

<u>APPLICATION NO:</u>	22/00648/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	106 Rupert Road, Roby, Knowsley, L36 9TQ		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION		

Site Description

The application property is situated on a residential street within a Primarily Residential Area. The application property is semi-detached and finished in pebble dash render to its front, side and rear elevation and has two bay windows. It has white UPVC windows and white UPVC porch with pitched roof.

The property includes a large front garden with hardstanding capable of providing parking provision for 3 vehicles in a linear fashion.

Proposal

The application seeks permission for the erection of a two-storey side extension together with the erection of a single storey rear extension following the demolition of the existing outbuilding located at the rear.

The proposed two storey side extension would project 2.4m in width from the side elevation and span a depth of 8.9m parallel to the existing rear elevation. The hip roof would be extended sitting below the existing ridge and measures 5.1m at the eaves and 7.7m at its highest point.

The single storey rear extension would project 4.35m in depth and span a width of 8.24m. It would include a pitched roof incorporating 3 Velux windows and measures 2.7m at the eaves and 3.5m at its highest point.

The proposals would provide a new open plan kitchen and living area, utility and storeroom at ground floor level. To the first floor, an additional bedroom and en-suite bathroom is proposed.

Consultations

Highways – No objection to the proposed development.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

No relevant planning history associated with the site.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 site is identified as land located within a Primarily Residential Area. As such, the extension to a domestic 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 policy 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 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

Design

The Householder Development SPD is a material consideration for the purposes of this planning application. It advises 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 be designed to avoid the creation of a terracing effect. It advises that a minimum 1m space should be preserved between the party boundary to the side of the property, or the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The front elevation of the property comprises of two large bay windows together with the existing porch and provides the dominate building façade of the property for much of the property's front elevation. Whilst the proposal would set back .4m from the adjoining wall it relates to, the bay windows provide an additional .6m and the development would therefore be set back 1m from this aspect and would be akin to the setback currently provided by the neighbouring property at no.8. Accordingly, the first-floor aspect of the side extension would be set back by 1m from the most forward-facing bay windows and would therefore not look out of place within the street scene nor create a terracing effect and is acceptable in terms of design.

In addition, the SPD advises that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to neighbours and should not appear unduly dominate. The rear extension would be served by 1 glazed bi-folding door to its rear elevation and would not result in an over dominate addition to the host property. The proposed rear extension is considered acceptable in scale to the application property and sufficient private amenity space would be retained and is considered acceptable in terms of design.

Overall, the proposed development would be faced in materials to match the existing features found at the property and would not appear as incongruous additions from the street scene. The proposed development is considered acceptable in terms of design.

Residential Amenity

No. 108 Rupert Road

No. 108 is the neighbouring property. It has been extended in a similar fashion to that as proposed in the form of a two-storey side and single storey rear extension. No. 80's side elevation is blank facing and there would be no issues regarding residential amenity relating to the construction of the two-storey side extension.

Regarding the single storey rear extension, the Householder Development SPD advises that the development proposals up to 4m in depth will be acceptable. Development beyond 4m will only be acceptable if it does not breach the 45-degree rule.

The proposed development projects a depth of 4.35m and the 45-degree rule must be

considered. However, no. 108 benefits from a single storey rear extension measuring 3m in depth and the proposed development would only project 1.35m beyond its rear elevation. As such, it is not considered that the proposed development would result in adverse effects to residential amenity in relation to this property.

No. 104 Rupert Road

No. 104 is the adjoining semi-detached property. As the side extension is located on the far side of the application property, the only relevant aspect of the development proposals in relation to this property is the single storey rear extension.

No. 104 benefits from a rear extension in the form of a conservatory. It is of masonry construction at the party boundary and has an angled window facing the applicant's property. The property boundary consists of a low-lying fence running the length of the rear garden.

The proposed extension would project roughly 1m beyond the rear elevation of the conservatory. Whilst some outward view from the conservatory would be affected, the property would still benefit from sufficient outlook to the rear and side elevation of the conservatory. It is not considered that this application will adversely affect the residential amenity associated with this property.

Highways

The application proposals would not result in adverse effects to public highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
09.11.2022	22-007-001	REV A	LOCPLAN
07.11.2022	22-007-101	REV A	PROPOSED FLOOR PLANS
07.11.2022	22-007-201	REV A	PROPOSED ELEVATIONS

Signed Case Officer: **John Fleming**

Signed Authorising Officer: **Alan Kilroe**

Date: **22 December 2022**

Appendix 1 – Site Photographs



