

<u>APPLICATION NO:</u>	23/00123/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	116 Rupert Road, Roby, Knowsley, L36 9TQ		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION INCLUDING A TWO STOREY REAR EXTENSION		

Site Description

The application property is a semi-detached dwelling located at 116 Rupert Road. The property is brick facing with a pebble dash finish at its front elevation and brick facing at the side and rear.

The property has two bay windows and porch constructed out of white UPVC which is typical of characteristic of the street scene. The property accommodates a hip roof and has been previously extended at the side in the form of an attached garage. The attached garage connects to the neighbouring property's car port.

The application property benefits from a long driveway which is capable of accommodating at least 3no. vehicles in a linear fashion and is contained by hedgerow, dwarf fencing at its common law boundaries and a partial dwarf wall to its front boundary.

To the rear of the property is a large garden which accommodates a small outbuilding within close proximity to the rear elevation of the application property. To the rear of the property boundary are a number of mature trees.

Proposal

The planning application seeks permission for a part two storey part single storey rear extension together with a single storey side extension following the demolition of the existing garage. The proposals have been revised since the application's original submission. The revised proposals form the basis of consideration in this report.

The proposed side extension would be built 1.5m forward the existing garage front elevation and would span 2.7m from the existing side elevation. The side elevation would span a total depth of 12.2m and would wrap around the existing rear elevation spanning 8.6m in width and would have a 4m depth at the rear.

The two storey aspect would project 3m in depth from the rear elevation and span a width of 3.75m. As originally submitted the proposals included a hip roof at the side and rear and flat roof serving the two storey extension. The applicant has revised the proposals in respect of the two storey element to replace the flat roof with a hip roof which measures 5.19m at the eaves and 6.6m at its highest point. During the course of the application the revised proposals were considered for the single storey aspect to include a flat roof with parapet however the applicant has reverted back to the original concept of a hip roof over the single storey aspect.

Consultations

None.

Representations

This application has been publicised by letters sent to 5 neighbours with 1 objection being raised siting loss of light and that if the trees located along the rear boundary were greatly reduced in height then the objection would be removed.

The application property benefits from a north facing rear garden. With regards to loss of light, the two-storey aspect would sit below the existing roof line and as such would appear less prominent and levels of light to properties at the rear would not be effected due to the existing built form of the original dwelling house. Notwithstanding this, whilst the trees are large in height it would be unreasonable to require the applicant to fell the trees when the proposed development complies with Development Plan policies and guidance and a condition in this respect would not be required to make the development acceptable in planning terms.

Even if the trees were felled the proposed development would not result in a loss of light to properties at the rear owing to the large private amenity space so that these properties would not be overshadowed. Further, the two storey aspect sits below the existing roof ridge and as such appears less prominent and would allow the same level of light to properties at the rear.

The impact of neighbours has been considered on account of representations received. It is considered that the proposed development would not result in a loss of light over what already exists.

Planning History

No application 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, an alteration 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 states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours as well as provide sufficient parking spaces.

Following the demolition of the existing garage, the proposed development would be parallel to the existing front elevation of the house and would include 1no. window. It would accommodate a hip roof and wrap around the existing dwelling house. The rear elevation 1no window and 1no bi-folding door at the ground floor level and 1no window at the rear elevation of the two storey aspect.

The two storey extension included a flat roof as originally submitted and would appear out of character with the host and neighbouring properties. The applicant has revised the proposals which will include a hip roof with gable end which will connect to the existing roof. It would sit lower than the existing ridge height and maintain the same height at the eaves.

The proposed development would be faced in materials to match the existing property. Overall, the proposal is acceptable with regards to design and would not appear to be an incongruous feature within the street scene.

Residential Amenity

No. 118 Rupert Road

No. 118 Rupert Road is the adjoining semi-detached property and has been previously extended in the form of a single storey rear extension. The Householder Development SPD advises that single storey rear extensions up to 4m are considered acceptable. The single storey aspect is within the tolerance of the SPD at 4m and given the neighbouring property's extension the single storey aspect would not result in adverse effects to residential amenity.

Regarding the two storey rear extension it would span a depth of 3m from the existing rear elevation and is within the tolerance set by the SPD. Furthermore, it is set in by 2.5m from the party wall and would not breach the 45 degree rule. Accordingly, the two storey rear extension would not result in adverse effects to residential amenity in relation to this property.

No. 116 Rupert Road

No.116 is the neighbouring semi-detached property. It has been converted at the rear of the garage directly adjacent to the common law boundary. However, the single storey rear aspect only extends 4m and is therefore within the tolerance of the SPD and is not considered that this occupant would be adversely affected by the proposed development.

In addition, there appears to be an outbuilding which forms part of the common wall boundary with 1no. window facing the application property. However, this window is obscured by way of a metal corrugated sheet. As such, given it is a non-habitable room and has an obscured window it is not considered that the occupant would be adversely affected in terms of the single storey aspect.

Similarly to no. 118, the two storey aspect would be set in by approximately 2.8m from the common law boundary and is within the size tolerance set by the SPD. It is not considered that the two-storey aspect would result in adverse effects to private amenity space of this property.

Properties along Crosswood Crescent

To the rear of the application property are a set of terraced houses. The rear boundary of the application site is bound by mature trees which would obscure the proposed development. Furthermore, the proposed development would not result in a loss of light due to the tree boundary and as discussed above would not reduce light levels over what already existing on site. As such, there would be no impact to private amenity space in relation to these properties.

Highways

The property benefits from a large drive directly accessed from Rupert Road. There would be no adverse effects on highways safety as a result of the proposed development.

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
05.03.2023	TQRQM23063112 812097		LOCATION PLAN
07.06.2023	001	E	EXISTING AND PROPOSED FLOOR PLANS
07.06.2023	002	E	EXISTING AND PROPOSED ELEVATIONS
07.06.2023	005	B	PROPOSED SIDE ELEVATION

Signed Case Officer¹: **John Fleming**

Signed Authorising
Officer²: **K Foster**

Date: **8 June 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.

Appendix 1 – Site Photographs



