

<u>APPLICATION NO:</u>	24/00425/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	Prescot Town Council
<u>LOCATION:</u>	18 Fairway, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND PART GARAGE CONVERSION		

Site Description

The application relates to a two-storey semi-detached dwelling at no.18 Fairway, which has an existing side dormer and single storey side and rear extensions. There is existing hardstanding to the front, providing off-street parking provisions for at least 2no. vehicles. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006).

Proposal

The proposal seeks to erect a two-storey side extension, a single storey rear extension and convert part of the existing garage.

The proposed two storey side extension would project a maximum of 3.23m from the original side wall with a total depth of 7.88m at ground floor. At first floor, the proposal would be set back 1m from the main front elevation and have a total depth of 6.88m. A dual pitch roof with 2no. rooflights is proposed, which would be set lower than the main roof and measure 7.05m to the ridge. To the front elevation, the garage door would be retained, and a window is proposed at first floor. To the rear elevation, a window is also proposed at first floor.

The proposed single storey rear extension would adjoin onto the existing rear extension to create a 'wraparound' addition. It would project 4m from the original rear wall and have a total width of 4m. A dual-pitch roof with 2no. rooflights is proposed and would measure 4m to the ridge. A set of glazed double patio doors is proposed to the rear elevation.

The proposal would convert part of the existing garage and provide a W/C / utility room and an open plan kitchen/dining room at ground floor, with an additional bedroom to be provided at first floor. The proposal will be finished in matching brickwork to the exterior. The proposal also involves the infilling of the main roof to form it into a gabled dual-pitch roof.

Since submission, amended plans have been received to increase the setback of the proposed two storey side extension from the front elevation.

Consultations

Prescot Town Council - No comments received

Representations

This application has been publicised by letters sent to 12no. neighbours. No representations have been received.

Planning History

20/00131/PDE - Erection of a single storey rear extension maximum depth from original rear wall: 4.0 metres maximum height: 3.6 metres height of eaves: 2.8 metres. Prior approval required and granted, 04.06.2020.

20/00044/PDE - Erection of single storey rear extension maximum depth from original rear wall: 5.3 metres maximum height: 2.85 metres height of eaves: 2.6 metres. Prior approval required and refused, 11.03.2020.

74/06646/HIST - Garage and kitchen extension. Granted, 04.12.1981.

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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement Unitary Development Plan (UDP) (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Waste Management;
- Other Matters.

Compliance with Householder Development SPD

Proposed Two Storey Side Extension

The proposed two storey side extension would extend up to the shared side boundary and would fail to meet the 1m minimum space guidance. However, the first floor of the proposed extension would be set back by 1m from the main front wall. The proposed roof will also be set lower than the main ridgeline and a matching dual pitch roof is proposed. There are also no windows proposed to the side elevation. The extension would be in line with the front elevation at ground floor and would fail to provide a setback of at least 1 course of brickwork. However, this part of the proposal is formed by the current garage which is to be retained as existing. The two-storey side extension would therefore accord with the guidelines under Part 7.2 of the Householder Development SPD.

Proposed Single Storey Rear Extension

The proposed single storey rear extension would project 4m from the original rear wall and would comply with the 4m threshold. The single storey rear extension would therefore accord with the guidelines under Part 7.4 of the Householder Development SPD.

Neighbouring Amenity

No.16 Fairway

No.16 Fairway is the adjacent dwelling to the northwest of the site. The proposed two storey side extension would extend close to the shared side boundary with no.16 where this neighbour has two windows in their side elevation, which would face towards the proposal. However, these two windows are obscure glazed and whilst some degree of overshadowing would occur, it is considered that the amount of light received to these are already compromised due to their positioning in the side elevation. Therefore, on balance, the impact in terms of overshadowing is deemed to be acceptable and would not be severe enough to warrant a refusal of the application. Moreover, the proposed side extension would be set back from the front elevation by 1m at first floor and would project no further than the rear wall of the original dwelling.

The proposed single storey rear extension would also not exceed the 4m threshold of the Householder Development SPD, which is considered an acceptable projection to avoid overshadowing, loss of outlook or loss of privacy. The existing fence will also provide some screening. Moreover, there are no openings proposed to the side elevation which would face towards no.16 and any impacts in terms of direct overlooking or loss of privacy is considered to be minimal. The proposal also includes infilling of the main roof to form it into a gabled dual-pitch roof. However, this will be mostly obscured by the proposed two storey side extension and is considered to have less of an impact than the existing side dormer, which currently features a window facing towards no.16.

