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| <b><u>APPLICATION NO:</u></b> | 24/00644/FUL                                                                                                                                                                                                                                                                                                                                                                                             | <b><u>CASE OFFICER:</u></b> | Reece Black             |
| <b><u>WARD:</u></b>           | Stockbridge                                                                                                                                                                                                                                                                                                                                                                                              | <b><u>PARISH:</u></b>       | Knowsley Parish Council |
| <b><u>LOCATION:</u></b>       | 11 St Aidans Grove, Huyton, Knowsley                                                                                                                                                                                                                                                                                                                                                                     |                             |                         |
| <b><u>PROPOSAL:</u></b>       | RETROSPECTIVE APPLICATION FOR VARIATION OF CONDITION 2 (APPROVED PLANS) ATTACHED TO PLANNING PERMISSION 24/00310/FUL (ERECTION OF A SINGLE STOREY REAR EXTENSION AND THE ERECTION OF AN OUTBUILDING IN THE REAR GARDEN TO FORM GARDEN STORE AND PLAY AREA) TO ALLOW FOR CHANGES TO THE REAR EXTENSION ROOF FROM FLAT TO SLOPING ROOF TOGETHER WITH DOORS TO REAR ELEVATION AND WINDOW TO SIDE ELEVATIONS |                             |                         |

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### **Site Description**

The application site is on St Aidan's Grove and is on a corner plot, with St Aidan's Grove to the front of the house and turning the corner past the side of the property. The property is a modern semi-detached two storey house with a lean-to structure erected onto the gable elevation of the house. There is a wooden shed erected in the rear corner of the garden.

### **Proposal**

The application is for a variation of Condition to a recently approved application (24/00310/FUL – ERECTION OF A SINGLE STOREY REAR EXTENSION AND THE ERECTION OF AN OUTBUILDING IN THE REAR GARDEN TO FORM GARDEN STORE AND PLAY AREA.

The variation of Condition application currently seeks permission for a mono-pitched roof instead of the previously approved flat roof together with doors to rear elevation and window to side elevation. This application is retrospective and seeking permission for the retention of these changes as the proposal is currently built-out on site.

The rear extension now measures 2.5m at the eaves and 3.7m at its tallest point. The roof contains 2.no rooflights. The footprint of the approved scheme would remain unchanged.

The application seeks to substitute the approved plans to reflect these proposed, retrospective changes.

### **Consultations**

Knowsley Parish Council - No Comments Received.

### **Representations**

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

### **Planning History**

**APP. NO:** 23/02062/CLD  
**PROPOSAL:** CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE  
ERECTION OF SINGLE STOREY REAR EXTENSION AND DETACHED  
OUT-BUILDING  
**DECISION:** REFUSED  
**DECISION DATE:** 29 January 2024

**APP. NO:** 24/00310/FUL  
**PROPOSAL:** ERECTION OF A SINGLE STOREY REAR EXTENSION  
AND THE ERECTION OF AN OUTBUILDING IN THE REAR GARDEN TO  
FORM GARDEN STORE AND PLAY AREA.  
**DECISION:** GRANTED  
**DECISION DATE:** 17 September 2024

### **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, 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 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 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 principle of the erection of a single storey rear extension has previously been established by virtue of planning permission 24/00310/FUL. This application is to assess the impacts of substituting the previously approved flat roof of the extension to a mono-pitched roof, with the addition of doors to the rear elevation and 1. No window to the side elevation / gable of the rear extension. All other aspects of the previously approved scheme will remain as otherwise approved.

## **Design**

The Householder Development SPD (6.5) states that flat roofs for extensions will usually not be appropriate. Although, for single storey rear extensions flat roofs are normally considered acceptable as any visual amenity impact is contained to a discrete location to mitigate this impact. The substitution, however, is considered to be in-keeping with the guidance and general preference for a pitched roof.

The pitched roof has an acceptable design and broadly features materials to match the existing dwelling. The rooflights are acceptable.

The rear doors and side window installed are grey in oppose to the white UPVC otherwise found on the property, however, this is contained to the private rear garden and subsequently does not significantly detract from the established dwelling. Given these are ground floor, it is largely be screened by the existing boundary treatment and does not have an unacceptable impact on the street scene.

The proposed development features an acceptable design and broadly complies with Saved Policy H5 and H8 and the Householder Development SPD.

### **Residential Amenity**

The Householder Development SPD states (6.19) that extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree.

The substitution to a pitched roof would result in a limited impact on amenity in contrast to a flat roof. Although, it is not considered to result in a significantly harmful roof type. It is a common roof to serve a rear extension, and this is seen throughout the borough. The roof is still deemed to not have an overshadowing or overbearing effect on the neighbouring property of No.10.

No issues of overlooking / 'perception of overlooking' are considered as no openings have been installed to the side elevation, orientated to the boundary treatment shared with No.10.

The application for the retention of the pitched roof is considered not to have an unacceptable impact on residential amenities and overlooking and complies with Saved Policy H5 and H8 and the Householder Development SPD.

### **Highways**

The application for the retention of the pitched roof would have no impact on existing parking arrangements and the application would not see any change to the footprint of the extension. Therefore, no material change to in-curtilage parking would occur from the previously approved scheme.

### **Conclusion**

The proposal is 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 hereby permitted shall be carried out in accordance with the approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 2) The materials to be used on the external walls of the extension and outbuilding 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 Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

## SCHEDULE 1

| Date Received | Ref. No              | Version | Drawing/Document Title    |
|---------------|----------------------|---------|---------------------------|
|               |                      |         |                           |
| 06/12/2024    | 11/STA/06/23/03<br>7 | -       | SIDE ELEVATION (AS BUILT) |
| 06/12/2024    | 11/STA/06/23/01<br>3 | -       | REAR ELEVATION (AS BUILT) |

**Signed Case  
Officer<sup>1</sup>:**

**Reece Black**

**Signed Authorising  
Officer<sup>2</sup>:**

**K Foster**

**Date:**

**27 January 2025**

## **Informatives**

Not applicable

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<sup>1</sup> 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

<sup>2</sup> 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