

APPLICATION NO: 24/00124/FUL **CASE OFFICER:** John Fleming

WARD: St Gabriels **PARISH:** Tarbock
Parish Council

LOCATION: 88 Bardley Crescent, Huyton, Knowsley, L35 1RJ

PROPOSAL: ERECTION OF PART SINGLE STOREY AND PART TWO STOREY SIDE AND REAR EXTENSIONS, SINGLE STOREY FRONT EXTENSION AND CONVERSION OF DETACHED GARAGE TO GARDEN STORAGE BUILDING

Site Description

The application property is a semi-detached dwelling located within a primarily residential area.

The character of the street scene is predominantly semi-detached dwellings constructed in a 1960s/1970s fashion. The application property is brick facing and accommodates a gable roof with white UPVC doors, windows and cladding.

The property has a hardstanding drive although it is only capable of providing parking in the front garden as the space adjacent to the gable end of the property falls below the Council's parking standards.

The neighbouring property at no. 88 benefits from a two-storey side extension to which a number of pipes, boiler vent and soil stack are visible.

At the rear of the property is an outbuilding. The garden appears to have a slightly sloping topography towards the rear elevation of the dwelling house. At the rear of the property boundary is a number of mature trees beyond which is a local park.

Proposal

The application proposals seek permission for a part single storey front part two storey side and rear extension, single storey rear extension together with conversion of outbuilding to garden store and pergola.

The proposed front porch would span .9m forward the front elevation and span a width of 3.94m. It would accommodate a pitch roof measuring 2.37m at the eaves and 3.52m at its highest point.

The two storey side extension would connect to the porch and span 2.44m in width and extend 10.9m at the gable end and return by 1.11m before extending a further 1.7m and spanning 6.8m in width across the single storey rear extension. At first floor level the two storey side extension would be set in 1m at the front elevation and would only project 2.25m beyond the rear elevation. The two storey side and rear extension would accommodate a dual aspect gable roof measuring 4.78m at the eaves and 6.57m at its highest point.

The single storey rear extension would accommodate a flat roof measuring 2.5m at the

eaves and 2.84m at its highest point.

The existing garage would be partially demolished with the rear aspect retained and a pergola being erected occupying a footprint of 3.65m in width by 4.19m in length. It would measure 2.76m at its highest point.

The proposals would provide w/c, utility room and open plan kitchen and dining area at ground floor level. At first floor an extended master suite, wardrobe and en-suite is proposed.

Consultations

None.

Representations

This application has been publicised by letters sent to 5 neighbours and displayed via site notice. No representations have been received.

Planning History

Ref: 23/02697/FUL – Erection of part single storey and part two storey side and rear extensions and conversion of detached garage to garden storage building. Granted 18th January 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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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 allocated within a Primarily Residential Area. As such, the extension of a domestic premises together with alterations to the existing outbuilding 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 character of the street scene is predominantly semi-detached residential properties. The proposed development is largely consistent with that of the previous application granted in January 2024 under application reference 23/02697/FUL. The main changes relate to the increased width of the two storey side extension which now abuts the property boundary and depth of the rear first floor extension which has been reduced and the inclusion of a porch.

The porch is of an acceptable scale and is similar to a number of properties found within the street scene.

The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and avoid the creation of a terracing effect.

The proposals include a 1m set back at first floor elevation and would be built to close proximity to the boundary line. The neighbouring property has also been extended in the form of a two storey side extension. Both properties would include a 1m set back and therefore would not result in the creation of a terracing effect.

The development would accommodate a dual aspect gable roof consistent with the application property which would sit lower than the existing ridge helping to ensure that the development appears subservient to the main dwelling house.

The principle of a flat roof rear extension was established via the grant of previous planning consent associated with 23/02697/FUL. As such, it is acceptable in terms of design.

The proposed works to the existing outbuilding would result in the existing garage being partially demolished to accommodate the new pergola. The pergola is simple in design and the only reason for planning permission is due to the height and proximity to the common law boundary. Proposals have been slightly revised since the original application and instead the common law boundary would include brick face. As such, there would be no visual difference between what already exists and is therefore acceptable in terms of design.

The proposed extension would be constructed in materials to match that of the dwelling house. Overall, the proposed extension is acceptable in terms of design and would not look out of place with regards to the host property or character of the street scene.

Residential Amenity

No. 90 Bardley Crescent

No. 90 is the adjoining semi-detached property and benefits from a rear conservatory. The Householder Development SPD advises that single storey extensions up to 4m will be acceptable in principle.

The extension includes a slight overhang associated with the fascia board with neighbouring property. Notice has been given to the neighbour and no objection has been raised. Given that the development is within the acceptable footprint advised by the Householder Development SPD and that it would arguably allow for more light to pass through as opposed to a pitched roof to the neighbouring conservatory it is not considered that existing and future occupiers would be adversely affected by the proposed development.

No. 86 Bardley Crescent

No. 86 is the adjacent semi-detached property. It has been extended in the form of a two storey side extension where external pipework is visible from the applicant's land and single storey rear extension. Prior to the submission of this application this pipework was altered so that the proposed extension did not interfere with the neighbours external pipework relating to their boiler system.

The proposed side extension is within the acceptable threshold advised by the SPD. It would be located close to the boundary line and extend 2.25m from the rear elevation of the neighbouring property. However, the closest window at the rear elevation serves an en-suite which is a non-habitable room. Meaning that the neighbouring occupiers would not be adversely affected in terms of outlook.

The proposed single storey aspect is set in 1.32m from the common law boundary and extends 4m which is within the tolerance set by the Householder SPD.

The proposed pergola would replace much of the existing outbuilding and measure the same height currently in situ. It is not considered that the pergola will adversely affect residential amenity given the current outbuilding.

Taking the above matters into account, it is not considered that existing and future

occupiers of this property will be adversely affected.

No other properties would be affected.

Highways

The current hardstanding provides parking space for 1no. vehicle at the front of the property together with space at the gable end which will be lost to the proposed development. The hardstanding at the gable end is insufficient to comply with the parking standards adopted by the Council. As there is no increase to the number of bedrooms it would be inappropriate to require additional parking provision given the current parking arrangement in situ.

As such, there would be no adverse impact to highways safety as a result of the proposed development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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 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
13.03.2024	23070-SDA-V1-XX-DR-A-0001_P2		LOCATION PLAN

17.01.2024	23070-SDA-V2-ZZ- DR-A-0703_P2		ALTERNATIVE PLANS, SECTIONS & ELEVATIONS (PROPOSED)
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Signed Case Officer¹: **John Fleming**

**Signed Authorising
Officer²:** **K Foster**

Date: **13 May 2024**

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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