

<u>APPLICATION NO:</u>	24/00394/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	77 Longmeadow Road, Knowsley Village, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF DETACHED OUTBUILDING IN REAR GARDEN		

Site Description

The application property is located at 77 Longmeadow Road, Knowsley Village and is situated within an area which is allocated as a Primarily Residential Area in the development plan. The application site is a detached dwelling and is white rendered facing to its front, side and rear elevations, along with grey UPVC on its openings and flat, interlocking rooftiles.

The application site is sited on the outside curve of the highway. There is an approximate distance of 12m from the front elevation of the property to the highway. The rear garden of the curtilage spans a depth of circa 85m. There is an existing outbuilding and a greenhouse to the rear garden.

Proposal

The application seeks permission for the erection of a detached outbuilding to the rear garden of the dwelling. This would provide a summerhouse to the property.

The proposed outbuilding would measure 5.74m on the front elevation and on the side elevation 9.71m. It would feature a dog-legged section as well as an external section outside to serve a hot-tub under the roof canopy. The proposal would be served by a hipped roof, which would measure 2.4m at the eaves and 3.9m at the ridgeline.

The proposal would be sited 1m off the party boundary shared with No.75 and would be sited circa 32m from the rear elevation of the application dwelling.

Consultations

Knowsley Parish Council - No Comments Received.

Representations

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

Planning History

APP. NO: 74/08704/HIST
PROPOSAL: ERECTION OF PORCH/CLOAK ROOM
DECISION: GRANTED
DECISION DATE: 24 January 1985

APP. NO: 74/11044/HIST
PROPOSAL: ERECTION OF CONSERVATORY TO REAR OF DWELLING
DECISION: GRANTED
DECISION DATE: 24 October 1988

APP. NO: 23/00111/FUL
PROPOSAL: ERECTION OF A PART TWO STOREY PART SINGLE STOREY REAR
EXTENSION TOGETHER WITH A FIRST FLOOR FRONT EXTENSION
AND THE CONVERSION OF GARAGE TO FORM HABITABLE ROOM
DECISION: GRANTED
DECISION DATE: 15 May 2023

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 outbuilding within the curtilage of the residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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) 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 garages, sheds and other detached buildings should normally be behind the building line or be well screened by hedging or similar landscape treatment.

Design

The existing dwelling is white rendered facing with grey UPVC windows and tiled roofing. The

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

proposed development would be constructed with blockwork and timber cladding. The materials would be considered to not match exactly with the dwellinghouse; however, it would be considered that the materials stated would not result in any significant harm. The blockwork would be acceptable and would not appear as a severe clash to the original property. Moreover, the proposed development would be sited within the private rear garden and would not have a detrimental effect on the street scene. The large bulk of the walled sections would be screened by the adjacent boundary walls. The rest of the materials would be considered acceptable.

The proposal would be served by a pitched (hipped) roof.

The proposal would be deemed to demonstrate an appropriate scale and appear a subordinate addition to the property. The design and materials would be acceptable and would largely comply with the Householder Development SPD.

Residential Amenity

The proposed development would be considered to be located a sufficient distance away from the rear elevations of the adjacent dwellings as it would be sited over 35m away. This would ensure that the proposal would not be considered to present any significant harm to residential amenities.

This would be sited adjacent to an outbuilding at No.75 which would further reduce and soften any visual amenity impact.

Overall, the proposal would not be considered to cause any detrimental impact to residential amenities or privacy and would comply with the Householder Development SPD.

Highways

The proposed development is for an outbuilding to the rear of the property. It would not alter existing parking provisions and as would not increase the bedrooms at the property.

Therefore, the proposed development would not have any impact on highway safety and would comply with the Householder Development SPD.

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).

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

- 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22/07/2024	W.24/58/01	-	PROPOSED FLOOR PLANS AND ELEVATIONS
22/07/2024	W.24/58/02	-	PROPOSED SITE PLAN
22/07/2024	W.24/58/03	-	PROPOSED SITE PLAN AND SECTIONS
22/07/2024	-	-	LOCATION PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 16 September 2024

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