

<u>APPLICATION NO:</u>	23/02759/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	127 Longmeadow Road, Knowsley Village, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FIRST FLOOR REAR EXTENSION		

Site Description

The application site consists of a detached house and associated garden area on Longmeadow Road. There is a detached garage to the side and rear, attached to similar within the curtilage of the neighbouring house, 125 Longmeadow Road. The front garden area is mostly hard surfaced, and there is also a gravel area containing shrubs. On the rear there is a single storey extension, and a dormer is installed to the rear roof.

Proposal

The existing single storey rear extension extends beyond the gable of the original house towards 129 Longmeadow Road approximately 0.7m. The proposal is to extend above the existing single storey rear extension the width of the original house, with the single storey projection at the side remaining as single storey. The rear extension has been installed to give ground floor bedroom and living space for a disabled child. proposed extension would be approximately 7.6m wide, the width of the original house, and approximately 4.8m deep, the depth of the existing extension. The roof of the extension would be double piked, with ridges running into the main roof below the dormer and is this configuration to accommodate the existing dormer.

Consultations

Knowsley Parish Council - No comments received.

Representations

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

Planning History

13/00117/FUL - ERECTION OF SINGLE STOREY REAR EXTENSION TO PROVIDE ADDITIONAL LIVING SPACE. Granted: 30.04.2013.

K/APP/6194 - PORCH AND TOILET EXTENSION. Granted: 09.09.1982.

K/APP/5128 - RENEW EXISTING PORCH AND INCORPORATE TOILET AND BAY WINDOW TO LOUNGE. Refused: 30.05.1980.

K/APP/3417 – GARAGE EXTENSION. Granted: 05.10.1978.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 a first floor extension over an existing rear extension on the rear of a house in a residential area and is therefore acceptable in principle.

Design and Visual Amenity Considerations

The proposed extension is acceptable in design and would not be out of character with the existing dwelling. There is a window on the side of the neighbouring bungalow, 129 Longmeadow Road, together with a rear extension which also has a window on the side, and with the entrance and main window on the rear. The side windows of the neighbouring bungalow would not be unduly impacted upon given the

relatively poor existing outlook of the forwardmost window, and that the main window of the extended room is on the rear. The neighbouring property to the other side, 125 Longmeadow Road, has a garage similar to the application site garage, which has since been converted to living accommodation, and a single storey rear extension. There are some windows on the gable and a rear kitchen door. It is considered that taking account the distance between the gables of the properties, and that the windows are to the front or midway along the property, it is considered that the proposal would not have significant detrimental impact on the outlook or visual amenities of the neighbouring property. The proposed extension would not be detrimental to the visual amenities of the locality.

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

Car Parking and Highway Considerations

The front garden area is hard surfaced and used for parking and has a gravel area with shrubs within. 2-3 cars can be accommodated within the hard surfaced area. The house currently consists of three bedrooms, including the downstairs bedroom, although a first floor room marked as a study is bedroom sized. The proposal would comprise the same number of bedrooms, with the proposed extension forming a bedroom with en-suite (which would be partly within an existing first floor bedroom) together with a narrow study of 1.9m internal width. The remainder of the first floor bedroom would form a walk-in dressing room adjoining the existing front first floor bedroom. The en-suite would be able to be accessed from the dressing room. As the bedroom numbers would be remaining as they are the car park arrangements are acceptable to remain as existing.

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

Residential Amenity

The proposal is for an extension to a house in a residential area and raises no residential concerns. No windows are proposed on the side elevations whilst there would be in excess of 30m from the extension to the property to the rear of the application site and therefore no privacy or overlooking issues are caused to give rise to concern.

Conclusion

The proposed extension is acceptable in design and does not give rise to overriding visual or residential amenity concerns. Parking is satisfactory and no other highways concerns are raised. The application 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 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.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 1995 (or any order revoking and re-enacting that order), no windows or openings shall be inserted in the side elevations of the extension hereby permitted other than those shown on the approved plans.

Reason: In the interests of privacy having regard to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
26/02/2024	002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
24/11/2023	003	-	SITE LOCATION PLANS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: K Foster

Date: 26 February 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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