

<u>APPLICATION NO:</u>	22/00652/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	9 Waterside Park, Roby, Knowsley		
<u>PROPOSAL:</u>	SINGLE STOREY REAR EXTENSION AND GARAGE CONVERSION		

Site Description

The applicant property is located at 9 Waterside Park, Roby, and is located in an area that is allocated as a Primarily Residential Area in the development plan. The applicant property is a detached dwellinghouse and is brick facing with white UPVC doors and windows and a tiled roof.

Three detached dwellings lie to the south of the application property and face its gable. There is a dwelling to the north which runs along the front/side of the applicant dwelling and a lake/pond to the rear.

Proposal

The application seeks permission for the erection of a single storey rear extension, with garage conversion. The rear extension will project a further 1.3m from the rear wall of the original dwellinghouse and will cover the total width of the dwellinghouse, spanning 10.3m. The roof will be pitched, with a less steep slope for the rear extension in contrast to the original roof. The roof would measure 2.7m at the eaves and 3.2 at its highest point. The garage conversion proposes the removal of a garage door and its replacement with a window and bricks to match those used on the main dwelling.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 8 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

95/00304/APP – PROPOSED ERECTION OF 10 DETACHED DWELLINGS AND CONSTRUCTION – GRANTED 08.09.1995

74/14758/HIST – BLACKLOW ROBY ROAD HUYTON – PROPOSED ERECTION OF RESIDENTIAL DEVELOPMENT AND NEW ACCESS – GRANTED 27.07.1993

97/00612/APP – ERECTION OF 11 NO. DETACHED HOUSES TOGETHER WITH CONSTRUCTION – GRANTED 09.01.1998

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

- **KNOWSLEY LOCAL PLAN: CORE STRATEGY**
- **SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)**
- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development
- 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 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

Design

The Householder Development SPD states that single storey 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.

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the applicant property and has a pitched roof. The garage conversion will replace one of the garage doors on the front elevation and replace it with a window that keeps in with the design of the overall dwellinghouse. A neighbouring property, no.2 has had a similar conversion done; converting the two garage spaces they had on the front elevation for a habitable space, this also keeps in with the overall design of the larger dwellinghouse. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also 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.

8 Waterside Park

No.8 is situated to the south of the applicant property, with its principal elevation facing the gable of number 9. The proposed extension would be approximately 14.5m away from the windows on the front rear of number 8 with fencing, landscaping and a driveway breaking up views between the two. Given this relationship, the development would not have an unacceptable impact on the amenity of no. 8's occupants in accordance with Saved Policy H8.

10 Waterside Park

No.10 is situated adjacent to the north/north-east of the applicant property. The relationship between the properties means that the proposed extension would not be readily visible from whether the windows or the garden area of number 10 and would not have an unacceptable impact on the amenity of no. 10's occupants in accordance with Saved Policy H8.

Highways

The property currently has 4 parking spaces. Due to the garage conversion into an

office space this would reduce the parking spaces to 3. However, it still accords with the parking provisions set out in the Householder SPD, (6.16) that the expected standard is 3 car parking spaces for a 4+ bedroom property. Therefore, this does not contradict the guidance laid out in the document and 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
21/10/2022	2	-	EXISTING AND PROPOSED ELEVATIONS
31/10/2022	1	-	LOCATION PLAN

Signed Case Officer:

Reece Black

Signed Authorising Officer:

M Quinn

Date:

15.12.22

Appendix 1 – Site Photographs





