

<u>APPLICATION NO:</u>	22/00552/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	
<u>LOCATION:</u>	10 Rydal Avenue, Prescot, Knowsley, L34 2SS		
<u>PROPOSAL:</u>	DEMOLITION OF CONSERVATORY, ERECTION OF A FIRST FLOOR SIDE EXTENSION, SINGLE STOREY REAR EXTENSION AND CONVERSION OF GARAGE TO HABITABLE ROOM		

Site Description

The application property is a semi-detached dwelling located in a Primarily Residential Area. It is brick facing with white UPVC windows and doors. The property is served by a hipped hip and has been previously extended in the form of a garage to the side and conservatory to the rear

The property benefits from hardstanding to provide parking for one vehicle.

Proposal

The application seeks permission for the erection of a single storey rear extension, together with first floor extension and conversion of existing garage to a habitable room.

The single storey rear extension would project 2.6m in depth from the existing rear elevation and span a width of 8.7m. One window and bi-folding doors would be located at the rear elevation. It would accommodate a pitched roof measuring 2.3m at the eaves and 3.6m at its highest point.

The first-floor extension would be set back from the principal elevation by 1m. It would span 2.6m in width and a depth of 7m. As originally submitted the application sought provision for a hip-to-gable extension. The applicant is now seeking to extend the existing hip roof which would measure 4.9m at the eaves and 6.5m at its highest point.

The existing garage door will be replaced by a part brick wall and window.

The proposals would provide new open plan kitchen and living area, utility, WC and living room/storage space at ground floor level. To the first floor two additional bedrooms are proposed.

Consultations

Highways – No objection subject to condition.

Representations

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

representations have been received.

Planning History

The application property is subject to a number of planning applications. These include:

- 00/00177/FUL – Erection of conservatory to rear of dwelling. Granted 16th June 2000.
- 74/05463/FUL – Garage utility room and bedroom above. Granted 16th July 1980
- Erection of garage and utility room with bedroom above. Granted 25th September 1986.

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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The application site is located within a Primarily Residential Area identified 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 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.

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Design

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 to neighbours and avoid the creation of a terracing effect. The proposed development provides a set back at first floor level and therefore avoids the creation of a terracing effect in compliance with the SPD.

The SPD also advises that rooflines should echo that of the original dwelling house. As originally submitted, the applicant sought provision for a hip-to-gable conversion above the two storey side extension. This was considered out of keeping with the street scene which typically comprise of hipped roofs. The Local Planning Authority has worked positively with the applicant who has submitted plans which accommodate an extended hip roof. This amendment will ensure the character of the street scene is maintained.

With regards to rear extensions the SPD advises that these should be designed to avoid causing overshadowing, loss of outlook or loss of privacy or appear unduly dominate to neighbours. The single storey extension would accommodate a pitch roof and extend 2.6m.

The proposed garage conversion appears to be sympathetic to the host property and would use matching materials. As such, it would not look out place within the streetscene.

The proposed development would be faced in materials to match the existing dwelling and responds positively to the wider character of the local area. It is not considered that the proposal would therefore be detrimental to the character of the street scene and is therefore considered acceptable with regards to design.

Residential Amenity

No. 12 Rydal Avenue

No. 12 is the adjoining semi-detached property. It has not been previously extended. The Householder Development SPD advises that extensions up to 4m will be considered acceptable. The proposed development extends 2.6m and is well within the parameters of the SPD. Furthermore, the existing conservatory extends a greater depth than the proposed extension. As such, it is not considered that the occupiers of no.12 will be adversely affected by the proposed development.

No. 8 Rydal Avenue

No. 8 is the neighbouring semi-detached dwelling. It has been extended at the side in the form of a lean-to extension which connects to the existing garage at the application property. The proposed side extension would bring the property to the common law boundary with no.8. No. 8 has 1 window at first floor level which serves the landing. As such, it is not a habitable room and would not adversely affect the living conditions of the property occupiers. Similar to no. 12 above, the rear extension would only project 2.6m from the existing rear elevation and therefore it is not considered that adverse effects to residential amenity would occur as a result of the proposed development.

Highways

The proposals seek to introduce additional bedrooms which will require additional car parking space. The additional parking facilities has been demonstrated on the plans submitted as part of the application which demonstrates space for two vehicles within the curtilage of the property.

Whilst the Local Planning Authority would normally seek provision for 3no. car parking spaces this is a maximum standard and the provision of an additional space than what is currently in situ is considered acceptable and no adverse effects to highways safety would occur.

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 will 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) No part of the accommodation consented hereby shall be occupied until the parking provision shown on areas indicated on Drawing 03 Rev D has been provided to the satisfaction of the Local Planning Authority. The parking provision shall be hard surfaced, and shall not drain onto the highway.

Reason: In the interests of highway and pedestrian safety and to comply with Policy CS7 of the Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06.12.2022	06	REV A	LOCATION PLAN AND BLOCK PLAN
19.01.2023	03	REV D	REVISED PARKING PLAN
26.01.2023	05	REV B	PROPOSED ELEVATIONS SIDE
26.01.2023	02	REV C	DEMOLITION PLAN
10.02.2023	03	REV E	PROPOSED FLOOR PLANS
15.02.2023	04	REG G	PROPOSED ELEVATIONS FRONT AND REAR

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **Mark Quinn**

Date: **21/02/2023**

INFORMATIVE

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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COAL AUTHORITY

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

Appendix 1 – Site Photographs



