

<u>APPLICATION NO:</u>	23/00297/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	1 Blacklow Brow, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION, REPLACEMENT OF FLAT ROOF WITH GABLE ROOF TO REAR ELEVATION AND NEW ROOF LIGHT TO REAR ELEVATION		

Site Description

The application site is located at 1 Blacklow Brow, Huyton, and is located in an area allocated as a Primarily Residential Area in the Development Plan. The property is a detached dwelling and is rendered facing on its front, side and rear elevations. Along with grey UPVC openings and brown, flat, interlocking rooftiles.

The application site is situated on a corner plot. The principal elevation of the dwelling contains only windows with no front access door. Instead, access to the dwelling is located on the West facing gable wall of the property. The front elevation and the driveway front a junction that adjoins a large roundabout.

The site is enclosed by vegetation to the side and rear of the boundary and along the highway of Archway Road and a low boundary fence to the front of the curtilage.

Proposal

The application seeks permission for the erection of a single storey side and rear extension, together with the replacement of flat roof with gable roof to rear elevation and a new roof light to rear elevation.

The proposed side and rear extension would have a total projection of 3.06m from the East facing gable wall. 1.06m of the existing rear elevation will be demolished so there would be a further projection of 2m from the existing rear elevation. There would be a total projection of 2m from the West facing gable wall but again 2m of the existing rear elevation would be demolished so there would be a total projection of 2m from the existing projection.

The proposed rear elevation would have a total width of 7.11m. This would also feature bi folding doors and a new access door. As well as the existing rear window blocked up to allow for the proposed pitched roof. The proposed rear extension would be served by two dual pitched roofs, one is the existing and one would be an additional roof and the proposed would match the elevations of the existing and would measure 2.61m at the eaves and 3.52m at the highest point.

The proposal also includes a pitched gable roof to serve the second storey, which would replace the dilapidated flat roof. The highest part of the proposed roof would measure 1.24m. This would have a total height of 6.21m from ground level.

Consultations

None Required

Representations

This application has been publicised by letters sent to 9 neighbours. No representations have been received.

Planning History

APP. NO: 18/00661/FUL
PROPOSAL: USE OF EXISTING ANNEXE BUILDING AS SEPARATE DWELLING TOGETHER WITH ERECTION OF SINGLE STOREY EXTENSIONS TO SIDE AND REAR, AND ASSOCIATED DEVELOPMENT

DECISION: GRANTED
DECISION DATE: 30 May 2019

APP. NO: 18/00050/PREAPP
PROPOSAL: PRIVATE AND CONFIDENTIAL

PRE-APPLICATION MEETING TO DISCUSS USE OF EXISTING DETACHED SINGLE STOREY ANCILLARY RESIDENTIAL BUILDING (GRANTED UNDER 06/00992/FUL) AS A SEPERATE DWELLING

DECISION: ADVICE
DECISION DATE: 3 October 2018

APP. NO: 06/00992/FUL
PROPOSAL: EXTENSION OF, AND CONVERSION OF, SINGLE STOREY DETACHED GARAGE TO PROVIDE ANCILLARY RESIDENTIAL ACCOMODATION.

DECISION: GRANTED
DECISION DATE: 25 January 2007

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 Householder Development SPD states that single storey 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.

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 provide sufficient parking spaces.

The existing dwelling is rendered facing, with UPVC openings and a tiled roof. The proposed development would also be rendered facing and include materials which

are keeping in with those found at the application property and would be served by pitched roofs.

The proposal to change from flat roofs to pitched roofs is considered an improvement in design terms. This is due to the condition of the existing roof being dilapidated and therefore a new roof would be an improvement. In addition, the Householder Development SPD states that extensions of dwellings should usually be served by a pitched roof and given that the proposed pitched roof would serve a two-storey rear extension, which is particularly prominent from the highway of Archway Road to motorists and pedestrians, this would be considered a stark improvement in design and more aligned with the guidance outlined.

The proposed development would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The Householder Development SPD also states that particular attention should be paid to the design of extensions on corner plots. This is because they can encroach over the building line on either highway frontage and therefore be particularly prominent in the street scene. It also states that sufficient distance should be trained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene.

The proposed development would come within 1.18m of the curtilage of the dwelling. The householder Development SPD also states that single storey extensions on corner plots should normally be set-in 2m from the side boundary and not exceed half the width of the existing dwelling.

The proposed development is for a rear extension which is not readily visible from the front and side elevations or Blacklow Brow. The most prominent view would be from the highway of Archway Road. Given that the Householder Development SPD states that the presence of existing substantial hedging or fencing / walls would be taken into account in assessing whether a relaxation to the above guidelines can be made and that the proposal is for a single storey extension, it would be appropriate to allow a relaxation of the guidance on this occasion. The Householder Development SPD permits reduced distances on the condition that the site is well screened and so the extension would not have a significant effect on the street scene. There is substantial vegetation that screen the site and would soften the proposed development.

The proposed development would also be in excess of less than half the width of the existing dwelling, however, it is a modest projection from the existing elevations of the dwelling and given the scale and mass of the proposed and the nature of a single storey rear extension, effectively screened by vegetation and having a modest increase in the projection, it is not considered to have a materially significant impact on the street scene and character of the local residential area.

The proposed development would be an appropriate and subordinate addition to the dwelling and would not appear unduly dominant and would maintain the existing dog-leg set-in from the side boundary and would therefore not appear to significantly encroach over the building line. In addition, the Householder Development SPD states that reduced distances can be accepted on a condition that open corner plots are not a feature of the local area.

Therefore, on this occasion, it would be acceptable to relax the guidance on corner plots for the purpose of this application given the above reasons.

The proposed skylight to the rear elevation of the dwelling would not be considered to have an adverse impact on the amenities or privacy of the dwelling or those nearby and would therefore be considered acceptable.

3 Blacklow Brow

No.3 is the adjacent dwelling and is a semi-detached property. The front building line is set in line with that of the application property and the rear building line of no.3 is set further past the rear elevations of the application property by approximately 2.7m. The two gable walls of the properties face each other.

The gable wall of no.3 contains 6 windows, 3 on the ground floor and 3 on the first-floor. The three ground floor gable windows are constructed with frosted glass and therefore, not considered to suffer any detrimentally adverse impacts. The proposed development may cause a slight reduction in light, given the change from a flat to a pitched roof but this impact will not be significant.

The proposed rear extension would not surpass the rear elevation of no.3. and would be in accord with the parameters of the Householder Development SPD.

There is also sufficient boundary treatment between the two properties in the form of a 1.8m timber fence.

Overall, the proposed development is considered to be in accord with the Householder Development SPD and would not be considered to cause any unacceptable harm to the amenities or privacy of no.3.

No other neighbouring dwellings are considered to result in any significant harm to their amenity or privacy as a result of the proposed development.

Highways

The application is for an extension from the rear elevations of the dwelling and the introduction of a pitched roof to the rear. Subsequently, the proposed development is not considered to impact on any existing parking provisions utilised by the property. The proposal is not considered to cause any adverse impact to the highways. Therefore, the proposed development would be in accord with the Householder Development SPD and would be considered acceptable.

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
11/04/2023	039-01	-	LOCATION PLAN
11/04/2023	039-04	-	PROPOSED FLOOR AND ROOF PLAN
11/04/2023	039-06	-	PROPOSED SITE PLAN
11/04/2023	039-05	-	PROPOSED ELEVATIONS
11/04/2023	039-03	-	EXISTING ELEVATIONS
11/04/2023	039-02	-	EXISTING FLOOR AND ROOF PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 9 June 2023

Appendix 1 – Site Photographs

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











