

<u>APPLICATION NO:</u>	24/00088/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	
<u>LOCATION:</u>	3 York Way, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF FRONT PORCH AND BAY WINDOW EXTENSION		

Site Description

The application site is located at 3 York Way, Huyton and is sited within an area allocated as a Primarily Residential Area in the Development Plan. The application property is a mid-terrace dwelling which sit in a uniform line, with the exception of one half of the building row stepped marginally forward (to both front and rear elevations.) The property is predominantly brick facing on its front and rear elevations, along with white UPVC openings and brown, interlocking roof tiles.

The front garden area is surfaced with gravel stones and block slab paving and is bounded by a brick boundary wall at around 1m in height. The existing front elevation is approximately 7.1m away from the bridleway / footpath of York Way which leads to York Road. The property is orientated to the South-West and faces the gable wall of the end-terraced dwelling opposite. Further to the South-West is open green space, otherwise the site is bounded by other residential dwellings and vehicle parking.

Proposal

The application seeks permission for the erection of a single storey front extension, in the form of a porch, together with a front bay window extension on the ground floor.

Both front projections would have a depth of 1.25m forward from the existing front elevation, the porch would have a width of 2.2m and the bay window would have a width of 3.08m. Both would be served by a mono-pitched canopy roof, which would measure 2.2m at the eaves and 3.15m at the tallest point.

Consultations

None Required.

Representations

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

Planning History

No recorded 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out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

Design

The existing dwelling is brick facing, with white UPVC openings and tiled roofing. The proposed development would be constructed with and include materials that are in-keeping with and match the materials on the original dwelling.

The applicant confirmed via email that K-render for the exterior facing would be used for all visible brickwork, both existing and proposed. The external would be black and then white on the openings and internal. White cladding would be installed above proposed bay window. Overall, the design would be considered to be harmonious as the existing dwelling and proposed section would appear cohesive and the cladding ensures that it responds positively to the street scene.

The proposed development would also include a pitched canopy roof.

The Householder Development SPD states that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that due to the sufficient degree of set-back from the highway and the scale of the front projection, that the proposed development would be acceptable.

The proposed front projection of the proposal would be deemed acceptable as they retain the character of the residential area, take account of the of the front building line and feature appropriate roof designs that are in accord with the Householder Development SPD. There would be a slight departure from the uniform building line, however, given that it is considered that the proposed development would present a sympathetic alteration, which would not have an adverse impact on the street scene or character as a whole and that the scale, form and mass of the proposal would be suitable, it would be considered acceptable.

The Householder Development SPD states (6.8) that the proportions of windows and openings are also important and that windows should follow the precedent of the design. Given that the bay window would feature a window slightly wider than the existing, however, given that it would still harmonise with the original front elevation and precedent of the dwelling. It would not be unacceptable to allow a slightly wider window and would not significantly detract from the design of the original dwelling.

It is considered the proposal would not harm the overall character of the area. The proposed development would be in accord with the guidance outlined in the Householder Development SPD and Saved Policy H8.

Residential Amenity

2 York Way

No.2 is the adjoining dwelling situated to the North-West from the application site. The front and rear elevations of No.2 sit parallel to the application property.

The proposed development is considered to have an appropriate scale and would not project beyond the furthest projection of the front elevation. The proposal is of a small-scale and would not affect the privacy or amenities.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of No.2.

4 York Way

No.4 is the adjacent dwelling that is stepped marginally behind the application site. The front and rear elevations of No.4 sit parallel to the application property.

The proposed development is considered to have an appropriate scale and would not project beyond the furthest projection of the front elevation. The proposal is of a small-scale and would not affect the privacy or amenities.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of No.4.

Highways

The proposed development would be a small-scale front extension and would not impact on parking conditions available to the property. No adverse harm would be considered to occur as a result of the proposed development.

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
21/02/2024	-	-	LOCATION PLAN
07/03/2024	-	REV A	PROPOSED FLOOR PLANS AND ELEVATIONS
23/04/2024	-	-	EMAIL - CLARAFICATION ON EXTERNAL FACING MATERIALS

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **8 May 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

- 1 The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024.