

<u>APPLICATION NO:</u>	23/00179/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	24 Longmeadow Road, Knowsley Village, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION		

Site Description

The application site is located at 24 Longmeadow Road, Knowsley Village and is located in an area that 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, along with white UPVC openings and grey, flat, interlocking rooftiles.

The application property benefits from a rear extension.

The front elevation and access door to the dwelling is set-in from the public highway by approximately 10.5m.

Proposal

The application seeks permission for the erection of a single storey front, side and rear extension.

The proposed development would see the set-back section of the front elevation extended out by 2m to create a proposed front elevation that sits flush. The width of the extended front elevation would measure at 9.25m and would have a cumulative front elevation width of 13.5m.

The proposed side extension would project out by 4.25m, which would result in the new side elevation that would measure cumulatively at 13.55m. The rear elevation of the proposed side extension would feature a section that would protrude 0.74m beyond the prominent and existing rear elevation of the dwelling and would measure at a width of 2.79m.

The proposed development would be served by a dual pitched roof and would tie into the existing roof, which would measure at a height of 2.65m at the eaves and the highest section of the roof would measure at a height of 5.25m.

The rear elevation of the proposed development would also feature patio doors and would be served by a small, pitched porch roof. This roof would measure 2.53m at the eaves and 3.40m at the highest point.

The proposed development would retain the existing rear extension and see the demolition of the existing garage.

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Consultations

Knowsley Parish Council - No Comments Received

Representations

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

Planning History

APP. NO: 74/02017/HIST
PROPOSAL: KITCHEN EXTENSION
DECISION: GRANTED
DECISION DATE: 12 October 1976

APP. NO: 74/04392/HIST
PROPOSAL: PROPOSED SELF CONTAINED FLAT ABOVE EXISTING BUNGALOW
DECISION: REFUSED
DECISION DATE: 27 September 1979

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

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
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

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials which are keeping with those found at the application property and would be served by pitched roofs. The two dual-pitched roofs that would be employed would have differing scales to one another, but it is considered given where they are sited and what they would serve, that these are appropriate and respond positively to the dwelling and the character of the local area.

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.

It is considered that the proposed front projections of the proposal are acceptable as they retain the character of the residential area and feature appropriate roof designs that are in accord with the Householder Development SPD and do not cause any detrimental visual harm to the street scene. Additionally, there is account of the front building line, and the proposed development is not considered to significantly project the front building line of the street scene. There would also be an approximate distance of 8.7m between the proposed front elevation and the public highway.

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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 in the case of a detached dwelling, with a substantial degree of set-back from the highway and the scale of the front projection, that the proposed development would be acceptable.

It is considered that the front projection of the proposed development would be in accord with the design guidance of the Householder Development SPD and would accord with Saved Policy H8.

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces. The Householder Development also states that any forward projection (which for the determination of the application is considered relevant in conjunction with the front extending element of the proposal) would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting. It is considered the proposal would not harm the overall character of the area or appear significantly incongruous in the context of the street scene. The proposal is in accordance with the guidance outlined in the Householder Development SPD for the single storey side extensions and is in accord Saved Policy H8.

The Householder Development SPD states that 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. It also states that for two storey rear extensions of up to 3 metres will normally be acceptable.

Overall, the proposed development is considered to be of acceptable design and would be in accordance with the Householder Development SPD and Saved Policy H8.

Amenity

22 Longmeadow Road

No.22 is the adjacent, detached dwelling and is sited to the West of the application site. The front building line of no.22 is set back by approximately 2.8m in contrast to the application site whilst the rear building lines of both properties sit in line with one another. The front elevation of no.22 is to accommodate the meander in the highway. No.22 benefits from a rear conservatory. There is also sufficient boundary treatment between no.22 and the application property in the form of timber fencing in the rear garden and brick wall boundary treatment to the front garden.

The proposed development would bring the side elevation of the application property out with an approximate distance of 2.55m between the two properties side elevations as a result of the proposed development.

There are two windows on the gable wall of no.22, one small and one medium size. These two windows as existing face the brick party boundary wall between the two properties, which screens the existing garage and gable wall of the application property. The proposed side extension would come closer to the boundary treatment between the two properties; however, it is not considered that this would have a materially significant impact on the amenities and privacy of the occupants of no.22. The two windows on the gable wall may face a reduction in

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light, but this would not be considered to be to an unacceptable degree given the scale of the proposal. In addition, it is not considered that the outlook from the existing to proposed from these windows would be significantly different.

The front and rear elevations of no.22 serve the same rooms as the two windows on the side elevation and therefore, it is considered that the proposal would not result in an unacceptable loss or obstruction of light. The proposed development is also in accordance with the guidance outlined in the Householder Development SPD in regard to the front and rear projections and this would not cause any issues concerning overlooking or privacy.

As a result, 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.22.

26 Longmeadow Road

No.26 is the adjacent, detached dwelling and is sited to the East of the application site. The front and rear building lines sit roughly in line with the application sites. No.26 benefits from a single storey side and rear extension. There is also sufficient boundary treatment between the two properties in the form of timber fencing.

