

<u>APPLICATION NO:</u>	23/00188/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	
<u>LOCATION:</u>	68 Whiston Lane, Huyton, Knowsley		
<u>PROPOSAL:</u>	DEMOLITION OF CONSERVATORY AND THE ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 68 Whiston Lane, Huyton and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling, and is brick facing on its front, side and rear elevations, along with white UPVC openings and a grey, interlocking roof tiles.

The application property benefits from a garage adjoined to the side of the dwelling and an existing conservatory to the rear of the dwelling. It also features 3 store outbuildings in the rear garden sited adjacent the party boundary wall.

Proposal

The application seeks permission for the erection of a single storey rear extension. The proposed development would project out by 4m and would have a width of 4m. The proposal would be served by a dual pitched roof, in which the eaves would measure 2.4m and the highest part of the roof would measure at a height of 3.22m. The roof would feature two large rooflights and would include patio doors on the North-facing side elevation.

The proposed development would see the demolition of the existing conservatory.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 5 neighbours. No representations have been received.

Planning History

No recorded planning 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

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.

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

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 that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is brick facing, with white UPVC openings and tiled roof. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property and would have a pitched roof. Therefore, the extension would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension 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 rear elevation of the existing dwelling.

The proposal would occupy roughly the same footprint as the existing conservatory and therefore, it is considered on the basis of residential amenity, there would no significant material change.

66 Whiston Lane

No.66 is the adjacent, semi-detached dwelling and is sited to the North-West of the application property. The property of no.66 is set further in from the highway and the front elevation is roughly in line with the rear elevation of the application site, at a difference of approximately 1.09m.

The property benefits from a garage to the side elevation of the dwelling and a conservatory to the rear.

Knowsley Council
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Delegated Planning Report

There is sufficient boundary treatment between the application property and no.66's rear garden in the form of 1.8m timber fencing.

The proposed development would not exceed the 4m parameter and given the setback of no.66 this would ensure that there would be no adverse impact on residential amenity. The proposal would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.66.

70 Whiston Lane

No.70 is the paired, semi-detached dwelling. The front and rear building lines of no.70 sit in line with the application site.

The property benefits from a detached garage adjacent the front and side elevations of the dwelling.

There is sufficient boundary treatment between the application property and no.70's rear garden in the form of 1.8m timber fencing.

The proposed development would not exceed the 4m parameter and would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.70.

Highways

The proposed development is to be sited at the rear and would not have an impact on the parking utilised by the application property or would cause any adverse impact on highway safety. Therefore, the proposal is 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 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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/05/2023	P10099 02A	-	PROPOSED ELEVATIONS
16/05/2023	P10099 03A	-	EXISTING AND PROPOSED FLOOR PLANS
23/05/2023	P10099/04	-	LOCATION PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

12 July 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

Informatives

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report