

<u>APPLICATION NO:</u>	24/00676/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	9 Dam House Crescent, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is located at 9 Dam House Crescent, Roby and is situated within an area designated as Urban Greenspace and Education Land in the Development Plan. The application property is a two-storey detached dwellinghouse and is predominately brick faced to its front (which is also partially render facing), side and rear elevations together with white UPVC openings and red, interlocking roof tiles.

The property currently displays a lean-to structure off the rear elevation and a small outbuilding contained within the rear garden. The private amenity area is contained to the rear and side of the property.

The application site is situated off a private road by a turning head within a modern housing estate and sits at the end together with another detached property, the application site is the furthest on its road. The front elevation of the property is predominately eastern facing. The front garden area features an open-plan design and largely is surfaced with tarmac to provide hardstanding together with a grassed section. The site is bounded by other residential dwellings. To the east, south and west are other detached properties of this housing estate and to the north are previously constructed dwellings, which front onto Rupert Road.

The application property has had select Permitted Development Rights prohibited via a Condition for the erection of the residential estate.

Proposal

The application seeks permission for the erection of a single storey side extension.

The proposed development would project 3m from the north-facing gable wall and would have a depth of 7.9m. This would be served by a dual-pitched roof which would measure 2.26m at the eaves and 3.25m at the ridge.

The proposed side extension would be built to the same depth of the original dwelling and not project any further in front or behind of the dwellings' existing elevations. Fenestration would be installed to the front elevation of the extension and 2 no. small rooflights would be installed, one to the front roof slope and one to the rear.

Consultations

None required.

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

APP. NO: 17/00209/REM
PROPOSAL: RESERVED MATTERS APPLICATION - (APPROVAL SOUGHT FOR SITING, APPEARANCE, LANDSCAPE, LAYOUT AND SCALE) FOR THE ERECTION OF 87 NO. DETACHED DWELLINGS, SUB-STATION AND ASSOCIATED WORKS IN PURSUANT OF OUTLINE PLANNING PERMISSION 15/00634/OUT.
DECISION: GRANTED
DECISION DATE: 09.11.2017

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 extension to the existing 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 SPD (2016).

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 single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling and would emulate the design. The proposal would contain an acceptable scale as it would be less than half of the original dwelling.

The proposal would be served by a dual-pitched roof, which although would display a slightly reduced pitch, would be acceptable given it would not hold a prominent position in the street scene and still largely is in-keeping with the overall design of the

original dwelling.

Therefore, the materials and design would be considered acceptable. The proposal would retain largely the existing form as the extensions currently erected on site and would not be deemed to raise any significant concerns.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans show that although space to the side of the dwelling would be restricted, ample rear garden space would remain usable and would not result in a cramped appearance.

An existing integral garage would allow for storage of refuse bins.

Overall, the proposed development would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree. The proposed development would comply with this and would be acceptable.

97 Rupert Road

No.97 is the semi-detached dwelling situated to the north. The rear elevation of this property is oriented to face the gable wall of the application property at an interface distance of circa 23m. No.97 benefits from a single storey side and rear wrap-around extension.

The proposed development would not raise any adverse issues on amenity given the scale of the development and the retained interface distance between these properties.

7 Dam House Crescent

No.7 is the adjacent detached dwelling located to the south of the application property.

The proposed development would not raise any adverse issues on amenity given that the proposal would be erected off the gable wall to the north-facing gable wall and would not be readily visible to the occupants of no.7 as it would not project further than the existing front and rear elevations.

No other dwellings in the locality are considered to suffer any unacceptable impact to residential amenity or privacy because of the proposed development. Overall, the proposed development would comply with Saved Policy H8 and the Householder Development SPD.

Highways

The proposed development would not increase the number of bedrooms at the application property or impact on existing parking provisions. As such, it would not result in any material changes or impact on highway safety.

Therefore, the proposed development would be acceptable and not result in any highway safety concerns.

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
18/12/2024	-	-	APPLICATION FORM
18/12/2024	P10112/02	-	PROPOSED FLOOR PLANS AND ELEVATIONS
18/12/2024	P10112/04	-	BLOCK AND SITE PLAN
18/12/2024	P10112/03	-	LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **11 February 2025**

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