

<u>APPLICATION NO:</u>	23/02731/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	14 Swanside Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION		

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

Site Description

The application relates to a semi-detached two-storey dwelling located on the northern side of Swanside Avenue, within an established residential area of Roby. Other residential properties surround the application site.

A vehicular access and driveway is served off Swanside Avenue with access gates located at the end of the drive providing access to the rear of the property. A small garden shed is sited behind the access gates together with a rotary washing line.

The site sits behind a low level wall to the front; other boundaries to the rear and between neighbouring properties are enclosed by timber fencing and a neighbours garage alongside the adjacent property No.12.

Proposal

The application seeks planning permission for a development which comprises a two-storey extension to the side with a single storey element to the front. The two storey extension would subsume a small bay window to a kitchen at the side of the dwelling.

The ground floor accommodation would comprise an open plan kitchen and living area to the rear, a utility room and garage and extended entrance hall. The first floor would accommodate an extended bathroom, an office space and an extended bedroom at the front. The first floor of the extension would be set back at the front resulting in a canopy over the proposed entrance hall and garage.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

None.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

NATIONAL PLANNING POLICY FRAMEWORK (2023)

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (2007)

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.

The site is located within a Primarily Residential Area. As such, an extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

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

Layout and Design

The Council's Householder Development SPD forms a material consideration for the purposes of determining this planning application. It advises that the overall scale of development should not look out of place from the street or local environment. The design of the roof should echo that of the original dwelling; windows should follow the precedent shown in the host dwelling and materials should generally be the same or similar to the dwelling to which it relates. The extension should also leave adequate room around the dwelling to avoid a cramped appearance, space for sitting out and storage of bins and adequate parking.

Layout / Amenity Space

The property benefits from a private garden to the rear and the extension would leave adequate room about the dwelling to avoid a cramped appearance within the plot and to maintain adequate private amenity space.

Parking Provision

The proposed extension would be sited to the side of the dwelling. The side and rear of the property is enclosed by double access gates. Whilst the area to the side, behind the gates is hard surfaced, there is a garden shed and a rotary washing line sited within this area, it is not used for parking. Parking provision is provided to the front of the gates on a designated driveway.

The extension would extend forward of the host dwelling and as such would reduce the length of the existing driveway. However, the existing parking provision comprising of one space would be retained and this is discussed in more detail in the Highways section of this report.

Waste Storage Bins

The Householder SPD states that extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene.

The proposed extension would remove the ability of the occupiers to access the rear of the property via the side. Whilst the SPD indicates that a secure bin store should be provided, in this case the proposal involves a 'garage' within the side extension. The 'garage' however, is not of suitable internal dimensions that would provide an adequately sized parking space, as such, this could be used for the storage of bins. It is not therefore considered necessary to secure a bin store for this development.

Design

The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should avoid the creation of a terracing effect. It advises that a minimum of 1m should be preserved between the extension and the

party boundary to the side of the property, or the front wall of the first floor extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling. This arrangement may be relaxed if, because of a staggered or irregular arrangement of dwellings.

The proposed extension would be set off the boundary by between approx. 0.4 m at the front and 1.92 m towards the rear due to the angled side boundary. The first floor would be set back 0.8 m from the immediately adjoining part of the existing front elevation; however, the host dwelling is characterised by a bay window at ground and first floor level and the front of the extension at first floor would be set back 1.42 m from the front of that bay. There is also a first floor bow window on the front elevation adjacent to the proposed extension. Furthermore, the extension would be set to some extent off the side boundary; the host dwelling is in a slightly elevated position compared to the adjacent property, No. 12; and there is somewhat of a staggered arrangement between the host dwelling and the adjacent property. The proposed two-storey element would not project beyond the existing main rear elevation of the host dwelling. Given the above, it is considered that the design is acceptable.

The Householder SPD states that when considering the roof of an extension the main dwelling and similar nearby dwellings should be a guide. The roofline would be set 240mm below the ridge of the host dwelling. It is proposed to install a roof light, which would serve the proposed office accommodation, in the side roof plane of the side extension. The proposal reflects the design of the host dwelling in that regard and is acceptable.

The ground floor would see new entrance door together with a garage door within the ground floor front elevation together with a window at first floor serving a bedroom. There would be bi-folding doors to the rear the ground floor at ground floor and a window serving the extended bathroom above. No windows / openings are proposed to the gable elevation.

The host dwelling is in the main rendered cream with red tiled roof with white uPVC windows the proposed extension would be constructed in materials to match the dwelling.

Streetscene

The immediate residential area is made up of a mix of dwelling styles, largely bay fronted with a render finish and tiled roof. Generally, the appearance would harmonise with the original property as such, the development is considered acceptable.

As such, the proposed extension would be of an acceptable design, it would not harm the character and appearance of the host property or the street scene in this instance.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

No. 12 Swanside Avenue

The side extension would be located along the common boundary with the neighbouring property No. 12 Swanside Avenue. The host dwelling is on a slightly elevated site to No. 12. That property has a single storey attached garage sited along the shared boundary.

