

<u>APPLICATION NO:</u>	22/00781/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	95 Springfield Crescent, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 95 Springfield Crescent, Huyton and is located in an area that is allocated as Urban Greenspace and Educational Land in the development plan. It is a end of terraced dwellinghouse and is brick facing on its front, side and rear elevations, it features white UPVC on the windows and doors along with a grey, flat-tiled, interlocking roof.

Proposal

The application seeks approval for the erection of a single storey rear extension. The proposed development would project 3m from the rear elevation and would measure at a width of 4.6m. the proposed development would be served by a mono pitched roof, the eaves of this roof would measure at a height of 2.35m with the highest point of the roof having a height of 3.23m. The proposed development would also feature bi-folding doors and two skylights on the roof.

Consultations

Knowsley Parish Council - No Comments Received.

Representations

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

Planning History

APP. NO:	06/00746/FUL
PROPOSAL:	ERECTION OF 391 RESIDENTIAL UNITS (USE CLASS C3) FOLLOWING THE DEMOLITION OF 9 HOUSES, 1 SHOP UNIT AND BEECHWOOD PRIMARY SCHOOL TOGETHER WITH NEW ACCESS JUNCTION TO KNOWSLEY LANE
DECISION:	PER
DECISION DATE:	24 November 2006
APP. NO:	22/00489/FUL
PROPOSAL:	ERECTION SINGLE STOREY SIDE AND REAR EXTENSION
DECISION:	GRANTED
DECISION DATE:	30 September 2022

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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.

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.

Other Material Considerations

The proposed development is identified as Urban Greenspace and Educational Land in the adopted development plan. However, this designation is no longer relevant since the construction of a new build housing estate following the demolition of Beechwood Primary School. As such, a domestic extension within a new-build housing estate is considered to be acceptable in principle, subject to compliance with local planning policy and relevant guidance.

This includes the adopted Development Plan policies, the proposed application complies with policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and Saved Policy H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

Assessment

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

Design

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours or appear unduly dominant to neighbours.

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property and would have a pitched roof. The extension has an acceptable design and is in keeping with the requirements of Policy H8 and the Householder Development SPD.

Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling. The proposed development is in accord with the Householder Development SPD and Saved Policy H8.

97 Springfield Crescent

No.97 is the adjoining property to the application dwelling. The front and rear elevations of no.97 sit in line with the application property. The proposed development would not surpass the 4m limit outlined in the Householder Development SPD and it is considered it would not have an adverse impact to the amenities or privacy to the occupants of no.97.

93 Springfield Crescent

No.93 is the other, adjacent property of the application dwelling. The front and rear elevations of no.93 sit in line with the application property. The proposed development would not surpass the 4m limit outlined in the Householder Development SPD and it is considered it would not have an adverse impact to the

amenities or privacy to the occupants of no.93.

Highways

The property currently has the space for up to 2 off street parking spaces which would not be affected by the proposed development. As such, the proposed development would not result in adverse impacts to the public highway.

22/00489/FUL

Under this application, planning permission was granted for a single storey rear and side extension. The proposed development of this application would be considered a more modest and would occupy generally less of a footprint than the previously approved application. This must carry weight during the determination of this application.

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 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 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
02/02/2023	GBA-SPR-PL-DR-EL-02	REV A	PROPOSED ELEVATIONS
22/12/2022	GBA-SPR-PL-DR-FP-02	REV A	PROPOSED FLOOR PLANS
22/12/2022	GBA-SPR-PL-DR-LP-01	REV A	LOCATION PLAN, SITE PLAN AND BLOCK PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **24 April 2023**

¹ Reece Black

²

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

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

Appendix 1 – Site Photographs





