

<u>APPLICATION NO:</u>	21/00924/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	2A Shop Road, Knowsley Village, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH INSTALLATION OF ROOF LIGHTS TO EXISTING DWELLING HOUSE		

Site Description

The site is a detached two storey dwelling of modern construction. The site is located within the Knowsley Village Conservation Area. The building sits within the plot that was previously the garden of 2 Shop Road. The building is of traditional style brick with modern timber double glazed sash windows and reclaimed slate and has previously been extended.

Proposal

The proposal is for a two-storey extension to the west side of the house, extending close to the western boundary of the property. The extension would be 10.8m deep, the maximum depth of the existing house, and 2.3m high. The extension would have a pitched roof tied into the roof of the existing main roof and of the same ridge height. The front and rear rooms at first floor level would extend above the slope of the roof and have pitched roofs above, the same as the existing front rooms at first floor level of the existing dwelling. The roof would be infilled between the slope of the existing roof and the chimney, where at the moment the roof flops down this would be taken through to tie in with the extension roof. There would be an obscure glazed landing window on the side (west) elevation of the extension). In addition, two rooflights are proposed to the east elevation of the front projecting part of the existing dwelling above the front entrance (which is adjacent the right angle of the L-shaped house).

Consultations

Conservation & Design Officer - No objections.
Knowsley Parish Council - No comments received.

Representations

This application has been publicised by letters sent to 30 neighbours. It has also been advertised by Site Notice and a Press Notice. One letter has been received advising of the passing away of a resident of one of the properties notified.

Planning History

08/00402/FUL - Erection of 1No. Dwelling with associated parking and construction of new vehicular access – Granted: 12.03.2009.

08/0402/NMA - Non-material amendment to the above application for the addition of

bracing to the chimney – Granted: 13.06.2012.

18/00456/FUL - Erection of two storey side extension - Granted: 10.09.2018

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

CS2 - Development Principles
CS19 - Design Quality and Accessibility in New Development
CS20 - Managing the Borough's Historic Environment

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

H5 - Development within Primarily Residential Areas
H8 - Extensions and Alterations to Residential Properties
DQ5 - Development in Conservation Areas

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 application site is identified as land for primarily residential development and also falls within the Knowsley Village Conservation Area. The proposal is for a domestic conversion and therefore the proposal is acceptable in principle, subject to

compliance with local planning policy and guidance.

Design and Impact on the Conservation Area

Policy CS19 requires new development of this kind to respond to and integrate positively with the characteristics of the immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment; and to integrate effectively with existing development and link to existing shopping and service provision. Saved Policy H5 states proposals should not adversely affect the character of street scene of the area. Policies CS20 (Core Strategy) and DQ5 (UDP) go on further to say that new development within or close to a Conservation Area must preserve or enhance the character or appearance of the Area.

Section 72 of the Planning (Listed Building and Conservation Areas) Act 1990, and Chapter 16 of the NPPF and have also been considered.

Section 72(1) of the Act states that 'with respect to any buildings or other land in a conservation area,' 'special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area'.

Paragraph 194 of the NPPF states that in determining applications, local planning authorities should require an applicant to describe the significance of any heritage assets affected, including any contribution made by their setting. The level of detail should be proportionate to the assets' importance and no more than is sufficient to understand the potential impact of the proposal on their significance.

Having regard to the above, the proposed development as revised has been designed sympathetically to the existing building with the main ridgeline retained, similar windows and window housing, and other design considerations characteristic of the existing dwelling. The extension upper floors would be visible travelling up Shop Road from Knowsley lane. The originally proposed roof would have been anomalous in the street scene and the revised roof of the proposed extension is a significant improvement in terms of impact on the character and appearance of both the extension and the conservation area. The proposed extension is considered sympathetic and would not over-dominate the existing appearance of the conservation area and would not be detrimental to the visual amenity of the area.

Turning next to the addition of the roof lights within the roof slope, given these would be on the eastern elevation above the entrance door they would not be readily visible from within the conservation area except when travelling down Shop Road towards Knowsley Lane. As such it is considered that they would result in limited harm, particularly if they were conditioned such that "conservation" rooflights were installed.

Given the above, it is considered that the design of the proposed development would have an acceptable impact on both the streetscene and the host building. The proposal is therefore considered to 'preserve' the Conservation Area and would cause 'less than substantial harm' to the heritage asset, i.e., Knowsley Village Conservation Area. The proposal would not be detrimental to the visual amenity of the neighbouring properties or the general area.

The proposed development is therefore compliant with Policies CS2, CS19 and CS20 of the Core Strategy and Saved Policies H5, H8 and DQ5 of the UDP together with the Householder Development SPD.

Residential Amenity Considerations

The proposed extension would be located on the west gable elevation of the house, and the proposal would have little more impact on the dwelling to the rear, 656 Knowsley Lane, which faces westwards, than the existing dwelling. Cedar Court is the neighbouring property on the east side of the property and therefore is on the opposite side of the house from the proposed extension, whilst there is a sports facility opposite the application site. The proposal would not impact therefore the residential amenities of neighbouring properties or the area in general including privacy.

As such the proposal complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP together with the Householder Development SPD.

Highways Considerations

The dwelling is a four bedroomed house, and the proposal would lead to an small extra bedroom (3.6m x 1.9m) and an extension to an existing bedroom. There is hardstanding within the site suitable for the parking of three cars. Council parking standards state that for four or more bedrooms houses should have three spaces and as such the proposal does not require any additional parking to be provided.

The proposal therefore is in compliance with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposed development is considered to preserve the character and appearance of the conservation area and would not have a detrimental impact on the visual or residential amenity of neighbouring properties or the area in general. The application complies with relevant planning policies and is therefore recommended for approval.

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 exterior facing materials to be used on all walls, roofs, windows and doors shall match those used on the existing building in terms of colour, texture, profile and where applicable coursing details.

Reason: To preserve the character and appearance of the Knowsley Village Conservation Area and to comply with Policies CS2, CS19 and CS20 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5, H8 and DQ5 of the Knowsley Replacement Unitary Development Plan adopted in June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/12/2021	U35-(10)0001	-	Location plan
26/05/2023	U35-ABWA-Z1-ZZ-DR-A-(20)0100	P06	Proposed and Existing GAs.

Signed Case Officer¹: **Lee Osborne** _____

Signed Authorising Officer²: **Alan Kilroe** _____

Date: **17 July 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

