

<u>APPLICATION NO:</u>	24/00477/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	4 Guild Hey, Knowsley Village, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND RETENTION OF FIRST FLOOR ORIEL WINDOW TO FRONT ELEVATION OF ORIGINAL DWELLING (DEMOLITION OF EXISTING GARAGE AND CONSERVATORY)		

KNOWSLEY LOCAL PLAN POLICY MAP ALLOCATION

Primarily Residential Area

Site Description

The application site comprises a two-storey detached dwelling located on Gullid Hey, a cul-de-sac off Longmeadow Road, Knowsley Village. Eight other dwellings are served off Guild Hey and have an open-plan character. The host property is located at a turning head.

The host dwelling benefits from an attached garage to the side with a driveway to the front; rear garden and open plan front garden.

Proposal

The application proposes the demolition of the existing garage and conservatory to the rear and the erection of a two-storey side extension together with a single storey extension to the rear of the dwelling.

The proposed development would create open plan living, dining and kitchen accommodation within the ground floor rear extension. It is proposed to re-configure the stairway and entrance to the front elevation and the two-storey extension to the side would provide an office and utility room to the ground floor with an additional two bedrooms and en-suite bathroom at first floor.

It is also proposed to retain a first floor oriel window within the front elevation of the original dwelling which has replaced an existing flush window.

Consultations

Knowsley Parish Council - No Comments Received.

Representations

This application has been publicised by letters sent to 16 neighbours. No representations have been received.

Planning History

APP. NO: 04/01266/FUL
PROPOSAL: ERECTION OF 1 NO. DETACHED DWELLING AND DETACHED GARAGE [*relates to 4a Guild Hey land originally part of plot of Nos. 4 and 6*]
DECISION: Granted
DECISION DATE: 31 January 2005

APP. NO: 04/01360/FUL
PROPOSAL: ERECTION OF BEDROOM EXTENSION OVER EXISTING GARAGE AND SINGLE STOREY EXTENSION TO FRONT AND REAR OF DWELLING.
DECISION: Granted
DECISION DATE: 27 January 2005

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

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

CS19 - Design Quality and Accessibility in New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (2010)

JOINT WASTE LOCAL PLAN (2013)

WM9 – Sustainable Waste Management Design and Layout of New Development

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

Principle of Development

The site lies within a Primarily Residential Area on the Local Plan Policies Map. The principle of allowing the extension of an existing dwelling which is within a residential area is generally acceptable in principle subject to compliance with planning policy and guidance.

Layout

Two Storey Extension

The SPD advises that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy to neighbours and should be designed to avoid the creation of a terracing effect. Guidance states that a minimum 1m space should be preserved between the party boundary to the side of the property or that the front wall of the first-floor extension should be set back at least 1m.

This part of the development would be set back at the first floor level by 240mm and set in 600mm off the boundary with No. 2 and the proposed ridge height would only be marginally lower than the ridgeline of the host dwelling (120mm). The Householder SPD states that a relaxation of the set back at the front or side may be acceptable if there is a staggered arrangement or the extension would not result in an actual or potential terracing effect. Given the layout of the houses on the street it is not considered that the proposal would result in a terracing effect to the detriment of the streetscene.

Single Storey Extension

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

The proposed single storey rear extension would project 3.18m from the existing rear wall of the host dwelling and would comply with the 4m threshold set out in the Householder Development SPD.

Amenity Space

The host property is sited on a large plot and approx. 250 sq. m of usable garden space would be retained to the rear. A distance of between approx.13.95 and 22.43m would be retained between the development and the rear boundary. Adequate amenity space would therefore be retained.

Parking Provision

There is an existing attached garage and driveway at the front. The garage would be demolished to make way for the development. The proposal would result in the property being extended to provide an additional two bedrooms.

The submitted plans demonstrate that 2 no. parking spaces would be provided on the site frontage. The parking provision is discussed in detail in the Highways section of this report below.

Waste Management

Existing access to the rear of the site would be retained providing access to the rear for the storage of bins as required by the Householder SPD.

Scale and Design

Scale

The 2-storey side extension would measure 5.87m wide compared to the existing dwelling which is 7.65 m wide it would therefore be quite substantial in size. However, there are other large properties on the street of similar scale, most of which have been extended. The single storey rear extension would replace an existing structure and conservatory to the rear. It is considered that the host dwelling sits within a plot that can accommodate the extensions without it resulting in a cramped appearance.

Overall, given that the character of the nearby dwellings which are of varying style, it is considered that the development would be of an acceptable scale in this location.

Roof

The host dwelling is detached, and gable fronted. The two-storey extension would have a hipped roof which would hip into the side roof plane of the host dwelling, set marginally lower than the ridge of the main dwelling. There are a mix of house styles on this street the neighbouring property, No. 2 has a similarly designed two-storey side extension to the side.