Due to the angle in which these dwellings are juxtaposed to each other, the extension would sit between 3.94 m at the front and 6.41 m to the rear from the gable elevation of No. 12.

The SPD provides specific design guidance in relation to two storey side extensions and states that, *"Side extensions should be designed to avoid causing direct overlooking or loss of light to main habitable rooms in neighbouring dwellings". In addition, it 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".*

No.12 has three first floor windows within the gable elevation facing the application site. These windows serve a bathroom /WC and landing and do not serve habitable rooms. Whilst there would inevitably be some loss of light to these windows, given the splayed interface and that the windows do not serve habitable rooms, there would be sufficient light received into the adjacent property.

The ground floor element of the extension would project 1 m forward of the front elevation of the host dwelling. Due to the neighbour's garage and porch being sited between the proposed extension and a window serving a habitable room within the neighbouring dwelling, there would be no detrimental impacts on the neighbour from this part of the development.

No. 16 Swanside Avenue

No. 16 is the attached dwelling and the extension would be located on the gable and would not extend beyond the rear of the existing rear boundary.

The front single storey element of the extension would be sited approximately 3.8 m from the common boundary and at this distance it is not considered that the extension would give rise to unacceptable impacts on the occupiers of No. 16.

Campbell Drive

Houses located to the rear are on Campbell Drive. Approximately 9.7 m would be retained between the rear of the extension and the common boundary with properties on Campbell Drive. Adequate interface between dwellings would be maintained.

Highways

The host dwelling was originally built as a three-bedroomed property. The proposed development would see the reconfiguration of the layout to the first floor and provision of an extension. An existing bedroom at the front would be extended and an additional 'office' would be provided. Whilst the plans submitted are annotated to state that a room would be an office, consideration should be given to whether this space could be used as a bedroom, thereby increasing the number of bedrooms from three to four.

Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards. In most

cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Dwellings of 3 bedrooms are typically required to provide 2 no. parking spaces within the property curtilage and for 4 no. bedrooms, 3 no. parking spaces.

Whilst the proposed development includes a garage, internal measurements of 2.62 x 4.09 m fall below the minimum standard that could adequately be considered to be a usable parking space. The existing driveway measures 6.2 m in length from the existing front elevation, capable of providing 1 no. parking space within the plot. The proposed development would project forward of the front elevation by 1m, reducing the length of the existing driveway, but one adequate parking space would be retained.

The office space to be provided within the extension would measure approx. 6.2m² with dimensions of 2.6 x 2.4 m. As a guide, the *Technical housing standards - nationally described space standard* (2015) advises that in order to provide a single bedroom a floor area of at least 7.5m² and dimensions of at least 2.15m wide should be provided. The room proposed is smaller than the guidance suggests would provide suitable accommodation. Given the above, it is considered, in this instance, that the extension would not result in the need for additional parking provision on the site.

Nevertheless, the type of garage door is not identified on the plans, and normally it would be expected that a 5.5 driveway space should be retained in front of an up and over door, this is to allow for the car to be pulled off the highway and for the garage door to be opened. As that length would not be achieved, it is considered that it would be appropriate to require the applicant to install a roller door and this can be secured through a suitable condition if planning permission be granted.

Taking the above into account it is considered that suitably conditioned the development does not materially alter the parking or the need for additional parking on site and would not adversely affect highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and Highways. The proposal also complies with the relevant Core Strategy and Replacement UDP policies together with 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. Notwithstanding, any submitted details 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 the National Planning Policy Framework (2023); Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006; Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

4. Notwithstanding any detail on the approved plans, the door to be installed to the 'garage' within the extension hereby approved, shall be a roller door.

Reason: To ensure that a parking space would be maintained within the curtilage of the dwelling to avoid vehicles from obstructing the highway whilst gaining access to the garage and to comply with the National Planning Policy Framework (2023); saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006; Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016; Householder Development SPD (2016) and Ensuring a Choice of Travel SPD (2007).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/11/2023	101	-	LOCATION PLAN
08/11/2023	102	-	SITE PLANS
08/11/2023	301	-	PROPOSED GROUND FLOOR PLAN
08/11/2023	302	-	PROPOSED FIRST FLOOR PLAN
08/11/2023	401	-	PROPOSED FRONT ELEVATION
08/11/2023	402	-	PROPOSED REAR ELEVATION
04/01/2024	403	REV. A	PROPOSED EAST ELEVATION
08/11/2023	404	-	PROPOSED WEST ELEVATION

