

<u>APPLICATION NO:</u>	23/01779/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Swanside	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	49 Fairfield Avenue, Roby, Knowsley, L36 4JE		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE AND REAR EXTENSION, SINGLE STOREY FRONT AND REAR EXTENSIONS AND DETACHED OUT-BUILDING / GARDEN ROOM		

Site Description

The application site is a Semi - Detached house in a residential area. There is a railway to the south and other properties to the west, north and east. The site is situated on Fairfield Avenue, Roby which is a long straight road.

Proposal

The proposal is for the erection of two storey side and rear extension, single storey front and rear extensions and detached outbuilding/ garden room.

Consultations

Network Rail – No objection based on the latest information provided.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

N/A

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Street Scene

In relation to the 2-storey side extension. This is set back 1 metre from the front and complies with planning policy, so would not result in a terracing effect. Overall, the proposed extension will not cause harm to the street scene.

Neighbour Amenity

47 Fairfield Avenue

In relation to the two storey side and rear extension this will not cause harm to 47 as it is set away from the boundary. In addition, 47 has a single storey extension at the rear. The other extensions and outbuilding would also not cause harm to 47.

51 Fairfield Avenue

In relation to 51 Fairfield Avenue, there would be no harm from the two storey side and extension as 51 has no side windows and 51 has an existing single storey extension at the rear. In addition, the two storey rear extension would only extend 3 metres at the rear. There would be no harm from the front extension as this is small scale.

The outbuilding would also not cause harm to 51 as this is at the far end of the garden and several neighbouring properties have similar structures.

Railway

The application was originally subject to an objection from network rail. However, following submission of additional information the objection has been removed. The outbuilding will not result in harmful impacts on the operation and maintenance of the railway.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-
 - a. Proposed Plans and elevations 81 – Rev A – (12/07/2023)
 - b. Existing Plans and Elevations and Proposed outbuilding plans 82 – (12/07/2023)
 - c. Location Plan (12/07/2023)

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 Policy 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) Outbuilding

The outbuilding shall be used wholly in conjunction with, and ancillary to, the use of 49 as a single dwelling-house and shall not be used as a separate independent dwelling.

Reason: The proposed development lacks satisfactory standards of privacy, garden space and in-curtilage car parking space to be occupied satisfactorily as a separate dwelling unit complying with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H5, of the Knowsley Replacement Unitary Development Plan adopted June 2006.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising
Officer²: **K Foster**

Date: **24 January 2024**

Informatives

N/A

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

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