The proposal would largely not be considered to impact on the occupants of no.26 as only the front and rear sections of the proposal projects beyond the existing building line of the application site. The proposed side extension is not readily visible to no.26. The proposed front extension does not project any further than the most prominent and forward projecting section of the front elevation and therefore, it is not considered that it would cause a detrimentally impact on the amenities of no.26. The proposed rear projection is also in accord with the Householder Development SPDs parameters in regard to projection and would also be screened by the existing rear extension of the application property and the boundary treatment.

As a result, 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.75.

Highways

The application site features parking in front of the property in the form of hardstanding which can accommodate up to 3 vehicles. The proposed development would still leave accessible, a large amount of hardstanding which would be able to accommodate 3 vehicles. The proposed development would be in accord with the Householder Development SPD and would not cause any detrimental impact to the highway.

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
27/03/2023	PK001	-	EXISTING PLANS AND ELEVATIONS
23/03/2023	PK002	-	LOCATION PLAN AND PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

24 May 2023

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

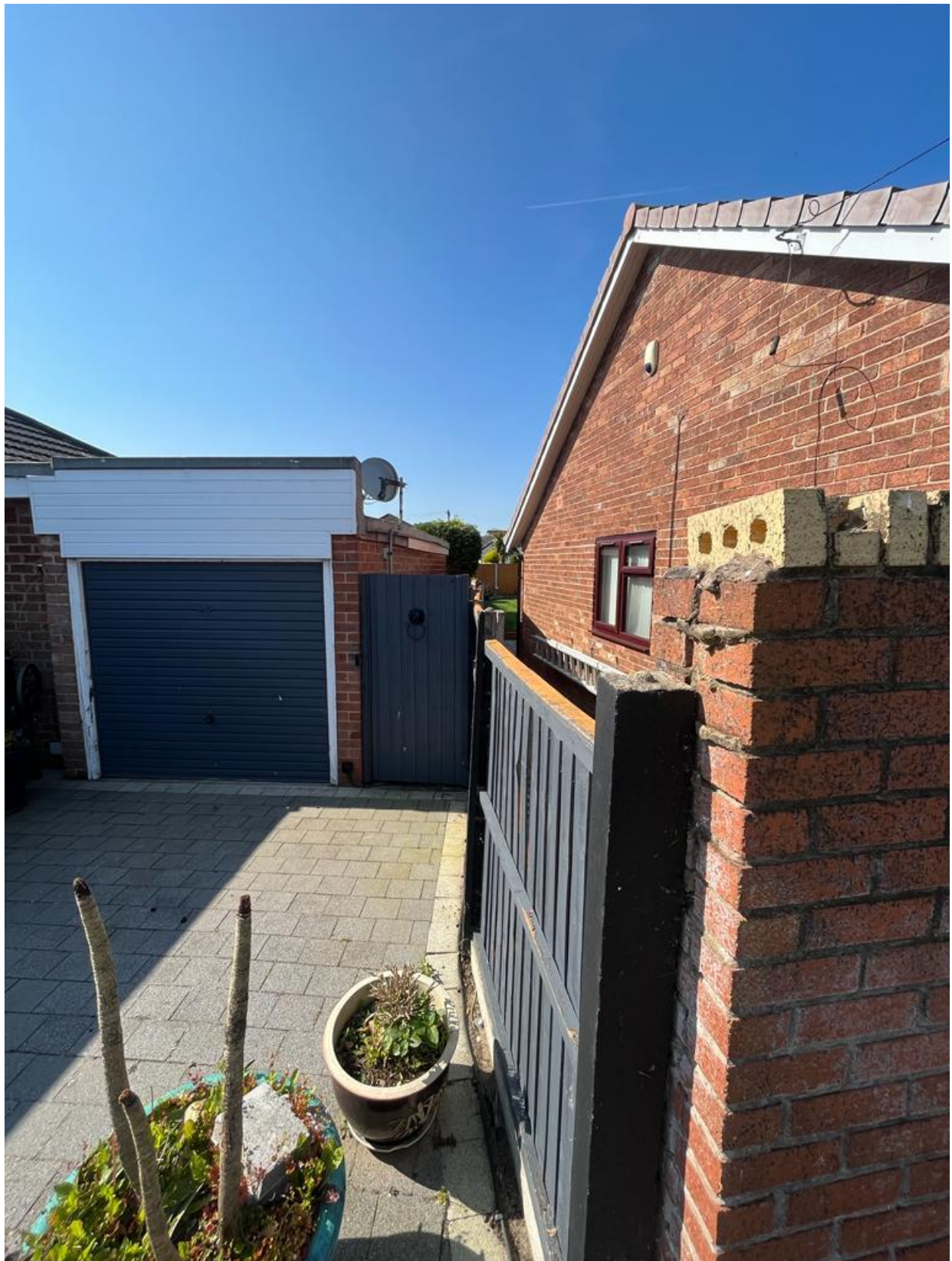
² I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

Informatives

1. It is an offence to drive over a footway without dropped kerbs and it is also an offence to carry out any works within the public highway without the permission of the Highway Authority. Only the Highway Authority or a contractor approved by the Highway Authority can carry out works within the adopted highway. The applicant should contact the Council's Maintenance Contractor Tarmac on Knowsley.highways@tarmac.com should they be minded to extend their dropped kerb to improve access

Appendix 1 – Site Photographs





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