

<u>APPLICATION NO:</u>	23/00182/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	14 Fairway, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM		

Site Description

The application relates to a semi-detached house and associated curtilage on Fairway, Huyton. The house has a garage attached to the side with a flat roof with slight slope down front to back. There is a single storey flat roofed kitchen extension on the rear. The front garden area is surfaced with paviors providing parking for two cars. There are trees along the rear garden boundary providing significant screening of the property from houses/gardens backing onto the site, particularly when in foliage. There is also a garden room/ summer house detached structure at the rear of the rear garden, facing towards the house.

Proposal

The application is for the erection of a single storey extension to the side and rear of the dwelling, infilling between the existing single storey extension on the rear of the house and the garage. It is also proposed to convert the garage into a store with utility room behind.

The extension will run at an angle back from the existing garage following the boundary line and incorporate the existing rear extension. The extension would extend back as far as the current rear extension, 2.7m back from the rear elevation of the original house. The rear of the extension, incorporating both the proposed and the existing extension would be 6.1m across; the proposed part of the extension would have a width at the rear of 3.15m.

The extension would have a flat roof as does the existing rear extension and this would be taken over the existing garage structure which currently has a very shallow slope down from the front. A lantern roof would be incorporated into the roof at the rear. The extension, incorporating the existing extension, would form a kitchen/diner. The existing extension has double doors on the side elevation, facing towards the boundary with the adjoining house, 16 Fairway, and a window on the rear. As part of the overall development the doors would be bricked up whilst the window on the rear would be replaced by double glazed doors. A window would be adjacent these double doors in the rear of the proposed extension.

Consultations

Prescot Town Council - No comments received.

Representations

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

Planning History

10/00368/CLD - ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION.
Granted: 17.08.2010.

K/APP/4430 - KITCHEN EXTENSION. Granted: 27.09.1979.

K/APP/2627 - ATTACHED GARAGE. Granted: 06.12.1977.

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 application is for the erection of a single storey extension infilling between the rear of an existing garage and the rear of an existing extension on the rear of the house and incorporating the existing rear extension. The site is within a predominantly residential area and the proposal is therefore acceptable in principle. The conversion of the garage of itself does not require planning permission.

Design and Visual Amenity Considerations

The proposed extension would be in character with the existing extension whilst the roof extended over the existing garage would tie in all extended elements. The proposal is acceptable in design and would not be detrimental to the visual amenity of neighbouring properties or the area in general. The rear of the extension as incorporated with the existing extension would be rendered. Whilst the house is brick, with a panel of render between the ground and first floor windows on the front it is considered that render of the extension on the rear and sides would be acceptable given that the side would not be visible (with next door, 12 Fairway, having a comparable side extension) and there are only limited views from houses at the rear which are approximately 19m and more away with significant tree screening in between.

The proposal would therefore comply with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The application is for the extension to a house in a residential area and raises no residential amenity concerns. There is a single storey extension to the side of the neighbouring house, 12 Fairway, running adjacent the party boundary which has no openings on the side elevation, and which extends slightly further back than the proposed extension would. As such the proposed extension, and extending the flat roof over the garage, would not impact the amenities of that property and there are no privacy concerns with regards that property. The existing extension would be between the proposed extension and the adjoining house, 16 Fairway, with the existing double door on the elevation of the existing extension facing the party boundary with that house to be bricked up. As such the proposal would not impact on the amenities of that property and there would be no privacy issues. The proposal would be single storey and would not raises any amenity issues with properties to the rear and raises no privacy or overlooking concerns. Furthermore, there are trees along the party boundary of the site and the gardens of houses to the rear which offer further shielding

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

Highway Considerations

The garage as existing is not long enough for car parking purposes. Furthermore, the front garden is paved for the most part and provides sufficient parking for two cars. The proposal therefore raises no negative highways concerns.

The application therefore 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 raises no visual or residential amenity concerns. There is parking sufficient for two cars in the front garden area. The proposal complies with planning policies and is therefore recommended for approval.

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 walls of the extension hereby permitted shall be of brick to match those of the existing building in type, size, colour and texture, the rear elevation of the extension hereby permitted can be rendered provided that the render is across the full entire rear elevation of both the proposed extension and the existing extension to incorporated to form one singular extension as shown on the approved drawings.

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
11/05/2023	2	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
27/03/2023	TQRQM23035133 010975	-	LOCATION PLAN

Signed Case Officer¹: **Lee Osborne**

Signed Authorising

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

Officer²:

K Foster

Date:

2 August 2023

Informatives

- 1** The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

² 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

Appendix 1 – Site Photographs

Rear of 14 Fairway



From rear of 14 fairway looking down the rear garden

