

<u>APPLICATION NO:</u>	24/00604/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	63 Gladstone Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION AND FIRST FLOOR SIDE AND REAR EXTENSION		

Site Description

The application relates to a two-storey, semi-detached, dwelling at no.63 Gladstone Avenue, which has an existing single storey side garage/extension. The application site is located within a Primarily Residential Area, as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposal seeks to erect a two-storey side and rear extension which will wraparound the original dwelling, with the existing garage to be retained. It would project 2.75m from the original side wall, with a total depth of 10.7m at ground floor and 10m at first floor. The proposal will have a total width of 5.25m to the rear, where a set back of 0.7m will be provided to the rear elevation at first floor. A matching hipped roof is proposed, which would be set lower than the main roof and would measure 7.7m to the ridge. To the front elevation, a window is proposed at first floor, with the side elevation to include a first floor, obscure glazed window. To the rear, two windows and a set of patio doors will be featured. The proposed development will be finished in red brick to the side and grey render to the front and rear, with matching grey Marley interlocking roof tiles and uPVC windows and doors.

Consultations

None required.

Representations

This application has been publicised by letters sent to 9no. neighbours. There have been 2no. letters of objection, 2no. letters of support and 1no. letter of comment.

The objections raised are on the following grounds: -

- Concern regarding the proposed window to the side elevation and impact upon overlooking/loss of privacy and additional light pollution;
- Query regarding the need for the proposed side elevation window;
- Request for side window to be obscure glazed to highest level and top opening only.

The representation for support of the proposal are summarised as follows;

- The proposal will fit in with the surrounding area and reflects existing neighbouring developments;
- No terracing impact will occur and will offer increased level of privacy;
- The extra space provided will support a family;
- The proposed works will be finished to a high standard;
- No loss of light will occur from the proposal;

- The proposed side window is to be frosted.

The letter of comment received is summarised as follows:

- Query regarding how far the proposal will extend into the rear garden as there is concern about how close it will be to rear neighbouring property.

Planning History

17/00072/PDE - Erection of single storey extension to rear of garage maximum depth from original rear wall: 3.7 metres (garage built prior to 1948 so classed as part of original dwelling) maximum height: 3.9 metres height of eaves: 2.5 metres. Prior approval not required, 02 Mar 2017.

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 UDP, 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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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

The main considerations for this application are:

- Compliance with Householder Development SPD;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Waste Management.

Compliance with Householder Development SPD

Proposed Two Storey Side Extension

The proposed extension would extend up to the shared side boundary and would be set back 0.9m from the front elevation at first floor. It, therefore, fails to meet the 1m minimum space guidance. However, the breach in guidance by 0.1m is not deemed to be significant enough to warrant a refusal. Moreover, the application dwelling is distanced over 12m away from the nearest dwelling to the south and would not result in a terracing effect. A relaxation of the 1m requirement can therefore be applied in these specific circumstances. The proposed roof will also be set lower than the main ridgeline and a matching hipped roof is proposed. Whilst a window is proposed to the side elevation, this will serve a non-habitable room and is proposed to be obscure glazed. The proposal would therefore accord with the guidelines under Part 7.2 of the Householder Development SPD.

Rear Extensions

The proposed extension would project 3.7m from the original rear wall at ground floor and would comply with the 4m threshold for single storey rear extensions. However, the proposal would project 3.8m at first floor which would exceed the 3m threshold for two storey rear extensions. Nonetheless, when taking a 45-degree line from the mid-point of no.61 Gladstone Avenue's nearest window, the proposal would not intersect this line. The proposal would also be set in over 1m from the shared boundary line with no.61 and would be over 7m away from the rear boundary line. A matching hipped roof is also proposed. The proposal would therefore accord with the guidelines under Part 7.4 of the Householder Development SPD.

Neighbouring Amenity

Objections have been received raising concern regarding the proposed window to the side elevation and the impact upon overlooking/loss of privacy and additional light pollution. A query was also made regarding the need for this window, with a request for it to be obscure glazed to highest level and top opening only.

No.61 Gladstone Avenue

No.61 is the adjoining neighbour to the north. The proposed two storey side element will not be highly visible to no.61 and would have negligible impact upon this neighbour. With regards to the two-storey rear element, it would be suitably distanced by 3.6m from the shared side boundary, with no openings proposed to the side elevation facing this neighbour. The proposed rear extensions would also comply with the 45-degree rule, as detailed within the Householder Development SPD and would therefore, have an acceptable projection to avoid any harmful impacts in terms of loss of light, privacy and outlooks.