The single storey extension to the rear is contemporary in design with a flat roof containing 3 no. rooflights. The design of the proposed extension is acceptable, with the flat roof rooflight design increasingly being used for rear extensions to dwellings across the borough.

Fenestration

The proposed two-storey extension would incorporate large, glazed elements to the first-floor front elevation serving a landing and large glazed French Doors with a Juliet balcony serving a bedroom. A ground floor window serving a ground floor office and windows to the rear of the 2-storey extension would have acceptable proportions that would reflect the design of existing windows on the host property.

The single storey extension would feature large, glazed sliding doors and a full length window to the rear. No openings are proposed within the gables of either extension.

A first-floor oriel window to the front of the host dwelling has replaced a flush window. Whilst the insertion of new windows that are of a similar appearance to those used in the construction of the house do not normally require planning permission, this window extends beyond a wall which forms the principal elevation of the original dwellinghouse and is not of the same character as the window it replaces and thus requires planning permission.



Google Streetview Nov 2022



Officer Photo 2024

Given the varying character of dwellings in the locality and the juxtaposition with the neighbouring dwelling which incorporates striking glazed elements to the frontage, it is considered that the design of the window is acceptable and its retention does not raise any significant visual amenity concern.



Materials

The existing dwelling is constructed of brickwork and at the time of officers site visit varying colour and materials for windows together with UPVC cladding to the front elevation and a tiled roof. The application proposes that the proposed extensions would be finished in brick; natural Larch timber cladding; aluminium windows and roof tiles on the 2-storey extension. The single storey extension would be constructed in brick and Larch timber cladding with dark grey aluminium capping to

the flat roof edge. Windows and doors would be dark grey aluminium. Rainwater goods across the development would be dark grey.

The proposal would appear acceptable and would not have a detrimental impact on the street scene or the character of the surrounding area.

Conclusion on Layout and Design

On balance, the proposed development would result in a development which would be acceptable in terms of its form, scale and massing. As such the proposed development is acceptable and would comply with the NPPF, saved Policies H5 and H8 of the UDP, Policies CS2 and CS19 of the Local Plan and guidance set out in the Householder Development SPD.

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.

4a Guild Hey

No. 4a Guild Hey occupies the plot to the east of the application site. The two-storey extension is proposed on the opposite side of the host dwelling to this property and would not have a detrimental impact on this neighbour.

The single storey extension to the rear would project 3.18 metres out from the existing rear elevation and would be set in approx. 1.82m off the common boundary. The rear extension would be sited approx. 5.20 m from the gable of No. 4a. The proposal would be within the acceptable imitations set out in the Householder Development SPD, which is considered an acceptable projection to avoid overshadowing, loss of outlook or loss of privacy. Furthermore, given the distance that the extension would be set from the neighbouring property and the existing screen fencing along the boundary it is considered that the extension would not have a detrimental impact on this neighbouring property.

The first floor oriel window protrudes 580mm and the side faces onto the neighbouring property. A distance of approx. 12.5m remains between the window and the nearest habitable room of the neighbour. It is considered that this does not raise any undue concern in regard to overlooking and loss of privacy.

2 Guild Hey

The 2-storey extension would be sited along the common boundary with this property. No. 2 has a single storey garage that sits about 2 m off the common boundary. The house type was originally the same as the host dwelling and the first-floor layout includes a bedroom at the front which has its window on the side elevation facing the gable of No. 4 with no other source of light. Other windows on the neighbour's gable elevation include those that serve non-habitable rooms comprising a landing and a bathroom. The 2-storey extension would be sited approx. 6.5 m from the bedroom window.



Paragraph 6.19 of the Householder SPD states that *“extensions must adequately protect your neighbour’s right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwellings to an unacceptable degree.”* In addition, para 7.2 provides specific guidance in relation to two-storey side extensions and states that they *“should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours.”*

No windows are proposed within the gable of the extension and there would be no loss of privacy. It is not considered that the development would significantly harm outlook to the extent that it would cause significant harm to amenity. The proposed extension would be sited to the east of the neighbour and the gap between the properties would ensure that sufficient light is received in the bedroom.

26 Middlehey Avenue

The application site shares the rear boundary with the side boundary of No 26 Middlehey Avenue. The host property is currently sited approximately 40 m from No. 26. Given the siting of these properties it is not considered that the proposed development would have harmful impacts on this dwelling.

112 – 116 Longmeadow Road

The application site shares the rear boundary with the side boundary of No 112 Longmeadow Road. The proposed two-storey extension would be set behind the neighbouring dwelling (No. 2 Guild Hey). The single storey extension would be sited approximately 15.7 m from the rear boundary of the nearest dwelling (No. 116). It is not considered that the proposal would have harmful impacts on these dwellings.

