

<u>APPLICATION NO:</u>	23/00046/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	25 Bolton Hey, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 25 Bolton Hey, Roby and is located in an area that is allocated as an existing major sport usage in the development plan. The application property is a detached dwellinghouse and is brick facing on its front, side and rear elevations. It features white UPVC windows and doors and grey, flat rooftiles.

Proposal

The application seeks permission for the erection of a single storey rear extension. The proposed development would project out 2.11m and would have a width of 2.96m. It would form an infill extension between side and rear, where the existing rear of the site has a projection and would create a flush rear elevation on the ground floor. The roof would be a mono pitched roof, which would measure 2.55m and 3.53m at its highest point. The roof would also feature a skylight.

The gable wall of the application site faces the rear of two garage structures for local residents.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 5 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

Under 15/00526/FUL for the erection of 35NO. dwellings, restrictions were placed on the application site and its related Permitted Development Rights. Under condition 15 it states that, notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking and re-enacting that Order with or without modification

(ii) extensions shall be carried out to any part of the dwellings on plots 18, 25 and 31 or buildings erected within the curtilage of these dwellings;

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out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

The proposed development is identified as an Existing Major Sport Usage in the adopted development plan. However, this designation is no longer relevant since the construction of a new-build housing estate following the demolition of the Huyton Leisure Centre. As such, a domestic extension within a new-build housing estate is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

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

Design

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.

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

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.

23 Bolton Hey

No.23 is situated adjacent and to the west of the application site and is a detached dwellinghouse also. Its front and rear building lines sit approximately 2m in front of the application property's. The property benefits from a detached garage situated off the rear and side edge off the dwelling. The proposed development would not project more than 4m from the rear elevation. As the proposal is an infill rear extension and would be erected to the side elevation furthest from no.23, it would be screened by the existing rear projection of the application property. Subsequently it would not be readily visible from the occupants of no.23. It is considered that the proposed development would therefore be in accord with the Householder Development SPD and have no significant impact to the amenities and privacy of the occupants of no.23

29 Bolton Hey

No.29 is situated to the north-west of the application property and is a detached dwellinghouse. The front elevation of the no.29 is approximately 3m set back from the rear elevation of the application property. The relationship between no.29 and the application property is that the side gable wall of no.29 is facing the rear of the application site. No.29 benefits from an attached garage in front and to the side of the dwelling. The proposed development would be in accord with the Householder development SPD. There is a window on the side gable of the no.29. There is sufficient boundary fencing between the two properties at this point to adequately screen the proposed development and would not be an unacceptable addition to the application property or cause any significant harm to the amenities of no.29. Therefore, it is considered that the proposed development would be in accord with the Householder Development SPD and would have no significant impact to the

amenities and privacy of the occupants of no.29.

Highways

The property currently benefits from up to 3 off-street parking spaces. The proposed rear extension would not affect the existing parking provisions or cause any adverse impact to the highway. Therefore, the proposed development would be considered 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
02/02/2023	02 REV	A	EXISTING GROUND FLOOR PLAN
02/02/2023	03 REV	A	PROPOSED GROUND FLOOR PLAN
02/02/2023	06 REV	A	EXISTING AND PROPOSED REAR ELEVATION
02/02/2023	05 REV	A	EXISTING AND PROPOSED SIDE ELEVATION
02/02/2023	07 REV	A	PROPOSED SITE PLAN
02/02/2023	08 REV	A	PROPOSED SECTION 1
02/02/2023	09 REV	A	PROPOSED DETAILS
02/02/2023	10 REV	A	PROPOSED SECTION 2
02/02/2023	TQRQM2303312190 3461	-	LOCATION PLAN
02/02/2023	-	-	3D RENDER OF REAR EXTENSION

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **13 April 2023**

¹ Reece Black

² XXX

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





















