

<u>APPLICATION NO:</u>	24/00310/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	11 St Aidans Grove, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION AND THE ERECTION OF AN OUTBUILDING IN THE REAR GARDEN TO FORM GARDEN STORE AND PLAY AREA.		

Site Description

The application site is on St Aidan's Grove and is a corner plot, with St Aidan's Grove to the front of the house and turning the corner past the side of the property. The property is a modern semi-detached two storey house with a lean-to structure erected onto the gable elevation of the house. There is a wooden shed erected in the rear corner of the rear garden.

Proposal

The proposal is to erect a single storey extension on the rear of the house, and to dismantle the existing timber shed and to erect a brick outbuilding in the location of the shed.

The rear extension would have a width of 4.9m (practically the width of the house other than a narrow strip adjacent the party boundary) and a depth of 4m. The extension would have a flat roof attaining a height of 2.7m with a central lantern rooflight.

The outbuilding would be 6m wide by 4m deep with two sets of French doors and comprise a store and play area. The outbuilding would have a flat roof attaining a height of 2.75m.

The outbuilding would be 2.5m to the rear of the rear elevation of the proposed extension and would be set approximately 0.5m from the party boundary with both 12 St Aidan's Grove, the adjoining house, and with 10 St Aidan's Grove, the property to the rear with the house on that plot set at an approximate right angle to the application house. The outbuilding would be sited in the corner of the rear garden and on the site of the (smaller) existing shed.

Consultations

Knowsley Parish Council - No comments received.

Representations

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

Planning History

95/00386/APP - ERECTION OF 190 NO. 2 STOREY DWELLINGS AND CONSTRUCTION OF NEW ACCESS ROAD. Granted: 26.07.1996.

23/02062/CLD - CERTIFICATE OF LAWFUL DEVELOPMENT FOR THE ERECTION OF SINGLE STOREY REAR EXTENSION AND DETACHED OUTBUILDING. Refused: 29.01.2024.

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

CS2 - Development Principles

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

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

The proposal is for an extension to a house and an outbuilding in the rear garden of a house in a residential area and is acceptable in principle.

Design and Visual Amenity Considerations

The design of the extension is satisfactory and similar can be found on the rear of other houses in the borough and nationally. The outbuilding is satisfactory in design. With the proposals being single storey and flat roofed the proposals would not impact on the outlook of the adjoining property to a significant degree. The property to the rear has no windows on the gable and the outlook of that property would not be affected. The proposals would not be significantly detrimental to the visual amenity of the neighbouring properties or the wider area.

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Highways Considerations

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

There is a drive at the rear of the rear garden. With the outbuilding erected there would be space for one car to park there. There is also a drive to the front of the porch which although small is useable, as evidenced on Google Street View. As such two parking spaces would be able to park at the property in line with Council standards, and the proposal would not have an unacceptable impact on the highway.

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The proposed extension and outbuilding to a house in a residential area raises no residential amenity concerns. The proposals would not give rise to loss of privacy or cause overlooking, and the extension and outbuilding are relatively modest in height and do not raise overshadowing concerns.

The application complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Conclusion

The proposals are satisfactory design and would have acceptable impacts on visual and residential amenities whilst would not give rise to unacceptable impacts on highway safety. The application complies with planning policies and is recommended for approval.

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 walls of the extension and outbuilding 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 Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
12/06/2024	-	-	SITE LOCATION PLAN
12/06/2024	11/STA/06/23/04	-	PROPOSED FIRST FLOOR PLAN
12/06/2024	11/STA/06/23/013	-	PROPOSED REAR ELEVATION
12/06/2024	11/STA/06/23/015	-	PROPOSED GARDEN STORE ELEVATIONS
12/06/2024	11/STA/06/23/037	-	PROPOSED GABLE ELEVATION
12/06/2024	11/STA/06/23/056	-	PROPOSED GROUND FLOOR PLAN - SITE LAYOUT

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: K Foster

Date: 16 September 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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