

<u>APPLICATION NO:</u>	24/00519/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	58 Jeffereys Drive, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY EXTENSION TO SIDE INCORPORATING BAY WINDOW TO FRONT, FRONT PORCH AND CANOPY OVER BAY WINDOW AND PORCH (DEMOLITION OF EXISTING SINGLE STOREY UTILITY / W.C TO SIDE).		

KNOWSLEY LOCAL PLAN POLICIES MAP ALLOCATION: Primarily Residential Area

Site Description

The application relates to a two-storey semi-detached dwelling located at the junction of Jeffreys Crescent and Windsor Road, Huyton. The site is located at a crossroads where Windsor Road intersects Jeffreys Drive. The principal elevation faces onto Windsor Road and the gable elevation faces onto Jeffreys Drive. Due to its corner positioning, the host property is separated from the street by a highway grassed area.

The host dwelling benefits from amenity space to the side and rear which is part hard surfaced and part grassed. The dwelling is set behind a low-level brick wall to the front. A small, grassed area is laid out to the front. Timber fencing above a low-level wall is located along the side boundary with Jeffreys Drive. Gated pedestrian and vehicular access points are taken off Jeffreys Drive leading to a driveway.

The host property is adjoined to No. 15 Windsor Road and the site shares its rear boundary with a detached garage and the side boundary of No. 56 Jeffreys Drive.

Proposal

The application seeks consent for the erection of a two-storey extension to the side which would incorporate a bay window to the ground floor front elevation together with a new entrance porch on the existing front elevation with a canopy extending over the bay window within the 2-storey extension.

The extension would provide accommodation comprising of a new front entrance porch, lounge, utility room and WC with dining room at ground floor. The first floor would provide a fourth bedroom with an en-suite bathroom.

It is proposed to demolish an existing single storey side extension which accommodates a W.C and utility room.

Consultations

None.

Representations

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

Planning History

None relevant.

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

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS7 - Transport Networks

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

The Joint Merseyside and Halton Waste Local Plan 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Householder Development SPD (2016)

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

Principle of Development

The application for the extension of an existing dwelling in a residential area is acceptable in principle subject to compliance with relevant planning policies and guidance.

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.

Amenity Space

The property occupies a corner plot and has an enclosed private garden both to the side and to the rear. The extension would leave adequate room about the dwelling to maintain adequate private amenity space.

Parking Provision

The host property is currently served by off-street parking at the front of the dwelling accessed off Jeffreys Drive, providing parking for one vehicle. The existing parking provision would be unaffected by the construction of the extension; however, the proposal would see an uplift in the number of bedrooms increasing from three bedrooms to four. The application proposes the provision of 2 no. parking spaces. Parking provision is discussed in more detail in the highways section below.

Waste Storage (Bins)

The Householder SPD advises 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.

There is currently an access gate to the side of the dwelling which allows access to the side / rear, however it is noted that the level of the paved area at the side is set higher than the site frontage with a 'step up' into the enclosed amenity space. It is observed that the waste bins are currently stored on the site frontage. It is

considered that the provision of a bin store would not be appropriate in this instance as the development would not impact on an existing situation.

Design

Two-Storey Side Extension

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 in instances of there being a staggered or irregular arrangement of dwellings.

The proposed 2-storey extension would project 3.2 metres from the gable of the host dwelling and would be 8.34 m in depth. It would not extend forward of the host dwelling, the front bay window would be in line with the existing front elevation, and it would not extend beyond the rear elevation.

The 2-storey-extension would not be set back from the immediately adjoining part of the main front wall of the original dwelling at first floor, however, the property is characterised by a ground and first floor bay section which extends out from the front elevation by 650mm. In addition, the host dwelling occupies a corner plot and the proposed extension would be set between approx. 3 – 7 m off the side boundary. As such it is not considered that the proposal would create a terracing effect and would not conflict with SPD guidance.

The SPD also states that two storey side extensions should avoid blank gables. The proposal would see a ground floor dining room window that would overlook the side garden area. This would be set behind the existing wall and fence and would not be highly visible from outside of the site. There are no windows proposed at first floor level. However, given the set back from the street it is considered that, in this instance, the lack of windows at first floor level would not have a significant impact on visual amenity to warrant reason for refusal of planning permission based solely on this matter.

