

<u>APPLICATION NO:</u>	21/00573/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Swanside	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	62 Greystone Road, Roby, L14 6UG		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION (DEMOLITION OF LEAN-TO)		

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

Site Description

This application relates to a semi-detached dwelling located on Greystone Road on an established residential estate in Roby. The dwelling is located at the end of a run of semi-detached houses on Greystone Road before it turns into Milton Avenue. The application site shares its side boundary with properties 152 – 156 Milton Avenue and the rear boundary is shared with No. 1 Greystone Crescent.

Proposal

The application seeks consent for the erection of a single storey extension to the side of the property. The extension would provide kitchen, utility room / WC and a store.

The application has been significantly amended from the original submission which initially sought consent for a two-storey extension comprising ground floor kitchen, utility room / WC and store with fourth bedroom and en-suite to the first floor.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 8 neighbours and a further round of consultation carried out following amendment. No representations have been received.

Planning History

None.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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.

NATIONAL PLANNING POLICY FRAMEWORK

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

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

JOINT MERSEYSIDE AND HALTON WASTE LOCAL PLAN 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Householder Development SPD (2016)

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

The site is identified as a Primary Residential area on the Local Plan Policies Map and a domestic extension would therefore be acceptable in principle within this location subject to compliance with all other relevant planning policies and guidance.

The key policies for the determination of this application are Knowsley Local Plan:

Core Strategy Policies CS2, CS7 and CS19 and Knowsley Replacement Unitary Development Plan (UDP) Saved Policies H5 and H8. The Householder Development SPD is also a material consideration. These require that new development should maintain a good standard of amenity for all existing and future occupants, retain sufficient garden space, not adversely affect the character of an area or street scene and provide adequate parking.

Layout and Design

The Householder Developments SPD requires that single storey extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

Layout

There is an existing single storey timber constructed store to the side elevation. The plot frontage is given over to hardstanding, vehicular access gates and a low-level brick wall with railings forming the front boundary. The residential area is made up of semi-detached houses. Generally, in this area the houses are quite tightly arranged with between approximately 2.5 - 3 m between gable ends, thus limiting side extensions.

The proposed extension would replace the existing timber structure and would extend the length of the existing gable having dimensions of 2.10 m wide by 6.98 m in depth.

Amenity Space

The development would not impact on existing amenity space.

Parking Provision

Parking provision, which is currently provided at the front of the dwelling, would not be affected by the proposal and the development would not result in the need for additional parking provision on the site.

Waste Storage (Bins)

The Householder SPD states that extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene.

The proposed extension would not allow access to the rear garden from the front of the site. However, the proposed extension has a store area to the front measuring 1.8 m by 1.34 m internally. This would allow provision for the storage of bins off the site frontage. In this instance therefore, it is not considered that it would be appropriate to require the applicant to provide an additional bin store.

Design

The application proposes that the extension would be constructed in brick and roof tiles with UPVC windows to match the dwelling. The host property is however rendered to the front elevation, and this would need to be followed through for the extension if planning permission was to be granted. Providing the materials match the host dwelling, which could be secured by condition, this would be an acceptable finish.

The Householder SPD states that when considering the roof of an extension the main dwelling and similar nearby dwellings should be a guide. The host dwelling has a hipped roof and whilst the mono-pitched roof to the side would not truly reflect the roof style of the host dwelling and the roof height would be relatively high at 4.15 m for a single storey extension, the parapet roof design along the side elevation would result in a neat and acceptable design response on this plot. On balance, it is considered that the design solution is acceptable.

Streetscene

Generally, the appearance would harmonise with the original property and as such, the proposed extension would not harm the character and appearance of the host property or the area and is considered acceptable.

HIGHWAYS

Currently the area to the front of the dwelling is laid to hardstanding set behind a brick wall and railings with double vehicular access gates. Having regard to the dimensions of parking spaces identified in the Householder SPD, the site frontage can currently accommodate only one usable parking space.

The Householder SPD requires that the existing level of parking provision is maintained and this would be achieved on the site. In this case, the proposal would not see any shift in bedrooms and would not impact on the existing parking provision. As such the proposed development would not generate a demand for additional car parking and the development would not result in adverse impacts on street parking conditions to the detriment of highway safety or the amenity of local residents.

The proposal would comply with Policies CS7 and CS19 of the Knowsley Local Plan and Saved Policies H5 and H8 of the UDP.

RESIDENTIAL AMENITY

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

Nos. 152 – 156 (inc.) Milton Avenue

The proposal has been amended from a two-storey extension to a single storey extension. The amendments came about as Officers considered that due to the scale and location, it would have been unacceptably close to the rear elevations of Nos. 152 and 154 Milton Avenue and would have resulted in an overbearing development resulting in loss of light and poor outlook for those neighbours.

These properties back onto the application site. The flank wall of the extension would be located along the common boundary with Nos. 152 and 154 Milton Avenue. It would be sited between approximately 6.87 m and 7.26 m from existing single storey extensions to the rear of these properties and between approximately 8.97 m and 9.58 m from the main rear elevations.

The application site slopes upwards from Greystone Road and the host dwelling is at an elevated position on the site and likewise also elevated from the adjoining dwellings on Milton Avenue.

Although the overall height of the proposed extension is greater than would normally be expected of a single storey extension, the eaves would attain a height of 3.3 m along the common boundary and the mono-pitched roof would slope away from the boundary. It is therefore, considered that in this instance it would not result in undue impacts resulting from loss of light or that it would result in an overbearing development to the detriment of residential amenity.

It is not considered that the proposed development would have a detrimental impact on the living conditions of any other neighbours.

The development would result in acceptable impacts on residential amenity and would comply with Policies CS2 and CS19 of the Local Plan and Saved policies H5 and H8 of the UDP.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and Highways. The proposal complies with the guidance in the NPPF, relevant Core Strategy and Replacement UDP policies together with and is therefore recommended for approval subject to conditions.

As such, the proposal complies with the National Planning Policy Framework, Policies CS2, CS7 and CS19 of the Local Plan: Core Strategy, Saved UDP policies H5 and H8, the Householder Development SPD and Ensuring a Choice of Travel SPD.

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.

For the avoidance of doubt the scheme shall also ensure that the front elevation shall be finished in the same materials and match the colour of the front elevation of the host dwelling.

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
18/03/2024	PL_01	Rev. C	EXISTING AND PROPOSED PLANS
18/03/2024	PL_02	Rev. C	EXISTING AND PROPOSED PLANS

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: K Foster

Date: 4 October 2024

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

Appendix 1 – Site Photographs



Imagery @2023 Google





Image capture July 2022 @2023 Google

