

Regeneration and Economic Development Department

APPLICATION NO: 22/00262/FUL

APPLICANT: Ms Lisa Davies

WARD AFFECTED: Roby

DEVELOPMENT: ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH THE ERECTION OF A SINGLE STOREY SIDE EXTENSION

LOCATION OF SITE: 49 Wokingham Grove, Huyton, Knowsley, L36 5YX

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Development

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

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

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposed development relates to the erection of a single storey rear extension together with a single storey side extension to the semi-detached property at 49 Wokingham Grove, Huyton. The proposal would involve the demolition of the existing wall to the rear elevation of the original dwelling house to provide an extended kitchen diner. The rear extension would include bi-fold doors to the rear elevation and consist of a flat room with roof lantern. The roof would measure 3m at the eaves at 3.5m at its highest point.

In addition, a side extension is proposed to provide a downstairs shower room and would be set back by 7.8m from the principal elevation. The rear extension as originally submitted projected a depth of 4.95m and span a width of 4.26m. The proposed side extension would include a flat roof measuring 3.2m in height, project 1.35m in width and span a depth of 2.9m and include 1 window to its rear elevation.

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RELEVANT PLANNING HISTORY

The site consists of two applications relating to the wider construction of the existing housing estate. These include:

- 74/12119/HIST (Alt ref: K/APP/11872): Proposed residential development and creation of vehicular and pedestrian access.
- 74/12961/HIST (Alt ref: K/APP/12884): Erection of 20 no. houses, 8 no. 2 storey flats and 6 no. bungalows and new road.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021); and
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

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 complies with 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.

DESIGN

The application as originally submitted included a flat roof to the proposed side extension. In addition, the rear extension projected a depth of 4.95m. The Householder Development SPD is a material consideration in determining this development proposal. It recommends that side extensions should normally have a pitched roof for aesthetic reasons. Given the design and character of the host dwelling and surrounding properties, the Council considers that the use of a flat roof would not be appropriate as part of the street scene in terms of its effect on residential amenity. To that end, the Council has worked positively with the applicant who has submitted revised drawings to include a pitched roof measuring 2.8m at the eaves with a total height of 3.8m. This is considered more appropriate in consideration of the design aesthetic in keeping with the street scene of the surrounding properties.

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Regarding the rear extension, the Householder Development SPD generally recommends that single storey rear extensions should normally provide a pitched roof for aesthetic reasons, it also suggests that flat roofs may be acceptable if it can be justified in design terms. The proposed roof lantern provides a modern design element to the scheme and improves the design character of a typical flat roof.

Accordingly, it is considered that the amendments relating to the design of the proposed extension are keeping with the appearance of the property and are therefore considered acceptable with regards to design. The application form states that materials will match the existing property. As such, a condition should therefore be placed on the application to ensure the development responds positively to the appearance of the host dwelling and neighbouring properties.

RESIDENTIAL AMENITY

The proposed development would sit approximately .2m from the property boundary at 51 Wokingham Grove and between 1.05m – 2.4m in relation to no. 47 respectively.

The proposed development as originally submitted projected a depth of 4.95m and may result in adverse impacts to residential amenity particularly in relation to no. 51. However, it should be noted that no. 51 has been previously extended. Notwithstanding this, it is further noted that the Householder Development SPD generally supports single storey rear extensions up to a maximum of 4m. As such, the proposed development would not be in accordance with the Householder Development SPD which is a material consideration for the purposes of determining this planning application. The Council has acted positively and proactively in agreeing with the applicant to reduce the depth of proposed development to 4m. This amendment is considered necessary to ensure the proposed rear extension is in accordance with the Householder Development SPD and to ensure that it does not result in adverse effects to residential amenity of neighbouring properties.

Given that the extension now projects a maximum depth of 4m in accordance with the revised plans submitted, it is not considered that the proposed development would appear unduly overbearing in relation to neighbouring properties nor would it significantly affect the outlook or levels of light to adjacent properties.

HIGHWAYS

There is sufficient space within the curtilage of the property to accommodate at least two cars which would comply with the Council's parking standards.

OTHER ISSUES

None.

CONCLUSION

The proposal would be acceptable in terms of design, residential amenity and highways. 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).

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- 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
18/05/2022	DR.04. A REV A	-	LOCATION PLAN
14/06/2022	DR.01. REV A	V2	EXISTING AND PROPOSED FLOOR PLANS
14/06/2022	DR.03. REV A	V2	EXISTING AND PROPOSED ELEVATIONS
14/06/2022	REV A	V2	ROOF PLANS

J Fleming
21.06.2022

Alan Kilroe
24 June 2022

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