

<u>APPLICATION NO:</u>	23/02202/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	4 Bowring Park Avenue, Roby, Knowsley, L16 2NJ		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT, SIDE AND REAR EXTENSION		

Site Description

The application property is a semi-detached dwelling located within a primarily residential area. The application property is brick facing and part rendered finish and has been previously extended in the form of a porch. In addition, it appears that the property previously benefited from a conservatory at the rear which has now been demolished.

The application property is contained by a boundary wall and provides parking for 2no. vehicles on the existing hardstanding.

To the side of the application property is Bowring Park public house.

Proposal

Following the demolition of the existing porch and attached garage the application proposals seek the erection of a new front, side and rear extension.

The front extension would measure 1.25m in depth forward the principal elevation and span a width of 5.61m. It would then turn spanning a total depth of 11.04m wrapping around the rear of the original dwelling house.

The development proposals would accommodate a hipped roof measuring 2.43m at the eaves and 3.65m at its highest point at the front elevation. Due to change of ground levels the roof would measure 2.76m at the eaves and 3.97m at its highest point at the rear.

The development proposals would provide a new porch, downstairs bathroom, utility and open plan kitchen and living area.

Consultations

No consultations required.

Representations

This application has been publicised following one round of public consultation with letters sent to 7 neighbours. No representations were received.

Planning History

No relevant planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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 application property is located within a primarily residential area. As such, the extension of a domestic property is 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

Following the demolition of the existing garage the new structure will be built 150mm in from the boundary and development will be located solely within the application site. The Householder Development SPD states that single storey side extensions should be designed so that they preserve the character of the street scene, protect light and privacy of neighbours whilst retaining sufficient parking spaces. In addition, further guidance is provided in respect of front extensions where it further advises that front extensions should be carefully designed so that they respect the character of the street scene.

The existing dwelling house benefits from the addition of a porch together with attached garage which incorporates a parapet roof beyond which is a flat roof. The proposed front aspect would project 1.25m would the principal elevation of the bay window and would be marginally larger than the porch currently in situ but would extend further forward than the existing garage. Whilst the porch would project forward the principal elevation, given that this is the first residential dwelling within the street scene and the fact that it would not appear visually dissimilar to what is already in situ it is considered acceptable in terms of the character and appearance of the street scene.

The extension accommodates a hip roof together with 2no. glazed openings at the rear and 3no. roof lights and would include materials to match that of the host property. Accordingly, the proposals are acceptable in terms of design and would not result in an incongruous feature which would adversely affect the character of the dwelling house or street scene.

Residential Amenity

No. 6 Bowring Park Avenue

No. 6 is the adjoining semi detached property. It has been previously extended in the form of a single storey side and part rear extension.

The Householder Development SPD states that single storey rear extensions are acceptable up to 4m. Whilst the proposed development would result in a tunnelling effect associated with the neighbouring property, which is less than desired, the proposed extension extends 3m beyond the rear elevation and is well within the parameters set by the SPD. Notwithstanding this, the applicant could undertake a rear aspect omitting the side extension which would extend the same depth representing a fall back position under permitted development rights.

The front aspect would extend approximately .51m forward the existing porch and would not breach the 45 degree rule. As such, it is not considered that this property would be adversely affected in terms of residential amenity given compliance with the SPD.

No other properties would be adversely affected.

Highways

The development proposals would not result in adverse effects to highways safety.

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).

- 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
7.08.2023	A100		EXISTING AND PROPOSED SITE AND LOCATION PLANS
07.08.2023	A102		PROPOSED ELEVATIONS

Signed Case Officer¹:

John Fleming

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.

**Signed
Authorising
Officer²:**

K Foster

Date:

8 November 2023

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.

Appendix 1 – Site visit photographs

