

<u>APPLICATION NO:</u>	23/02746/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	23 Sandown Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application site is 23 Sandown Avenue, Roby and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwelling and is a combination of red brick facing and white rendering on the front, side and rear elevations; along with white UPVC openings and flat, interlocking roof tiles.

The application property benefits from a front porch and a detached garage behind the rear elevation. The site features a predominately open plan design, as well as a hardstanding driveway, tiled paving and a grassed area. The property is encircled by other residential dwellings.

The application site is identified as previously being a waste tipping site.

Proposal

The application seeks permission for the erection of a single storey rear extension. The proposed development would project by 3.15m and would have a width of 5.85m. This would be served by a hipped roof, which would measure at a height of 2.78m at the eaves and would have a total height of 3.55m.

Consultations

Environmental Health – No objections, subject to condition applied.

Representations

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

Planning History

No recorded planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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.

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 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.

Design

The existing dwelling is brick facing, with white UPVC openings and tiled roof. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property and would have a hipped roof. Therefore, the extension would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential 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.

21 Sandown Avenue

No.21 is the adjacent property to the West of the application site and is a detached dwelling. The front and rear elevations of no.21 are roughly in line with the application site, the rear elevation of no.21 is set further in than the rear elevation of no.23.

The proposed development would not surpass the 4m parameter outlined in the Householder Development SPD.

There is also sufficient party boundary treatment between the rear gardens of No.21 and the application site in the form of 1.8m timber fencing.

Overall, it is considered that the proposed development would not cause any detrimental harm to the amenities or privacy on the occupants of no.21.

25 Sandown Avenue

No.25 is the adjacent property to the East of the application property and is detached dwelling. The front and rear elevations are set marginally further behind the

application sites.

The proposed development would not surpass the 4m parameter outlined in the Householder Development SPD.

There is also sufficient party boundary treatment between the rear gardens of No.25 and the application site in the form of 1.8m timber fencing. In addition, the garage at no.23 would screen a large part of the proposed development.

Overall, it is considered that the proposed development would not cause any detrimental harm to the amenities or privacy on the occupants of no.25.

Highways

The proposed development is to be sited at the rear and would not be considered to effect on existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised by the application property or would cause any adverse impact on highway safety.

Gas Protection Measures

The property is located on a former landfill which was investigated and monitored under planning approval 09/00056/OUT. As part of the planning permission, earthworks were undertaken, and remediation measures were put into place to ensure that the site is suitable for residential end use. Condition no.4 details the information required.

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.

- 4) Prior to the commencement of development hereby permitted an implementation plan shall be submitted to and approved in writing by the Local Planning Authority , setting out details in respect to the following matters:
- A) Gas/vapour protection membrane;
- i. What specific gas/vapour membrane will be used? The membrane specification must be at least equal to that already installed under the property.
 - ii. How will it be installed and specifically how will the new membrane be integrated with the existing gas protection measures.
 - iii. The name of the competent persons / company installing the membrane?
 - iv. How the installation of the membrane will be validated?
- B) Cover system
- i. How material excavated for the foundations and other earthworks from beneath the existing garden/patio and/or beneath the high visibility membrane will be removed and disposed of offsite and will not impact the clean cover system in place at this property.
- C) Water suppression shall be used, as required, to ensure there are no dust emissions from the excavated materials whilst being moved or being stored on site.

The agreed implementation plan must be carried out by competent person and the gas protection measures installed in accordance with the approved scheme.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/10/2023	23SAND/PD/01	-	LOCATION PLAN
06/11/2023	23SAND/PD/02	Rev A	EXISTING FLOOR PLANS AND ELEVATIONS
06/11/2023	23SAND/PD/03	Rev A	PROPOSED FLOOR PLANS AND ELEVATIONS

<u>Signed Case Officer¹:</u>	<u>Reece Black</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>12 December 2023</u>

Informatives

1. In relation to the gas membrane BS8585:2007 has been superseded with BS 8485:2015 +A1:2019.
2. Based on the information available to the Local Planning Authority and the previous remediation undertaken at this site, in relation to contaminated land, there is the potential that some contamination may exist below the hard standing of the patio area and beneath 600mm within the garden. The responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

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

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