

<u>APPLICATION NO:</u>	24/00327/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	8 Gilleney Grove, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR SIDE EXTENSION AND CONVERSION OF GARAGE AND CONSERVATORY		

Site Description

The application site is located at 8 Gilheny Grove, Whiston and is situated within an area which is designated as a Primarily Residential Area in the Development Plan. The application property is part of a modern housing estate, is a detached dwellinghouse and predominately brick facing (with a featured section of rendering to the front) on its front, side and rear elevations, along with white UPVC openings and brown, interlocking roof tiles.

The application property benefits from an adjoined integral garage and forms a side projection to the dwelling (which is a characteristic feature of the area), as well as a rear conservatory.

The front elevation of the property is north-western facing and is located adjacent a turn-head in the cul-de-sac. The property is encircled by other residential properties. The front garden area is of an open-plan design, comprising a driveway which currently accommodates in-curtilage parking for two vehicles and a grassed area with some shrubbery.

Proposal

The application seeks permission for the erection of a first-floor side extension (to form a two-storey side extension) together with the conversion of garage and conservatory to form habitable room(s).

The proposed first-floor side extension would have a width of 2.7m and a depth of 7m. This would be served by a hipped roof, which would measure 5.3m at the eaves and 7m at the ridgeline.

The front and rear elevations of the first-floor proposal would feature fenestration. The existing canopy roof which serves the front elevation of the property would be extended across the ground floor.

Matching fenestration would be inserted on the ground floor front elevation to replace the existing garage door. This would be the only external alterations from the garage conversion.

The rear conservatory would be converted to an 'orangery' style rear extension, which would include a window on the rear elevation and bi-fold doors on the south-west facing side elevation. This would be served by a flat roof, which would measure 3.05m in height and would include a glass roof lantern (3.6m in height). The works

would not increase the footprint of the existing rear projection, the most significant external alterations would be the change from a largely glazed extension to solid walling and the change from the existing hipped roof to a flat roof.

The application has seen minor amendments which include revisions to the ridgeline of the proposed extension to lower it in height and amended fenestration on the front elevation to appear more in keeping.

Consultations

Whiston Town Council - No comments received.
Environmental Health - No objections raised.

Representations

This application has been publicised by letters sent to 10 neighbours. No representations have been received.

Planning History

APP. NO: 95/00045/APP
PROPOSAL: RESERVED MATTERS APPLICATION IN RESPECT OF 172
NO. DETACHED DWELLINGS
DECISION: GRANTED
DECISION DATE: 30 March 1995

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, domestic extensions and alterations 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 H5 and 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.

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

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.

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

Saved Policy H5 in the Replacement Unitary Development Plan states that proposals for development within Primarily Residential Areas will be permitted provided that:

1. The Primarily Residential Areas are indicated on the Proposals Map
2. New development within the Primarily Residential Areas (or proposals for the change of use or redevelopment of existing buildings) which is for uses appropriate to a residential area will be permitted provided that the development (either by itself or in conjunction with other developments) would not:
 - a) Have an unacceptable impact on the amenity occupiers by reason of noise, disturbance, overlooking, visual intrusion, smells, fumes, on-street parking or other causes; or,
 - b) Adversely affect the character or street scene of the area.

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of

adjacent dwellings

- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours.

Design

The existing dwelling is brick facing with white UPVC openings and tiled roofing. The proposed development would include materials which are to match the existing and emulate the design of the original dwelling; this is indicated to include any brick course detailing such as sill bricks under the windows to appear cohesive to the original dwelling.

The proposed development would be served by pitched (hipped roofs) where appropriate; the first-floor side extension would be served by a hipped roof, which would be subordinate to the roof of the original dwelling, as the ridge would be lowered (secured via amendment) and would subsequently echo the design and materials of the original roof.

The proposed rear extension would be served by a flat roof, although this would be a departure from the rest of the roofs (which serve both existing and proposed), this would be considered acceptable given that this roof would serve a ground floor rear extension and would not be readily visible from the highway and not have any detrimental impact by the design.

Moreover, the SPD stipulates that the proposed developments should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future. It advocates that usually either a minimum space of 1m should be preserved between the extension and 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 existing property is set in from the party boundary by circa 1m, this would satisfy this policy guidance of the SPD and ensure that the proposal would not result in any actual or potential terracing effect and would be acceptable.

Access to the rear garden would also be retained (and accessed) via the existing side gate adjacent the side elevation of the property, this would ensure refuse bins could be stored and moved externally to the dwelling.

