

<u>APPLICATION NO:</u>	24/00114/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	6 Ashfield Way, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 6 Ashfield Way, Roby and is situated within an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a detached dwelling and is brick facing on its front, side and rear elevations, together with white UPVC openings and grey, flat, interlocking roof tiles.

The property is located adjacent the head of a cul-de-sac, and the front elevation is South/South-West facing. The property benefits from a built-in garage and a lightweight shed to the rear garden. The application site is encircled by other residential properties and tree line coverage further to the East and West of the site. The garden has an approximate depth of 9.5m.

The application site is identified as a former waste tipping site.

Proposal

The application seeks permission for the erection of a single storey rear extension. The proposed development would project 3.5m and would have a width of 8.69m. This would be served by a mono-pitched roof which would measure at a height of 2.79m at the eaves and 3.93m at the highest point. The proposed rear elevation would feature large fenestration and 3 rooflights.

Consultations

Environmental Health – No objections received, on the basis that the suggested condition is applied.

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

No relevant planning history.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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 rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is brick facing, with white UPVC openings and tiled roof. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property and would have a pitched roof.

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 existing rear garden area spans a depth of 9.5m and the proposal would have a projection of 3.5m and would leave approximately 6m. Given that a surplus of 50% of the rear garden area would remain usable it would be considered that the proposal would not result in a cramped appearance.

Therefore, the extension would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The proposal would be within the parameters outlined and would therefore in principle be acceptable and not considered to have any significant impact on residential amenities.

5 Ashfield Way

No.5 is the adjacent detached dwelling and is located to the West of the application site. No.5 is set further back by approximately 5m and fronts one of the two turn-heads in the cul-de-sac. The property benefits from a single storey side and rear

extension.

The proposed development would be within the prescribed parameters of the Householder Development SPD and would not surpass the rear elevation of no.5.

Overall, it is considered that the proposed development would not cause any detrimental harm to the amenities or privacy on the occupants of no.5.

No other residential properties in the locality are considered to suffer any adverse harm to their amenities or privacy as a result of the proposal.

Highways

The proposed development is to be sited at the rear and would not be considered to effect on existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised by the application property or would cause any adverse impact on highway safety.

Gas Protection Measures

The property is located on a former landfill which was investigated and monitored under planning approval 09/00056/OUT. As part of the planning permission, earthworks were undertaken, and remediation measures were put into place to ensure that the site is suitable for residential end use.

Environmental Health have suggested a Condition to satisfy any concerns and subsequently, have no objections.

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.

- 4) Prior to the commencement of development hereby permitted an implementation plan shall be submitted to and approved in writing by the Local Planning Authority , setting out details in respect to the following matters:
- A) Gas/vapour protection membrane;
- i. What specific gas/vapour membrane will be used? The membrane specification must be at least equal to that already installed under the property.
 - ii. How will it be installed and specifically how will the new membrane be integrated with the existing gas protection measures.
 - iii. The name of the competent persons / company installing the membrane?
 - iv. How the installation of the membrane will be validated?
- B) Cover system
- i. How material excavated for the foundations and other earthworks from beneath the existing garden/patio and/or beneath the high visibility membrane will be removed and disposed of offsite and will not impact the clean cover system in place at this property.
- C) Water suppression shall be used, as required, to ensure there are no dust emissions from the excavated materials whilst being moved or being stored on site.

The agreed implementation plan must be carried out by competent person and the gas protection measures installed in accordance with the approved scheme.

Reason: In the interests of safety, to prevent pollution of the water environment and to comply with Saved Policy ENV5 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04.03.2024	002	-	PROPOSED PLANS AND ELEVATIONS
04.03.2024	003	-	SITE LOCATION PLAN

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

K Foster

Date:

29 April 2024

Informatives

- 1 In relation to the gas membrane BS8585:2007 has been superseded with BS 8485:2015 +A1:2019.
- 2 Based on the information available to the Local Planning Authority and the previous remediation undertaken at this site, in relation to contaminated land, there is the potential that some contamination may exist below the hard standing of the patio area and beneath 600mm within the garden. The responsibility to properly address contaminated land issues lies with the owner/developer of the site, irrespective of any involvement by this Authority. The applicant/developer is requested to contact the Council's Environmental Protection Unit (Tel: 0151 443 4712) as soon as is practicable should contamination be encountered during the development of the site.

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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