

<u>APPLICATION NO:</u>	22/00739/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Cherryfield	<u>PARISH:</u>	
<u>LOCATION:</u>	48 Greenbank Drive, Field Lane Estate, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The applicant site is located at 48 Greenbank Drive, Field Lane Estate, and is situated in an area that is located as a Primarily Residential Area in the development plan. It is a terraced dwelling house and is brick facing on its front, side and rear elevations, along with white UPVC doors and windows as well as a brown, flat, interlocking tiled roof. The property benefits from a two-storey side extension.

Proposal

The application seeks permission for the erection of a single storey rear extension. It would project 3m from the original rear elevation of the dwelling and would have a width of 4.39m. The proposed development would be served by a mono-pitched roof, the eaves of this roof would measure at a height of 2.59m and the highest point of the roof would measure at a height of 3.54m. The proposed rear extension would also contain a skylight and bi-folding doors.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

- 02/00565/FUL – ERECTION OF TWO STOREY SIDE EXTENSION TO FORM DINING ROOM WITH BEDROOM ABOVE – GRANTED

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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.

SUPPLEMENTARY PLANNING DOCUMENTS

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

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

Design

The Householder Development SPD states that 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.

Amenities

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 rear extension will project 3m from the rear elevation, and therefore accord with the Householder Development SPD.

46 Greenbank Drive

No.46 is the attached next-door neighbour of the application property and the next in the building row of terrace dwelling houses; the application site is situated at the end of this row of terraces dwellings. The front and main rear elevations sit in line with one another. The applicant property benefits from a two-storey side extension protrudes from the rear elevation; however, the proposed development will project from the original rear elevation of the dwellinghouse. The proposed development would be located immediately adjacent to the boundary line that is shared between the applicant property and no.46. The proposed development would accord with the Householder Development SPD and would not have an unacceptable impact on the amenities of the occupants of no.46.

50 Greenbank Drive

No.50 is the next-door neighbour on the other side of the application property with and is detached from the application property. It sits on the edge of a separate row of terraced dwellings. The building line of both front and rear elevations of no.50 is sited further back from the highway than the building line of the application property by approximately 1m. The proposed development accord with the Householder Development SPD and would not have an unacceptable impact on the amenities or privacy to the occupants of no.50.

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 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 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
22/11/2022	-	-	LOCATION PLAN
22/11/2022	W04	-	PROPOSED ELEVATIONS
22/11/2022	W02	-	PROPOSED GROUND FLOOR PLAN
22/11/2022	W03	-	PROPOSED SECTION

Signed Case Officer: Reece Black

Signed Authorising Officer: Mark Quinn

Date: 07/02/2023

Appendix 1 – Site Photographs