Opposite 1 – 5 Guild Hey

The proposed two-storey extension would incorporate large, glazed elements to the front elevation which would serve a landing and large French Doors with a Juliet balcony serving a bedroom at first floor level. The properties on the opposite side of Guild Hey would be located in excess of 30 m from the proposed two-storey extension. At that distance it is not considered that the development would result in significant adverse impacts due to overlooking or loss of privacy.

Conclusion on Residential Amenity

Having regard to the above factors, on balance, it is not considered that the proposal would have unacceptable impacts on residential amenity and the development therefore complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Highways Considerations

The host dwelling is currently a 3-bedroomed property and the proposed development would result in an uplift in 2 no. bedrooms resulting a five bedroom

property. Existing parking takes the form of a driveway which can accommodate 1 no. vehicle in front of an attached garage.

Parking standards of the *Ensuring a Choice of Travel SPD* indicate that, in this location, a dwelling with 4 or more bedrooms should provide a maximum of 3 off street parking spaces. The development would result in loss of the existing detached garage. The Householder SPD states that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5m x 2.75m are required as count towards a usable parking space. At dimension of 5.21m x 3.84 m the existing garage does not therefore meet the required dimensions and as such not counted as existing parking provision.

The Householder SPD notes that circumstances vary, depending on the existing level of parking provision and the particular environmental and highway conditions in the locality. In most cases the existing level of provision for car parking should be retained. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards.

The layout proposes 2 no. parking spaces to the site frontage which would be an under provision. Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow. Proposals resulting in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents will not be acceptable.

The host dwelling is located off a "side turn" turning head and insufficient in-curtilage parking could result in overspill parking and obstruction of the turning head, which allows vehicles, including waste collection wagons, to be able to turn around. Thus, there is potential for detrimental impacts on highway safety.

The development would provide an additional usable parking space on the site and whilst having regard to the local highway environment, it is considered in this instance that the provision of parking would be acceptable.

In conclusion, the proposed development would comply with the NPPF, saved Policies H5 and H8 of the UDP; Policies CS2, CS7 and CS19 of the Core Strategy; the Ensuring a Choice of Travel SPD and the Housholder Development SPD.

Conclusion

On balance, the proposal would be acceptable in terms of design, residential amenity and highways and complies with the NPPF, UDP Saved Policies H5 and H8 and Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy together with the Council's Householder Development and Ensuring a Choice of Travel SPDs. The application 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 development hereby permitted shall be constructed in accordance with materials details which are shown on Drawing No. 24.161.402 Rev. P2 – Proposed Elevations, received 21 November 2024.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2023); Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

- 4) The development hereby permitted shall not be occupied until the 2 no. parking spaces identified on Drawing No. 24.161.203 Rev. P2 – Proposed Site Plan have been laid out and drained in accordance with the approved details. The area for parking shall be retained thereafter for its intended purpose.

Reason: To ensure adequate off-street parking is provided in the interests of highway safety and to comply with the National Planning Policy Framework, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, the Householder Development SPD (2016).and the Ensuring a Choice of Travel SPD (2010).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/11/2024	24.161.203	Rev. P2	PROPOSED SITE PLAN
21/11/2024	24.161.402	Rev. P2	PROPOSED ELEVATIONS
12/09/2024	24.161.201	Rev. P1	LOCATION PLAN
12/09/2024	24.161.302	Rev. P1	PROPOSED FLOOR PLANS

Signed Case Officer¹: M Wishart

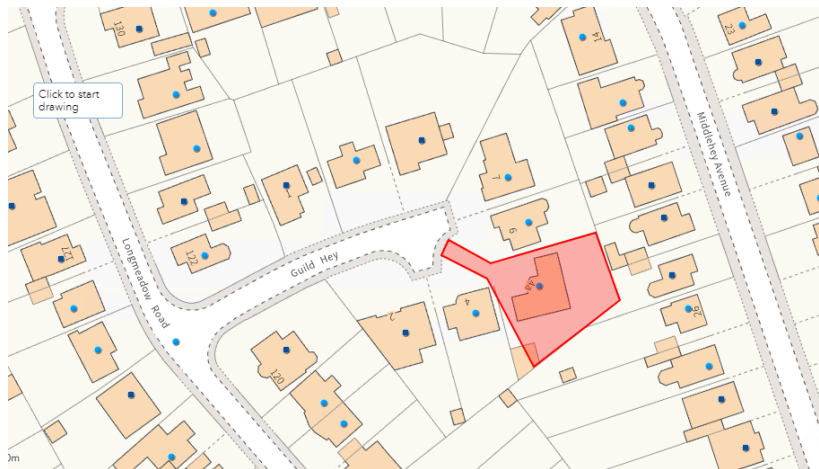
**Signed Authorising
Officer²:** K Foster

Date: 26 November 2024

Informatives

None.

Appendix 1 – Site Photographs



Google Street View Nos. 1 – 5 Guild Hey

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



Google Street View Nos. 2- 4a Guild Hey



Site Frontage



Rear Garden



No. 2 Guild Hey