Turning to siting in relation to the adjacent neighbouring properties, 56 Jeffreys Drive, this property is set off the rear boundary with the host property and the Householder SPD advises that a two-storey extension should be sited in excess of 12 m from neighbours facing the gable.

The proposed extension would be sited between approx. 7.65 m and 9.55 m from the side elevation of No. 56. The neighbouring property has several windows within the gable, including an obscure glazed window ground floor window that appears to serve a kitchen and a small window likely to serve the hallway (set behind an existing garage). There are two first floor windows; one of which serves a landing; and the other an obscure glazed window serving a bathroom. A first floor en-suite window would be located within the rear of the 2-storey extension.

No. 17a Windsor Road is located on the opposite corner with the junction of Jeffreys Drive and Windsor Road, there is approx. 11.5 between the side boundary of this property and the application site. The proposal would therefore exceed the interface guidance set out in the SPD.

Having regard to the siting of the extension and the juxtaposition of the neighbouring dwellings, it is considered that the two-storey element would not result in an overbearing effect or cause unacceptable loss of light or privacy for these neighbours.

Roof Design

The Householder SPD advises that when considering the roof of an extension, the main dwelling and similar nearby dwellings should be a guide. The roof design would echo that of the host dwelling and would be set at approx. 150mm lower than the ridge of the host dwelling and is considered to be of acceptable design.

Corner Plot

The Householder SPD stresses that particular attention should be paid to the design of extensions on corner plots...*Extensions should not be sited so close to the boundary that they would adversely impact on the street scene.*

The application site holds a prominent position at the crossroads with Jeffreys Drive and Windsor Road and the host dwelling is set at a slightly elevated position from the street. The extension would be set off the side boundary by between 3 - 7 m. The proposed development would not impinge on established building lines on either street frontage.

Sufficient distance would be retained to the side boundary to preserve the character of the surrounding area and the extension would not be sited so close to the boundary that it would adversely impact on the street scene.

Front Extension

The Householder Development SPD states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area.

The ground floor of the extension would incorporate a bay window that would be in line with the bay window on the front elevation of the host dwelling. A mono-pitched roof which would slope up to the first floor would form a canopy over the proposed porch and bay window in the extension. The design is acceptable and there are numerous examples of other porches and canopies to the front of neighbouring properties in the vicinity, including the attached property.

Scale

The Householder SPD states that in all cases, irrespective of the distance remaining to the side boundary, the extension should be appropriate in scale to the dwelling. The 2-storey extension would project 3.2 metres from the gable of the host dwelling; the host dwelling measures 6.05 m in width.

Whilst the extension to the side would exceed half the width of the existing dwelling, having regard to the space around the property to the side, the proposed development would not appear overly dominant and the overall scale and design is considered acceptable in this instance.

Fenestration

The Householder SPD advises that the way in which openings are designed within extensions is a key consideration. The proposed openings are considered to be of acceptable design.

Materials

The existing dwelling is constructed in part painted pebbledash to the front and side and part pebbledash with a section of brickwork to the rear; white UPVC windows; and red tiled roof. The application indicates that materials would match that as existing and this could be secured by condition if planning permission is granted.

Streetscene

Generally, the appearance would harmonise with the original property and as such, the proposed extension would not harm the character and appearance of the host property or the area and is considered acceptable.

Overall, the proposed development would be of an acceptable design, it would not harm the character and appearance of the host property or the street scene and would be in accordance with Core Strategy Policies CS2 and CS19 and Saved UDP Policies H5 and H8 together with the Householder Development SPD.

Highways Considerations

The Householder SPD notes that circumstances vary, depending on the existing level of parking provision and the particular environmental and highway conditions in the locality. In most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. 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. Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow, for example in areas with wider access roads and plots. Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.

The host dwelling is currently a 3-bedroomed property and the proposed development would result in an uplift in bedrooms to four. Existing parking takes the form of a driveway which can accommodate 1 no. vehicle. Parking standards of the *Ensuring a Choice of Travel SPD* indicate that, in this location, a dwelling with four or more bedrooms should provide a maximum of three off street parking spaces. These are, however, maximum standards.

Two parking spaces are proposed which would see the driveway extended into an existing grassed area. This would result in an additional parking space to take account of the additional bedroom. Having regard to the above, the development would not result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents.

