

<u>APPLICATION NO:</u>	22/00589/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	26 Alscot Avenue, Field Lane Estate, Knowsley, L10 0AL		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION (DEMOLITION OF EXISTING CONSERVATORY)		

Site Description

The application property is a semi-detached dwelling located within a Primarily Residential Area. The property is brick facing to its principal, side and rear elevations and has brown UPVC windows and doors.

The application property has a hardstanding drive sufficient to accommodate two vehicles side by side and grass lawn to the front of the dwelling house.

The property has previously been extended in the form of a conservatory located at the rear. An outbuilding is also located in the rear garden and both of these will be demolished to make way for the proposed single storey side and rear extension.

Proposal

The application seeks permission for the erection of a single storey side and rear extension. The proposals include an integral garage, utility and w/c together with an open plan kitchen and dining room.

The proposed extension projects 2.5m from the existing side elevation and spans a depth of 11.9m. It will then turn and wrap around the rear elevation of the application property where it will project 3.6m from the existing rear elevation.

The proposals will be brick facing incorporating grey anthracite windows. One window is located on the side elevation serving a non-habitable room and 1 window and 1 bi-folding door will be located at the rear elevation. The roof will be of hip design measuring 2.5m at the eaves and 3.8m at its highest point incorporating 3 velux windows in total.

Consultations

Highways – No objection raised.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 – 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.

The site is 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 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 identifying matters of concern within the application (as originally

submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Design

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

The proposed development is single storey side and rear extension and would be subservient to the host property. It would be constructed of materials in keeping with the existing property and would be served by a hip roof. As such, the development would not look out of place within the street scene and would respond positively to the character of the host property and wider area.

The development as proposed is acceptable in terms of design.

Residential Amenity

No. 22 Alscot Avenue

No. 22 is the adjoining property and has not been previously extended. The Householder Development SPD is a material consideration and states that single storey extensions are acceptable up to 4m in depth. The proposed development would replace the existing single storey rear extension and would only extend 3.6m in depth and is within the tolerance set by the SPD. As such, there would be no adverse effects to residential amenity in relation to this property.

No. 24 Alscot Avenue

No. 24 is the adjacent property. It has been extended in the form of a car port located at its side elevation between the two properties. The gable wall contains 1 door and 1 window at ground floor level and 3 windows located at first floor level. The window arrangement mirrors that of the application property.

The proposed development would be positioned along the property boundary and would reduce the separation distance currently experienced by the driveways of both properties located at the side of each dwelling. The window located at ground floor level serves the hall which is a non-habitable room. Windows located to the first floor would serve the bathroom to the rear, a landing and 1 bedroom. Whilst the single storey side extension would reduce the gap between the properties it would not affect any habitable rooms at ground floor level. Further, the window serving the bedroom at first floor is relatively small and only provides a narrow outlook to the existing gable which would still remain. Given that the proposed development is single storey it is considered that sufficient outlook would be retained in terms views from the side elevation and the windows located at the principal elevation. As such, the development would not harm the residential amenity of this property.

No other properties would be effected.

Highways

The proposed development will not result in impacts 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
26.09.2022	LOCPLAN		LOCATION PLAN
26.09.2022	101		BLOCK PLAN AS EXISTING AND PROPOSED
26.09.2022	200	REV A	PLANS, ELEVATIONS & SECTIONS A-A AS EXISTING
26.09.2022	212	REV A	PLANS, ELEVATIONS & SECTIONS A-A AS PROPOSED

Signed Case Officer: **John Fleming**

**Signed Authorising
Officer:**

M Quinn

Date:

30/11/22

Appendix 1 – Site Photographs