No.20 Fairway

No.20 Fairway is the adjoining semi-detached dwelling to the southeast. The proposed

two storey side extension would be fully screened by the application dwelling and is therefore considered to have an acceptable relationship with this no.19. The proposed single storey rear extension would also have the same depth as the application property's existing rear extension and would also be well screened from no.20. As such, any impacts of the proposal in terms of overshadowing, loss of light or privacy to this neighbour is deemed to be minimal.

No.19 Whiston Lane

No.19 Whiston Lane is the adjacent neighbour to the rear. The proposal will feature a new glazed rear patio door at ground floor which will face towards no.19. However, this will be distanced over 14m away from the closest rear elevation of this neighbours' property and the existing rear boundary treatment would provide majority of screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new opening is also not considered to have any greater, significant impact than the existing rear elevation openings.

No.17 Fairway

No.17 Fairway is the opposing neighbour to the front of the site. It is not considered that the proposed rear extension would have a significant impact upon residential amenity to this neighbour, given that it would not be highly visible and would be screened by the application property and the proposed side extension. However, the proposal includes an additional window to the front at first floor which would face towards no.17. Notwithstanding this, a sufficient distance of over 20m would be provided between the proposed window and no.20's front elevation. It is also not considered that the proposed window would have any, greater significant impact than the existing front elevation openings. Therefore, any impact in terms of direct overlooking or loss of privacy is considered to be limited.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement Unitary Development Plan, and the Householder Development SPD.

Design and Visual Amenity

The proposed extensions are considered to be proportionate additions and would not appear as overbearing or dominating developments to the application property. The proposed side extension would be highly visible from the street scene. However, it would be set back by 1m at first floor, which would ensure that a terracing effect does not occur with no.16 Fairway. A ridge height set lower than the main ridgeline is also proposed, allowing for it to appear subservient and subordinate to the original dwelling. Additionally, there are many properties within the vicinity of which feature two storey side and single storey rear additions. The proposal would therefore appear in keeping with the character of existing developments within the area. The proposed extensions will also have matching dual-pitch roofs, and are proposed to be finished in matching materials. The proposal includes infilling of the main roof to form it into a gabled dual-pitch roof. Whilst this would contrast with the primarily hipped roof design of the area, it would not appear significantly different to the existing roof style, which currently features a gable end side dormer. No.12 Fairway has also been converted into a dual-pitch gabled roof and the proposal would correspond with this neighbouring roof design. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would create an additional bedroom, resulting in the application property

becoming a 5no. bedroom dwelling. 3no. off-street parking spaces are therefore required for a 4no.+ bedroom property, as specified within Appendix A of the Ensuring a Choice of Travel SPD. Whilst the proposal will retain part of the ground floor garage, the internal dimension (2.7m x 2.8m) will be too small to constitute as a usable garage space (5.5m x 2.75m as specified within the Householder Development SPD). The application site does include a hard-surfaced driveway to the front of the site. However, this provides off-street parking for only 2no. vehicles. As such, the proposal would fail to achieve the parking standards. However, there is on-street parking available to the front of the site, should the applicant require additional parking. The application site is also sustainably located around a 2 minutes' walk to bus stops along Huyton Lane, with frequent services to the wider areas. It is therefore considered that, on balance, the proposal would have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The proposal would fail to provide a 1m gap to the side. However, part of the existing garage will be retained, and this would be of a sufficient size for the internal storage of waste bins. The surrounding area is also characterised by several properties storing their waste bins to the front and therefore, if waste storage arrangements are to be located within the front garden, this would also appear in keeping with the wider character of the area. The proposal is therefore acceptable in terms of waste management, in accordance with the Householder Development SPD.

Other Matters

The application site is defined as being within a Development Low Risk Area by the Coal Authority. An informative will therefore be attached to provide the applicant further information regarding this.

Conclusion

The application is for an extension to an existing dwellinghouse within a Primarily Residential Area and the principle of the proposal is considered acceptable. The proposed development would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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
09/08/2024	072024-001		Location Plan
09/08/2024	072024-008		Proposed Site Plan
06/09/2024	072024-004	Rev A	Proposed Plans
06/09/2024	072024-005	Rev A	Proposed Elevations

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **13 September 2024**

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

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

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