In conclusion, the proposed development would comply with the NPPF, saved Policies H5 and H8 of the UDP; Policies CS2, CS7 and CS19 of the Core Strategy; the *Ensuring a Choice of Travel SPD* and the Householder Development SPD.

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.

15 Windsor Road

This dwelling is the attached semi-detached dwelling. The two-storey extension would be sited on the gable and would not extend forward of or beyond the rear of the host dwelling and as such would have not impact on this property.

The ground floor porch and canopy would be sited 3.9m at its nearest point to common boundary with No. 15 beyond the existing ground floor bay window. This part of the development would not have detrimental impacts on the neighbour.

56 Jeffreys Drive

This property is located adjacent to the rear boundary of the application site. Impacts of the proposed 2-storey extension have been discussed above in this report.

In relation to the first floor en-suite window, to ensure that there is no overlooking or loss of privacy to this neighbour it is proposed to secure that obscure glazing and high level opening is applied and this could be secured by condition if planning permission is granted.

17a Windsor Road

This property is located on the opposite corner of Jeffreys Drive and Wilton Road. Impacts on this property have been discussed above. It is not considered that there would be detrimental impacts on this property.

1 Jeffreys Crescent (Opposite)

The nearest property located opposite the application site is sited in excess of 39 m from the host property. Given this interface the proposed development would not harm the residential amenities of this property.

Conclusion

The proposal is acceptable in terms of design, impact on Highway safety and residential amenity. 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) 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 Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

- 4) The window serving the first floor en-suite bathroom in the rear elevation of the two-storey side extension hereby permitted shall be glazed in obscure glass to a level equivalent to Pilkington Level 3 or above (or nearest equivalent standard) and shall be non-opening up to a minimum height of 1.7 m above the internal floor level of the room in which it is installed. The window shall be retained as such thereafter.

Reason: To safeguard against overlooking and loss of privacy of neighbouring properties in the interests of the amenity of the occupiers of neighbouring properties and to comply with the National Planning Policy Framework, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

- 5) The development hereby permitted shall not be occupied until the parking area shown on the Proposed Site Location Plan Dwg. No. 04 Rev. A received 8 October 2024 has been provided.

The hard surface shall be made of porous materials, or provision made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwellinghouse.

That area shall thereafter be kept available at all times for the parking of vehicles.

Reason: To ensure adequate off-street parking is provided in the interests of highway safety and to comply with the National Planning Policy Framework, Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, the Householder Development SPD (2016).and the Ensuring a Choice of Travel SPD (2010).

- 6) The boundary treatment to secure the site between the two-storey extension and the side boundary of the application site shall match that of the existing boundary fencing.

Reason: In the interests of visual and residential amenity and having regard to the National Planning Policy Framework, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016 saved policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006; Policy WM 9 of the Joint Waste Local Plan (2013) and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/10/2024	00	-	LOCATION PLAN
08/10/2024	04	REV A	PROPOSED SITE PLAN
08/10/2024	05	REV A	PROPOSED GROUND FLOOR PLAN
08/10/2024	06	REV A	PROPOSED FIRST FLOOR PLAN
08/10/2024	07	REV A	PROPOSED ELEVATIONS

Signed Case Officer¹: M Wishart

Signed Authorising Officer²: K Foster

Date: 5 December 2024

Informatives

None.

Contd...

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

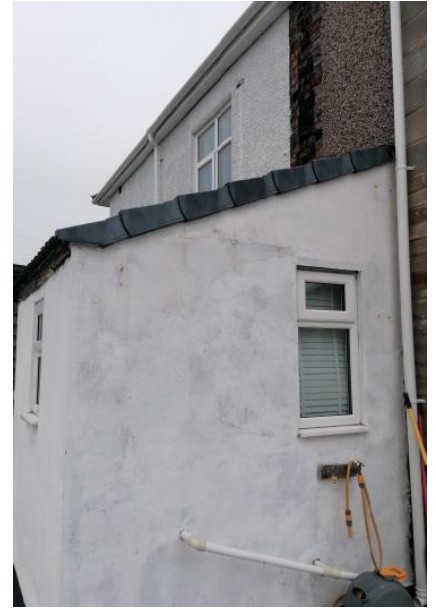
Appendix 1 – Site Photographs



Site Frontage



Towards 39 Jeffreys Drive and 17a Windsor Road



Side Garden / Existing side Extension



Gable No. 56 Jeffreys Drive



Boundary with No. 15 Windsor Road