

<u>APPLICATION NO:</u>	25/00248/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	11 The Rooley, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION.		

Site Description

The application relates to a semi-detached house and associated garden curtilage on The Rooley. The property has a small rear outrigger on the rear of the house, and there is an outbuilding to the rear and side of the dwelling.

Proposal

The proposal is to erect a single storey extension to the side of the house extending from the front elevation of the house to the rear of the outrigger and tying in and incorporating the outrigger. The extension would have a depth of 10.8m and a width of 2.7m. The extension would have a sloping roof and hipped at either end, extending over the outrigger. The roof would have a rooflight on the side and rear of the roof, which would be approximately 2.9m to eaves and 3.8m to the top of the roof. The extension would comprise a study at the front, a kitchen extension at the rear extending into the incorporated outrigger with a utility room and w.c between.

Consultations

NA

Representations

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

Planning History

None.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

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

The proposal is for an extension to a house in a residential area and is acceptable in principle.

Design and Visual Amenity Considerations

The design of the proposal is acceptable and broadly in character with the existing dwelling. There is a kitchen window and entrance door on the side of the neighbouring house, 9 The Rooley, approximately 2.7m from the party boundary. The extension would be approximately 2.9m to eaves and would then slope up away from the boundary to the top of the roof. There is a fence along the party boundary of approximately 1.8m height, and it is considered that the proposed extension would not unduly affect the outlook of the neighbouring house. The proposal would not be detrimental to the visual amenity of the neighbouring properties or the area in general.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity

The application is for an extension to a house in a residential area and does not raise residential amenity issues. The proposal does not cause any privacy or overlooking

concerns, and the extension would have no windows on the side elevation and if windows were proposed the fencing would provide shielding with regards privacy.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Parking and Highways Issues

A drive of approximately 8M would run from the front of the extension to the front boundary of the property. There is a distance of approximately 2.7m from the side of the house to the party boundary. The Householder development SPD states that a distance of 2.75m at the side of a house to be considered a parking space, and therefore the proposal would not be taking such space. The road is 5.5m wide and there does not appear to be any on-street parking issues in the locality. A site plan has been submitted showing the front garden area being hard surfaced with permeable block paving which would allow for additional parking, but for the reasons outlined it is considered that the hard surfacing is not be a conditional requirement.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposal is acceptable in design and would not be detrimental to visual or residential amenities or to highway safety. The application complies with planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions:

- 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) Notwithstanding any submitted details 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 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.

Date Received	Ref. No	Version	Drawing/Document Title
14/04/2025	002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
14/04/2025	003	-	SITE & LOCATION PLAN
20/06/2025	004		SITE LAYOUT PLANS

Signed Case Officer¹: **Lee Osborne**_____

Signed Authorising Officer²: **Jo Sheridan**_____

Date: **24/06/2025**_____

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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