

<u>APPLICATION NO:</u>	24/00209/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	47 Ewart Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE EXTENSION		

Local Plan Policies Map Allocation

Primarily Residential

Site Description

The application site comprises a two-storey semi-detached dwelling occupying a corner plot at the junction of Ewart Road and Edenhurst Avenue, Roby. The site is located on an established residential estate and is surrounded by other residential properties on the surrounding streets and a relatively new housing development, Edenhurst Grange which is located to the south of the site.

The property benefits from a garden to the side and a smaller rear garden. Vehicle access and a driveway is accessed off Ewart Avenue. The site is enclosed by low level stone walls and hedging to the front and side.

Proposal

The application proposes the erection of a single storey extension to the side of the property. The extension would extend the width of the side elevation of the dwelling and have a hipped roof. The extension would provide an extended kitchen and a wet room.

Consultations

None Required.

Representations

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

Planning History

APP. NO:	17/00683/FUL
PROPOSAL:	ERECTION OF SINGLE STOREY SIDE EXTENSION
DECISION:	Granted
DECISION DATE:	23 January 2018

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 for Primarily Residential Area on the Local Plan Policies Map, and a domestic extension would therefore be acceptable in principle subject to compliance with national and local planning policy guidance.

NATIONAL PLANNING POLICY FRAMEWORK

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

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Householder Development SPD (2016)

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

Background

Planning permission was granted in January 2018 for the same development under planning reference 17/00683/FUL. That planning permission has now expired.

However, that permission is a material consideration as there have been no significant changes to national policy and no updates to local planning policies or Supplementary Planning Document guidance since the consideration of the earlier planning application and this should be given significant weight in the determination of this application.

Layout and Design

The application is for an extension to side of the existing semi-detached corner property. The extension would measure 7.5m by 2.6m and the floor layout would not extend beyond the existing rear elevation of the host dwelling and it be set back by 0.2m to the front elevation. The extension would have a hipped roof attaining a maximum height of 3.2 m. Fenestration would be in the form of patio doors and a further doorway to the side and a single window to the front.

One parking space is currently provided in-curtilage the proposed extension would not impact on existing parking provision. Adequate amenity space would be maintained around the dwelling and sufficient space would be available for the storage of bins away from the site frontage.

The Householder Development SPD states that particular attention should be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads. The extension would be sited approx. 11.5 m from the side boundary. Sufficient distance would therefore be retained, considerably in excess of the 2m set back advised in the Householder SPD. The proposed extension would be appropriate in scale and, at 2.6 m wide would not exceed half the width of the existing dwelling in compliance with the SPD guidance.

The extension would be constructed in materials and style to match the original dwelling, including a hipped roof to match the host property, and would therefore blend appropriately within the street scene. In addition, the extension would be screened by existing hedging along the boundary with Ewart Road and Edenhurst Drive.

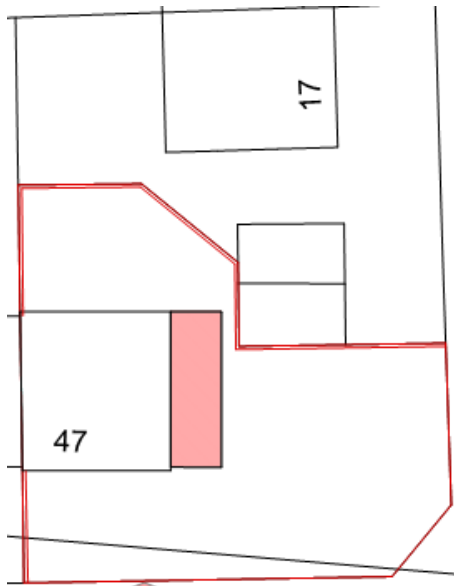
In terms of layout and design the proposal would comply with local plan policies and the guidance contained within the Knowsley Householder Development SPD and is therefore acceptable.

Highways

The current in-curtilage parking provision would allow for the parking of one off-street parking space. The existing parking provision would be unaffected by the development, and the proposal would not generate any additional pressure for on-street parking. The proposal does not raise any highway safety concerns.

Residential Amenity

The nearest dwelling in relation to the proposed extension is 17 Edenhurst Avenue. The side elevation of that property faces onto the side garden of the application site and there is an existing double garage between that property and the boundary with the application site. The proposed extension would be sited approximately 8.15 m from the gable elevation of No. 17. The neighbouring property has porch and windows both at ground floor and first floor level.



The fenestration proposed to the side of the extension would overlook the side garden of the application site and there would be no openings within the rear elevation. Given the juxtaposition of the dwelling and its neighbours the proposed development would not cause any detrimental impacts from overlooking or loss of light.

Overall, it is considered that there would not be significant harm to amenity and complies with Saved Policies H5 and H8 of the UDP, Policies CS2 and CS19 of the Core Strategy and the Householder Development SPD.

Conclusion

The proposal would be acceptable and would not have detrimental impacts on the visual amenity and character of the street scene. Neighbour's amenity would not be compromised and the application complies with relevant local planning policies. The application is therefore recommended for approval.

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 Policies H5 and 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 (2023).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/05/2024	2114 CTS 00 GF DR A 0100	REV P3	PROPOSED SITE PLAN
07/05/2024	2114 CTS 00 ZZ DR A 2200	REV P3	PROPOSED GA
07/05/2024	2114 CTS 00 XX DR A 2300	REV P3	STREET SCENES

Signed Case Officer¹: **M Wishart**

Signed Authorising Officer²: **K Foster**

Date: **1 July 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

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

N/A

Contd...

Appendix 1 – Site Photographs

