

<u>APPLICATION NO:</u>	22/00678/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	94 Rupert Road, Roby, Liverpool, Knowsley, L36 9TG		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION WITH DROPPED KERB ONTO RUPERT ROAD		

Site Description

The application property is a detached dwelling located in a Primarily Residential Area. It is a corner property located at the junction where Rupert Road and Kingsway meet.

The property is brick facing on its principle, side and rear elevations and consists of a variety of bricks providing different aesthetics to this character property. The property has white UPVC windows and doors.

The property has been previously extended in the form of a two-storey rear extension together with a single storey rear conservatory.

Parking provision in the form of hardstanding is provided at the rear of the property currently accessed by metal railing gates off Kingsway.

Proposal

The application seeks permission for the erection of a two-storey side extension together with single storey rear extension following the demolition of the existing conservatory. During the course of this planning application plans have also been submitted for a proposed dropped kerb off Rupert Road.

The proposals have been substantially amended since the application's original submission and form the basis of consideration in this report.

The two-storey side extension would project 3.4m from the side elevation and span a depth of 8.56m connecting to the existing side elevation. To the first floor the property would be set back by 1m at first floor level. This aspect of the extension would connect to the existing gable roof measuring 5.39m at the eaves and 7.9m at its highest point.

The single storey rear extension would measure 2.45m in depth and span a width of 7.71m. It would include bi-folding doors to the rear elevation. The roof would accommodate a pitch roof measuring 2.63m at the eaves and 3.57m at its highest point and would comprise of a fully glazed roof.

The proposals will provide a new open plan kitchen and living area, utility, W/C and study at ground floor level. An additional bedroom and en-suite is proposed at first floor level.

Consultations

Highways – Raise no objection to the proposed development.

Representations

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

Planning History

The application property is subject to a number of planning applications. These include:

- 74/08294/HIST – Proposed 1 pair of semi-detached houses. Refused 14th June 1984.
- 74/10803/HIST – proposed erection of 1 detached dwelling and construction of new pedestrian access. Refused 28th April 1988.
- 03/01121/FUL – Erection of part first floor part two storey extension to rear of dwelling to form ground floor lounge with two bedrooms above. Granted 4th February 2004.
- 74/14154/HIST – Erection of extension to side of dwelling to provide childrens day nursery. Granted 26 June 1992.
- 98/00120/APP – Erection of two storey extension to rear of dwelling. Granted 19th June 1998.

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 – 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 application site is located within a Primarily Residential Area identified in the adopted Unitary Development Plan. 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 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 states particular attention should be paid to the design of extensions on corner plots and sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. It further states 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 avoid the creation of a terracing effect. The proposed development provides a set back at first floor level and therefore avoids the creation of a terracing affect. Given that the two-storey aspect is not located alongside the property boundary facing Kingsway it would not alter the character and appearance of this corner plot and is therefore in compliance with the SPD.

The proposals have considered the context of the existing gable roof arrangement. The proposed side extension would accommodate a new gable roof which would connect to the existing and is considered in keeping with the application property and appropriate in terms of design.

The SPD advises that rear extensions should be designed to avoid causing

overshadowing, loss of outlook or loss of privacy to neighbours or appear unduly dominate to neighbours. The single storey extension would accommodate a glazed pitch roof and would be similar in appearance to the roof arrangement of the existing conservatory but would provide a more contemporary design. It would measure the same depth as the existing conservatory but would span 7.71m in width. The single storey rear extension is considered acceptable in terms of design and appearance.

The proposed development is in keeping with the host property and responds positively to the wider character of the local area. It is not considered that the proposal would therefore be detrimental to the character of the street scene and is therefore considered acceptable with regards to design.

Residential Amenity

92 Rupert Road

No. 92 is the adjacent detached property. The application property is set back from the front elevation of no. 94.

The Local Planning Authority raised concern with the applicant over the dominate affect the development would have on the occupiers of no. 92 as originally submitted. The original application sought permission to extend the side of the property by 3.4m width by 14.5m in depth at ground floor level. At the first floor the side elevation would have span a depth of 10.6m. Given that the application property is set back from no.94 it would have resulted in a dominate affect resulting in a negative outlook to the occupiers of no.92.

The Local Planning Authority has worked positively with the applicant to revise the proposals to reduce impact to no. 92. The two-storey side extension has been reduced in scale from 10.6m side elevation to 7.5m. It projects 4m from what is the rear elevation of the neighbouring property. The applicant has submitted a 45-degree plan which demonstrates the 45-degree rule will not be breached in relation to the two storey aspect.

The rear extension has been reduced to the same depth as the existing conservatory currently in situ and is set in 2.4m from the property boundary and occupies the same position as the existing conservatory but spans the width of the rear elevation of the application property. Whilst the 45-degree plan indicates that the 45-degree rule is breached in respect of the rear elevation, this breach has already occurred with what is currently in situ. Whilst there will be a slight change in materials from glazed to brick wall at the side elevations this does not materially alter the built form of what is perceived by the neighbouring occupiers. Furthermore, the rear extension would be largely obscured by the existing partial boundary wall/metal facing which provides the common law boundary between these properties.

Due to the revisions made to the application proposals it is not considered that the proposed extensions will adversely affect the living conditions of no. 92.

207 Kingsway

No. 207 is located at the rear of the application site. Due to the large rear garden together with electrical substation located between the properties it is not considered that 207 will be adversely affected by the proposed development in terms of residential amenity.

No other properties would be affected.

Highways

Sufficient parking provision will be retained as part of the development proposals. Highways raise no objection to the proposed development. During the course of the application the applicant requested permission for extension of the drop kerb.

The applicant provided revised plans (drawing 004) which seek a driveway access with dropped kerb onto Rupert Road. In order to ensure necessary visibility splay the existing vegetation overhanging the highway/hedgerow treatments will need to be removed. Once these features are removed the proposed driveway access is considered acceptable.

The Highways Authority has advised the applicant to provide a front boundary treatment which has visibility possible through it, such as a fence to further increase visibility to the west for vehicles egressing in reserve, although no condition is sought in this respect. The Local Planning Authority consider that the hedgerows require removal to ensure highways safety for vehicles entering and reversing the site. However, the application property benefits from a fence already in situ and it would be inappropriate to require an additional boundary feature in its replacement.

Following the removal of the existing vegetation there would be no adverse effects 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.

- 4) No vehicular access shall be brought into use until the hedgerow and trees fronting the property boundary have been cleared in accordance with the visibility splays indicated on drawing no. 004 dated February 2023. No natural or manmade feature shall be erected fronting the property boundary exceeding 1m in height and the land shall be so maintained at all times thereafter.

Reason: In the interests of highway safety and to comply with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
28.02.2023	002	03	PROPOSED FLOOR PLANS AND ELEVATIONS
02.03.2023	003	03	LOCATION PLAN/PROPOSED BLOCK PLAN
02.03.2023	004		PROPOSED HIGHWAYS LAYOUT

John Fleming

Signed Case Officer¹:

Signed Authorising
Officer²:

K Foster

Date:

13 March 2023

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.

INFORMATIVE

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Prior to the commencement of any works, please contact Knowsley.highways@tarmac.com to discuss the matter further.

Appendix 1 – Site Photographs