The Local Planning Authority does not hold any records of any Planning Permission of the existing rear conservatory. The Householder Development SPD stipulates that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

It further states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The character of the locality is that the house types comprise of detached dwellings, No.7 is the property which shares the adjacent party boundary with the application site, there is roughly 1.58m between these properties. Moreover, the existing conservatory is erected approximately 1.8m from the party boundary, therefore, given that set-in from the party boundary shared with No.7, it would not be considered that the proposal (rear extension / conversion) would result in an unacceptable impact by overshadowing, loss of outlook or privacy or appear unduly dominant.

As stated, the proposed conversion would occupy the same footprint as the existing and would not be deemed to cause any significant change in outlook or impact from the changes proposed by the conversion. Consequently, the proposed development, would be considered to have an acceptable impact.

The amendments secured to the fenestration have improved the design and ensure the arrangements and layout of the front elevation of the proposal is more cohesive and responds positively to the existing dwelling.

Overall, it is considered that the proposed development would have an acceptable design and would largely be in accord with the Householder Development SPD and Saved Policy H5 and H8.

Residential Amenity

7 Gilleney Grove

No.7 is the adjacent, detached dwelling situated to the north-east. The two gable walls of the properties face one another. No.7 is positioned circa 1.5m forward in contrast to the application property.

Under 09/00195/FUL No.7 was granted an application which would see the erection of a first-floor side extension, together with the conversion of integral garage into living accommodation and erection of detached garage. Although the first-floor side extension was not constructed, the conversion of the integral garage and the detached garage were implemented. The rear of the dwelling saw the extension of the kitchen.

The proposed development would have an acceptable impact on the amenities of the adjacent property. The first-floor side extension would not have any great degree of prominence or impact to No.7. The garage conversion would not have any material impact to No.7.

The most notable change to No.7 would be a result of the conversion of the garage, which has largely been addressed in the previous section (design). Given that the existing conservatory has been set-in from the party boundary shared with No.7 by roughly 1.8m, it would not be considered to have any unacceptable impact by way of appearing unduly dominant or overbearing etc.

No.7 contains no windows on the side elevation. The closest window, is to the rear of the converted garage (which serves a kitchen extension). It is considered that any impact from the rear conservatory would not justify an unacceptable impact, the kitchen has a larger window further away from the party boundary, therefore, daylight would still be provided and not obstructed.

Overall, the proposed development would accord with the Householder Development SPD and would not be considered to result in any significant harm to the amenities or

privacy of the occupants of No.7.

No.9 Gilleney Grove

No.9 is the adjacent, detached dwelling and is located to the south/south-west of the application property. The two gable walls of these properties face one another. No.9 is positioned circa 3.3m further back than the application site.

The proposed development would not be considered to have any material change or severe impact on residential amenity. The proposed first-floor side extension would not project beyond the front and rear elevations of the original dwelling and subsequently would not be readily visible. The proposed integral garage conversion would only feature cosmetic changes to the front elevation of the dwelling, which would not have a material impact on No.9. The proposed conversion of the conservatory would also not be considered to have any significant impact, given that it is erected approximately 6.2m from the party boundary shared with No.9.

Overall, the proposed development would accord with the Householder Development SPD and would not be considered to result in any significant harm to the amenities or privacy of the occupants of No.7.

No other residential dwellings in the locality are considered to suffer any harm to their residential amenities or privacy. The proposal would be deemed to comply with Saved Policy H5 and H8.

Highways

The application property is a 4-bedroom dwelling. The proposed development would enlarge 2 bedrooms, but not result in any increase in the number of bedrooms.

The Householder Development SPD states that garages will count as contributing to the parking provision if the internal dimensions are sufficient (2.75m x 5.5m). The existing integral garage do not meet this threshold (as it has a depth of roughly 5.2m) and therefore, the existing garage would not be considered an in-curtilage parking space.

The proposed development would not be considered to impact on existing parking provision and would retain 2 in-curtilage accessible parking spaces, would subsequently be acceptable and not be deemed to result in any unacceptable highway safety issues.

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 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
17/06/2024	3	-	PROPOSED GROUND FLOOR PLAN
17/06/2024	4	-	PROPOSED FIRST FLOOR PLAN
17/06/2024	5	-	PROPOSED ROOF PLAN
17/06/2024	8	-	BLOCK PLAN, SKETCH OF FRONT ELEVATION, PHOTOS
17/06/2024	9	-	LOCATION PLAN, SKETCH OR REAR ELEVATION AND PHOTOS
26/06/2024	7	-	PROPOSED ELEVATIONS
26/06/2024	10	-	EXISTING AND PROPOSED SITE PLAN (PARKING)

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

19 August 2024

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

Informatives

- 1 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

Standing Advice valid from 1st January 2023 until 31st December 2024.