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: K Foster

Date: 5 January 2024

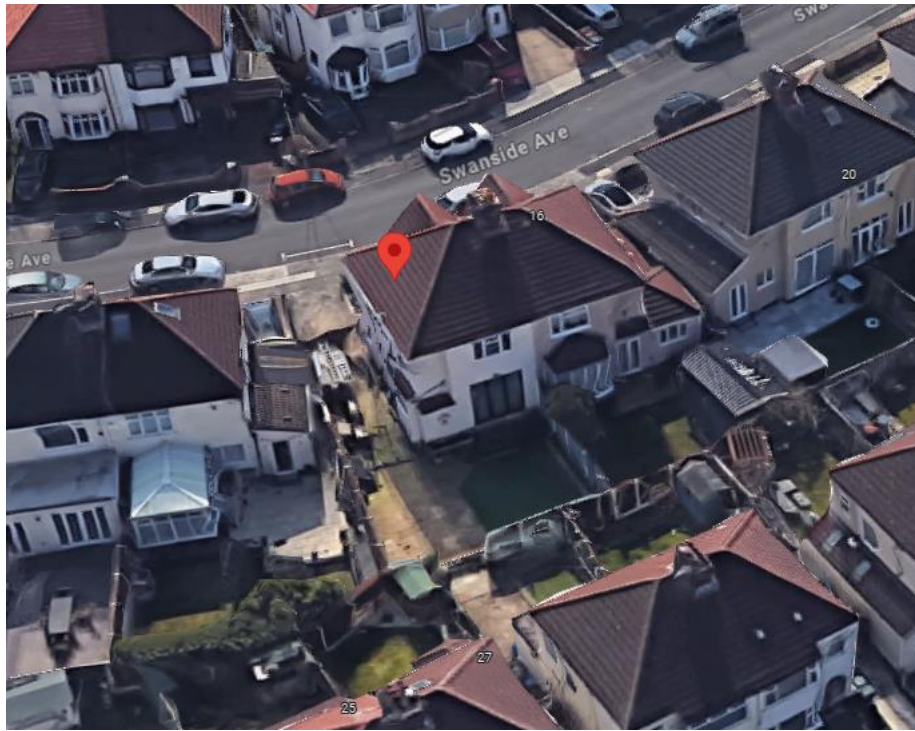
Informatives

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

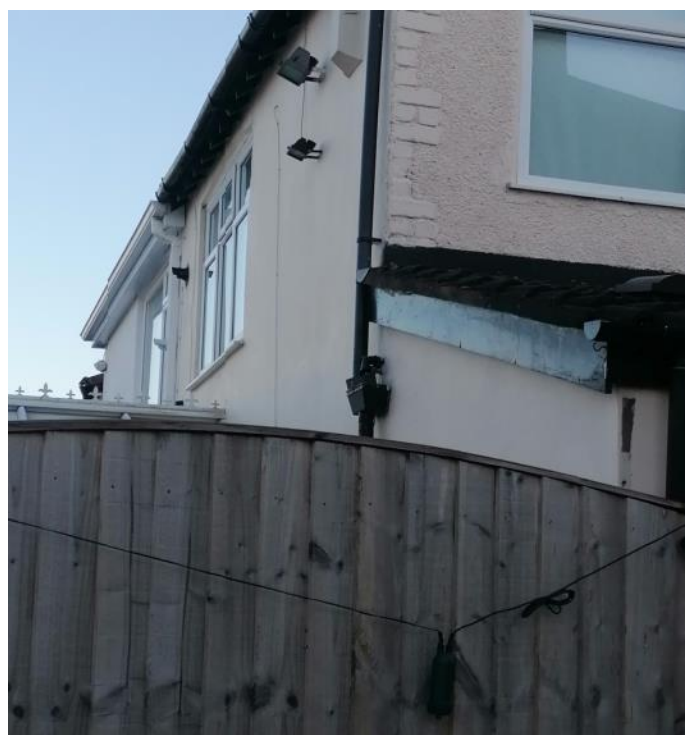
None.

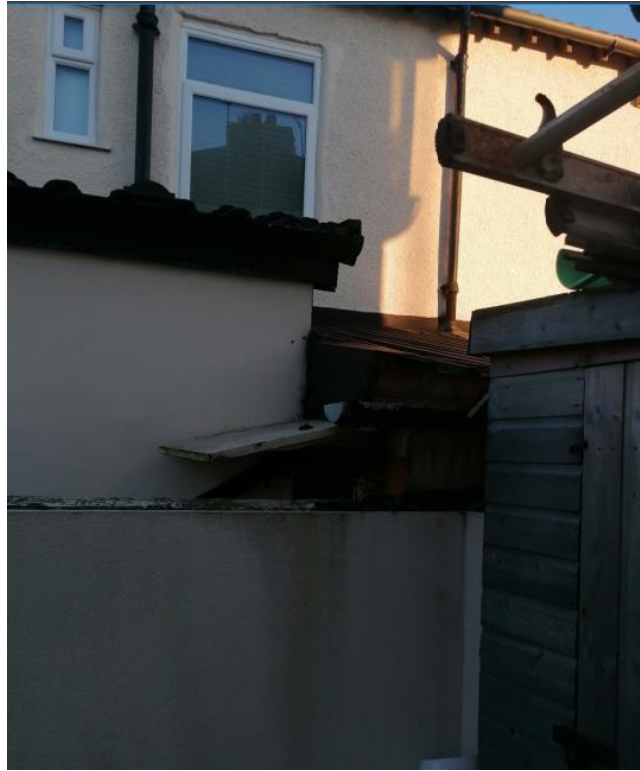
Appendix 1 – Site Photographs





Properties to the Rear





Side Elevation No. 18



Facing Swanside Avenue out of Site



Site Frontage