up to 4m will generally be considered acceptable. The proposed development is well within the parameters of the SPD and therefore it is not expected that the proposed development would result in unacceptable impact to residential amenity in relation to this property.

4 Berrydale Road

No. 4 is located to the rear of the host property. Due to the juxtaposition of the properties this property would not be adversely affected by the proposed development.

5 Hollybank Avenue

No. 5 is set back substantially from the public highway. Its principal elevation is roughly in line with the rear elevation of the host property and its gable wall runs along the property boundary. The gable wall has two windows one of which is obscured. No. 5 is the same house type as the host property and these windows serve the bathroom and staircase. As such, they do not serve habitable rooms and it is therefore not considered that the proposed development would result in having adverse effects to residential amenity in relation to this property.

Highways

Sufficient parking provision will be retained as part of the development proposals. As such, the proposed development would not result in adverse impacts to the public highway.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/09/2022	3HOLBANK/PD/01		LOCATION PLAN
21/09/2022	3HOLBANK/PD/03		PROPOSED FLOOR PLANS AND ELEVATIONS
29/09/2022	3HOLBANK/PD/04	REV A	PROPOSED SITE PLAN

Signed Case Officer: John Fleming

Signed Authorising Officer: Alan Kilroe

Date: 25 October 2022

Appendix 1 – Site Photographs