No.9, no.10 and no.11 Edenhurst Avenue

No.9, no.10 and no.11 are the neighbouring dwellings located to the south. The proposal includes the installation of a first-floor window which would be highly visible to these neighbours. However, this window is to be obscure glazed and would serve

a non-habitable room of an en-suite. A planning condition will also be attached to ensure its obscure glazing, with the proposed new window not considered to have any greater significant impact in terms of light pollution or overlooking, than the existing first floor side windows of the application property. In terms of outlooks, whilst these neighbour's rear elevations will face towards an increased massing because of the proposal, it would be distanced over 12m away from no.9, no.10 and no.11's rear elevations, where their rear gardens would provide separation. The proposal also features a hipped roof, which allows for the massing of the proposal to be reduced and for a degree of light to pass through to these neighbour's garden areas. The proposal's impact in terms of loss of outlooks and sunlight is therefore deemed acceptable.

No.36 Ewart Road

No.36 is the adjacent neighbour to the rear. The proposal will feature 2no. new windows and a patio door which will face towards no.36. However, these will be distanced over 20m away from the shared rear boundary. The application property's existing outbuildings and the rear boundary treatment will also provide some screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new openings are also not considered to have any greater, significant impact than the existing rear elevation openings.

No.68 Gladstone Avenue

No.68 is the opposing neighbour to the front of the site. The proposed two storey rear element will not be highly visible to no.61 and would have negligible impact upon this neighbour. However, the proposed two storey side element includes a new window to the front elevation at first floor which would face towards this neighbour. Though, a sufficient distance of over 25m would be provided between the proposed window and no.68's front elevation. It is also not considered that the proposed window would have any, greater significant impact than the existing front elevation openings. Therefore, any impact in terms of direct overlooking or loss of privacy will be limited.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

Whilst the proposed extensions will have a large massing when seen from the side elevation, it would have an overall ridge height set lower than the main ridgeline, a matching hipped roof, as well as a setback at first floor to the rear, which all ensures that it will appear as a subordinate addition. The proposal would also not project any further than the rear elevation of the existing single storey side extension, nor would it go beyond the main front elevation. Given the sufficient separation distances with the neighbouring dwellings to the south, the proposal is not deemed to result in a terracing impact. There are also several dwellings within the area which feature side and rear extensions. The proposal would therefore appear in keeping with these existing developments. The materials of brick and grey render to the walls, matching roof tiles and uPVC openings will also appear in keeping with the character of the area, which uses various materials. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would result in the application property becoming a 4no. bedroom dwelling. 3no. off-street parking spaces are therefore required, as specified within

Appendix A of the Ensuring a Choice of Travel SPD. The existing garage and hard surfacing to the front will be retained and provides off-street parking for a total of 2no. vehicles. This would not achieve the parking standards. Nonetheless, the application site is sustainably located close to nearby bus stops. The applicant could also increase their off-street parking provision through increasing the hard surfaced areas to the front of their site, which can be achieved under permitted development rights if using permeable surfacing. On-street parking is also possible along Gladstone Avenue, should additional parking be required. It is therefore considered that, on balance, the proposal would have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

No gap is available to the side of the dwelling. However, this is an existing situation due to the attached garage and so the waste and recycling bins are currently stored to the front of the dwelling, where these waste storage arrangements will remain the same. The proposal is therefore deemed to be acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Conclusion

The principle of the proposal is considered acceptable and would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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) No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.

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) Prior to the extension hereby approved being first brought into use, the new window serving the en-suite in the first floor of the south facing side elevation of the extension (facing no.9, no.10 and no.11 Edenhurst Avenue) shall be obscurely glazed to a minimum of level 5 (where 1 is the lowest and 5 the greatest level of obscurity) and shall be non-opening unless the parts of the window which can be opened are more than 1.7 metres above the floor level

of the room in which the window is installed. The duly installed window shall be retained as such thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
08/11/2024	PP-13548152v1		Location Plan
10/02/2025	1b		Two Storey Extension at Side and Rear and Single Storey Extension at the Rear

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **11 February 2025**

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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