

<u>APPLICATION NO:</u>	24/00378/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	2 St Marys Road, Huyton, Knowsley, L36 5SS		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION SINGLE STOREY REAR EXTENSION AND TWO STOREY FRONT EXTENSION		

Site Description

The application site is a large, detached house set within an Irregular shaped plot at St Marys Road, Huyton. The site is surrounded by other dwellings to the north, south, east and west. To the west of the site is the Orchard Conservation Area. The building is in a very poor state of repair with boarded up windows at ground floor and smashed glass inside the building. The building has been vacant for some time.

Proposal

The proposal is for the erection of two storey side extension, single storey rear extension and two storey front extension. The existing wall at the front east of the site would be removed to allow access.

Consultations

N/A

Representations

This application has been publicised by letters sent to 10 neighbours. No objections have been received.

Planning History

N/A

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

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

H8 - Extensions and Alterations to Residential Properties

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

Character of Area

The two storey side extension would be visible in the streetscene from the front and side and the small two storey front extension would also be visible. The extensions would be a proportionate addition to the street scene and would match the main dwelling. They would also be pitched like the main dwelling. Therefore, there would be no harm to the character of the area. It is considered that the proposal would improve the overall building from its current derelict state and bring a vacant building back into use.

Orchard Conservation Area

NPPF Para 203 states that in determining applications, local planning authorities should take account of:

- a) the desirability of sustaining and enhancing the significance of heritage assets and putting them to viable uses consistent with their conservation;
- b) the positive contribution that conservation of heritage assets can make to sustainable communities including their economic vitality; and
- c) the desirability of new development making a positive contribution to local character and distinctiveness

In relation to The Orchard conservation area, the site is adjacent to the conservation area. A Heritage statement has been produced demonstrating that there would be no impact on the conservation area. The only two storey elements would be located at the front in the middle of the building and on the opposite side away from the conservation area. The single storey extension at the rear would not impact the Conservation Area due to its small scale.

Neighbour Amenity

In relation to 4 St Marys Road, the two storey side extension would not impact amenity as the 1st floor side window of 4 is not a main habitable room window. The rear extension would also only be 4 metres long which complies with the householder SPD. The front extension would also not affect amenity.

In relation to the property directly to the south, the two storey side and front extensions would be located away from the boundary. The only part nearer would be the single storey rear extension, however this would not harm amenity as it would only extend 4 metres, which complies with guidance.

Overall, there would be no harm to amenity.

Conclusion

The proposal would be acceptable in relation to Street scene, The Orchard Conservation Area and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

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 following approved plans and documents :-

- a. Existing floor plans and location plan and Site Plans – 01 - (received 10/07/2024).
- b. Proposed Floor Plans and Elevations – 02 - (received 10/07/2024).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising Officer²: **K Foster**

Date: **19 August 2024**

Informatives

N/A

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