

<u>APPLICATION NO:</u>	22/00529/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	244 Kingsway, Roby, Knowsley, L36 9UF		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The host property is a semi-detached dwelling located within a Primarily Residential Area. The property comprises a part pebble dash render part brick facing finish to its principal, side and rear elevations. The property has brown UPVC windows/white door to its principal elevation and white UPVC windows and doors to its rear elevation.

The property benefits from hard standing in its entirety and is able to accommodate multiple cars within the curtilage of the dwelling house.

Proposal

The application as submitted seeks permission for the demolition of the existing kitchen extension and its replacement with a new extension spanning the width of the rear elevation of the property to provide an open plan kitchen and dining area.

The proposed extension would measure 3m in depth and spanning a width of 5.9m. It would be facing brick and include concrete interlocking tiles. The roof would be pitched measuring 2.4m at the eaves and 3.5m at its highest point and include 2 velux windows.

Consultations

None Required

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

74/06117/HIST - Car Port. Granted September 1981.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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.

The site is identified as land located within a Primarily Residential Area. 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

Design

The proposed development relates to the demolition of an existing rear extension and its replacement. The existing dwelling house is currently finished in part pebble dash to first floor and part facing brick to the ground floor at its principal, side and rear

elevations. The rear elevation differs from the principal elevation with the use of white UPVC windows and doors. The development proposals would be brick facing located at ground floor level and is considered in keeping with the host dwelling.

The windows and doors would comprise of white UPVC frames and are consistent with the materials currently used at the rear elevation.

The proposed materials and finishes are in keeping with the existing property and a condition should be attached to the application to ensure that the proposed materials and finishes match the existing features of the property to ensure the character of the property is maintained and enhanced.

Residential Amenity

246 Kingsway

No. 246 is the adjoining property and has previously been extended in the form of a small part single storey rear extension. 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 neighbours. It further states that single storey rear extensions 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 extension projects a depth of 3m and is therefore well within the parameters set by the SPD. It is not considered that this property would be adversely affected in terms of residential amenity as a result of the proposed extension.

242 Kingsway

No. 242 is a semi-detached property separated by the host property's driveway. The development would largely be obscured from view due to the existing car part and detached outbuilding. In addition, the extension only projects 3m from the rear elevation of the original dwelling house and as such it is not considered that any adverse impacts to residential amenity would occur in relation to this property.

No other properties would be affected.

Highways

It is not considered that the proposed development would give rise to adverse impacts on highway safety.

Conclusion

It is considered that the development would be acceptable in terms of design, residential amenity and highway safety and complies with the relevant Core Strategy, Replacement UDP and guidance in the NPPF and PPG 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
26.08.2022	LOCPLAN		LOCATION PLAN
26.08.2022	244/3609/E/01		EXISTING PLANS AND ELEVATIONS
26.08.2022	244/3609/P/01		PROPOSED LAYOUTS AND LAYOUTS

Signed Case Officer: **John Fleming**

Signed Authorising Officer: **Alan Kilroe**

Date: **10 October 2022**

