

Regeneration and Economic Development Department

APPLICATION NO: 22/00422/FUL

APPLICANTS: Mr Williams

WARD AFFECTED: SWANSIDE

DEVELOPMENT: ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION
TOGETHER WITH INTERNAL ALTERATIONS

LOCATION OF SITE: 16 Coronation Avenue, Roby, L14 7NS

KNOWSLEY LOCAL PLAN ALLOCATION:

Primarily Residential Area

RELEVANT POLICIES:

Knowsley Local Plan Core Strategy (2016):

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

Knowsley Replacement Unitary Development Plan (2006):

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

TECHNICAL CONSULTATIONS:

None.

NEIGHBOUR NOTIFICATION:

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

ARTICLE 35

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.

ISSUES AND ASSESSMENT:

PROPOSAL

The proposed development relates to the construction of a single storey side and rear extension together with internal alterations to the property located at 16 Coronation Avenue following the demolition of the existing side extension.

The side extension would consist of a porch measuring 1.3m from the principal elevation of the original dwelling house and span a width of 4.2m and a depth of 13m wrapping around the rear elevation of the property. The side extension would be served by a pitched roof which due to the topography of the site would measure 2.38m – 2.69m at the eaves and 3.20m – 3.34m at its highest point. It would span the length of the side extension and would be contained by a parapet wall running around the rear aspect measuring a total height of 3.2m and would include a roof lantern.

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The proposal as originally submitted sought permission for a loft conversion to provide an additional bedroom. The applicant has since submitted revised plans removing this element of the application.

RELEVANT PLANNING HISTORY

No planning history associated with the site.

POLICY CONSIDERATIONS

Section 38(6) of the Planning and Compulsory Purchase Act (2004) requires development proposals to be determined in accordance with the Development Plan unless material considerations indicate otherwise. Policies relevant to the development proposal consist of the following policies and guidance:

Knowsley Core Strategy (2016)

- Policy CS2: Design principles; and
- Policy CS19: Design quality and accessibility in new development.

Knowsley Replacement Unitary Development Plan (2006)

- Policy H5: Development within Primarily Residential Areas; and
- Policy H8: Extensions and alterations to residential properties.

Other material considerations:

- National Planning Policy Framework (the “Framework”) (2021);
- Planning Practice Guidance (PPG); and
- Householder Development Supplementary Planning Document (SPD) (2016).

The proposed development is identified as land located within a Primarily Residential Area in the adopted Development Plan and a domestic extension is therefore considered to be acceptable in principle, subject to compliance with local planning policy and guidance listed above.

Regarding the adopted Development Plan policies, the proposed application complies with 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.

DESIGN

The application seeks permission for the erection of a single storey side and rear extension. It would involve conversion of existing garage and provision for the erection of a new porch located at the principal elevation.

The existing property is part rendered part brick facing. The proposed development will be rendered on its principal, side and rear elevations. New bifolding doors are to be erected at the rear of the development and roof would be served by a flat roof incorporating a roof lantern.

The roof lantern and bi-folding doors are considered more of a contemporary design but is considered on balance that they are inkeeping with the character of the host dwelling.

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It recommends that side extensions should normally have a pitched roof for aesthetic reasons. The side extension element of the proposals is therefore in accordance with the Council's guidance contained in the Householder Development SPD.

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The flat roof would not be in strict accordance with the Householder Development SPD, the SPD allows for a degree of flexibility if it can be justified on design terms. It is considered that the flat roof incorporating a large roof lantern would provide a more modern element in terms of design and is therefore considered appropriate. Given it is located at the rear of the property it would not be visible from the public highway and would not result in an incongruous feature resulting in adverse effects on the character of the host dwelling, nor the wider street scene given its location at the rear of the property. It is therefore considered appropriate in terms of design.

The proposed works would be faced in materials which largely match the existing property and as such are considered to be acceptable and in character with the existing property in terms of its visual appearance and use of materials to match.

RESIDENTIAL AMENITY

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey rear extensions 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 existing dwelling. A single storey extension beyond 4m will only be permitted if it does not breach the 45 degree rule. It further states in the case of single storey side extensions that they should be designed to preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces.

Impact on no. 17 Coronation Avenue

The host property is a semi detached dwelling and is connected to the adjoining property at no. 17. No. 17 benefits from a single storey rear extension measuring 4.5m in depth. The proposed development projects a depth of 4.5m so that it runs parallel with the adjoining extension. Accordingly, the extension would not project beyond the rear elevation of no.17 and it is therefore considered that there are no concerns with regards to residential amenity in relation to no. 17.

Impact to no. 15 Coronation Avenue

The property at no. 15 has been extended in the form of a lean to outbuilding at its side elevation and a single storey rear extension. Due to the rear aspect projecting 4.5m in depth the Local Planning Authority expressed concerns with the proposed development potentially breaching the 45 degree rule. The applicant has submitted a revised site plan which demonstrates that the 45 degree rule will not be breached by the proposed development. Accordingly, it is not considered that the proposed development would have adverse impacts on residential amenity to neighbouring occupiers at no. 15.

HIGHWAYS

No highways issues concerning the proposed development.

OTHER ISSUES

None.

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):-

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- 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
27.07.2022	000	-	LOCATION PLAN
02.09.2022	101		PROPOSED GROUND FLOOR PLAN
02.09.2022	102	REV A	PROPOSED FIRST FLOOR PLAN
02.09.2022	103	REV A	PROPOSED FRONT AND REAR ELEVATION
02.09.2022	104	REV A	PROPOSED SIDE ELEVATION
02.09.2022	105	REV A	PROPOSED BLOCK PLAN

J Fleming
05.09.2022

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