

<u>APPLICATION NO:</u>	22/00645/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot South	<u>PARISH:</u>	Whiston Town Council
<u>LOCATION:</u>	82 Dragon Lane, Whiston, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The applicant property is located at 82 Dragon Lane, Knowsley and is located in an area that is allocated as Primarily Residential Area in the development plan. The applicant property is a semi-detached dwellinghouse which features rendering on the front elevation and brick facing on the side of the property. The property also has a front porch and side extension, which are brick on the exterior. In addition, the property has white UPVC doors and windows with a tiled roof.

Proposal

The applicant seeks permission for the erection of a single storey side and rear extension consisting of a pitched roof and additional rooflights on the extension.

The side extension would span a width of 2.4m and a length of 6.4m. This would then meet the rear extension, which would project a further 3.1m from the rear wall of the dwellinghouse, spanning 3.9 in width. The roof is pitched with a less steep slope for the side and rear extension in contrast to the original roof. The roof would measure at 2.5m at the eaves and 3.3m at its highest point.

Consultations

Whiston Town Council - No Comments Received

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

22/00464/CLD – CERTIFICATE OF LAWFULNESS FOR PROPOSED SINGLE STOREY SIDE & REAR EXTENSION (DEMOLITION OF EXISTING SIDE EXTENSION) – REFUSED 04/10/22.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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.

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 single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

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 primarily 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 applicant 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 Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

80 Dragon Lane

No.80 is the attached property of the applicant property and the existing rear elevations of both properties sit in line with one another, but no.80 has been extended at the rear with a conservatory. The proposed rear extension would project 3.1m from the original rear elevation of no.80 and therefore accords with the Householder Development SPD and would not have an unacceptable impact on the amenity of no.80's occupants.

84 Dragon Lane

84 is situated adjacent on the other side of the applicant property. The original front and rear walls of the property are in line with one another, but no.84 has been extended at the side, as well as at the rear with a conservatory. The proposed rear extension would project 3.1m from the original rear elevation of no.84. and therefore, complies with the Householder Development SPD. The proposed development accords with the Householder development SPD and would not have an unacceptable impact on the amenity of 84's occupants.

Highways

The property currently has one off street parking space which would not be affected by the proposed development. The existing garage is of insufficient size to be counted as a car parking space. As such, the proposed development would not result in adverse impacts to the public highway.

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 NPFF and is therefore recommended for approval subject to conditions.

Recommendation

- 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
30/10/2022	-	-	LOCATION PLAN
17/10/2022	JRC033-01-05-002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
17/10/2022	JRC033-01-05-003	-	PROPOSED ELEVATIONS

Signed Case Officer:

Reece Black

Signed Authorising Officer:

Mark Quinn

Date:

01.12.22

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

Appendix 1 – Site Photographs





