

<u>APPLICATION NO:</u>	24/00656/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Swanside	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	4 Campbell Drive, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A FIRST FLOOR REAR EXTENSION AND FRONT PORCH		

Site Description

The application site is located at 4 Campbell Drive, Roby and is situated within an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a two-storey, semi-detached dwelling and is brick facing to the front and side elevations and render facing to the rear elevations.

The property benefits from a two-storey side extension together with a full width single storey rear extension (which projects 3m). The rear garden spans a depth of circa 11.5m and is surfaced with grassed and patio sections. The front garden area comprises block paving to provide hardstanding, which can accommodate one vehicle within the curtilage with a grassed section and is bounded by a brick boundary wall together with brick pillars.

Proposal

The proposal is for the erection of a first-floor rear extension and a front porch.

The proposed rear extension would have a projection of 2.9m in depth and a width of 4.5m. This would be served by a dual-pitched roof which would measure 5.2m at the eaves and 6.7m at the ridge. The rear elevation would contain one window (first-floor) and bi-fold doors to the ground floor.

The proposal would be erected above the existing ground floor rear extension and would be assessed as a two-storey rear extension given it is located above an existing ground floor extension. The rear extension would be set in from the party boundary of the paired dwelling by 3m. The proposed works would also see the existing rear extension remove the pitched roof and be replaced by a new flat roof, which would measure at a height of 3.4m (at its tallest point) with a glass roof lantern (3.8m high).

The front porch extension would have a projection of 0.7m and a width of 2.1m. This would be served by a dual-pitched roof which would measure 2.5m at the eaves and 3.3m at the ridgeline.

Consultations

None required.

Representations

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

representations have been received.

Planning History

APP. NO: 02/00714/FUL

PROPOSAL: ERECTION OF TWO STOREY EXTENSION TO SIDE OF DWELLING TO FORM STUDY WITH BEDROOM ABOVE AND SINGLE STOREY REAR EXTENSION TO FORM LOUNGE AND KITCHEN TOGETHER WITH PORCH TO FRONT

DECISION: GRANTED

DECISION DATE: 1 November 2002

APP. NO: 22/00338/FUL

PROPOSAL: CONVERSION OF LOFT TOGETHER WITH ALTERATIONS TO EXISTING DWELLING INCLUDING RENDERING OF FRONT ELEVATION, CHANGES TO ROOF FROM HIP TO GABLE AND ALTERATIONS TO SINGLE STOREY REAR EXTENSION ROOF FROM PITCH TO FLAT ROOF (INCLUDING ROOF LANTERN)

DECISION: GRANTED

DECISION DATE: 4 August 2022

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.

The site is identified as a site allocated for housing development 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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

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

In addition, the Householder Development SPD (2016) and the New Residential Development (2018) are material considerations for the purposes of this planning application and provides additional guidance in relation to householder and residential development within Knowsley Borough.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas.

The Householder Development SPD continues that two-storey rear extensions of up to 3 metres will normally be acceptable. It also states that extensions beyond 3 metres will only be acceptable if they do not breach the 45-degree rule.

Design and Residential Amenity

Porch:

The Householder Development SPD states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area and account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted.

The front porch extension would contain an acceptable form and mass and given it would be a minor front projection, which would not disrupt the building line and would still retain a sufficient set-back from the highway and be served by a suitable pitched

roof.

No residential amenity or privacy concerns are raised due to the proposed porch.

First-floor rear extension:

The Householder Development SPD states that extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree.

The first-floor extension would project 2.9m from the original rear wall of the dwelling and would extend along the boundary with the detached neighbouring property of 6 Campbell Drive and would be 3m from the boundary with its attached neighbour of 2 Campbell Drive.

The proposed projection of 2.9 would comply with the Householder Development SPD guidance for rear extensions which states that two storey extensions of up to 3m will normally be acceptable. On this basis, the proposal is considered to be acceptable in terms of its limited impact on 6 Campbell Drive. The proposal would be sufficiently set-in from the property of No.2 to mitigate any adverse residential amenity impacts from overshadowing, undue dominance.

The Householder Development SPD asserts that two-storey rear extensions would not normally be allowed to come within 7 metres from the rear boundary. The proposal would comply with this guidance as it would be 11.5m from the rear boundary. An interface distance of 11.5m from the rear elevation to the rear boundary of the plot would be retained and it is considered that the proposal would not cause any greater overlooking from the existing rear elevation of 'perception of overlooking' into the private rear gardens of the properties to the rear. It would not be deemed to cause any greater overlooking into the properties to the rear given both the interface distance of over 20m between the proposed development and the closest rear elevations of these properties; furthered by the oblique relationship between these properties, which would further ensure no unacceptable overlooking or loss of privacy between these properties would occur because of the proposed rear extension.

The rear proposal would be served by a dual-pitched roof, which although would detract from the existing hipped roof, it would not be considered, however, to result in a significantly harmful design to the wider locality. Therefore, the roof design would be acceptable.

Replacement flat roof and lantern:

The property has an existing single storey rear extension with a projection of 2.9m. The proposal seeks to replace the existing roof with a flat roof incorporating a glass lantern. This would result in an increase of the height of the extension roof from 2.6m to 3.2m, in which the increase in height of 0.6m is considered acceptable and would not detrimentally impact the residential amenity of 2 Campbell Drive given the limited projection of 2.9m.

Although the Householder Development SPD generally prescribes against flat roofed extensions, this change would be allowed given it would not be readily visible from the street scene and confined to the rear garden and therefore not present any severe adverse visual impacts. The glass lantern would also be set-in from the party boundary by 1.5m to prevent it having any adverse visual impacts.

The existing dwelling comprises a mix of exterior materials which include brick walling to the front and side and render facing to the rear elevation, the fenestration includes brown UPVC to the front elevation and white UPVC to the rear elevation; the roof is served by brown, flat roof tiles. The submitted plans annotate that the proposed development would be render facing. The application form confirms that both existing and proposed would be (white) k-render to the exterior of the dwelling. The proposed development would emulate the original design of the dwelling and align with the existing exterior of the elevations and would harmonise with the other render properties in the street scene (which is the dominant appearance and character throughout the locality). A standard planning condition for matching materials to the exterior of any development granted would be applied, should the application be approved.

Highways

The existing parking provisions utilised by the occupants of the property are available in the form of hard standing in the front garden area which can accommodate up to one vehicle within the curtilage of the dwelling.

The proposed development would not increase the provision of habitable rooms or result in the loss of any existing in-curtilage parking provision and therefore would not result in any material change on existing parking provisions.

The Householder Development SPD states that for three bedrooms it is advised that two parking spaces should be provided or retained within the curtilage of the dwelling. It is acknowledged that these are maximum standards, however, and therefore the existing parking provisions would be considered acceptable, particularly as no additional capacity would be required and no existing parking arrangements lost as a result of the proposed development.

Paragraph 116 of the NPPF states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network, following mitigation, would be severe, taking into account all reasonable future scenarios.

Therefore, it would not be considered that the proposal would result in any unacceptable impact on highway safety. Consequently, the proposal would not have any material impact on highway safety and would be acceptable.

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 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
16/12/2024	01	-	LOCATION PLAN
16/12/2024	02	-	SITE PLAN
28/02/2025	05	-	PROPOSED FLOOR PLANS
21/03/2025	06	-	PROPOSED ELEVATIONS
03/12/2025	-	-	APPLICATION FORM

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: Jo Sheridan

Date: 09/04/2025

Informatives

Not applicable.

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