

<u>APPLICATION NO:</u>	23/00652/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	69 Twig Lane, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION		

Site Description

The application relates to a semi-detached dwelling and associated curtilage located on the eastern side of Twig Lane, Huyton. The property is flanked by other residential dwellings to either side. St. Aloysius Club is located to the rear of the application site and Jubilee Park on the opposite side of Twig Lane.

The host dwelling has previously been extended in the form of a part two-storey and part single storey extension to the side/ rear. The property benefits from a large rear garden with a large, detached storage building and hard standing to the front which can accommodate parking for a minimum of 3 no, cars.

Proposal

The application seeks consent for the erection of a single storey extension to the rear of the dwelling. The extension would span across the rear of the dwelling along with the existing two-storey side extension and it would subsume an existing ground floor kitchen extension.

The extension would project 3.75 m from the main rear elevation of the original dwelling and would be 8.7 m wide. It would have a mono-pitched roof attaining a maximum height of 3.81m. The proposed extension would provide open plan kitchen and dining area accommodation.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 3 neighbours. It has also been advertised by Site Notice. No representations have been received.

Planning History

APP. NO:	74/07679/HIST (K/APP/7436)
PROPOSAL:	GARAGE AND INTEGRAL STORAGE AREA
DECISION:	Granted
DECISION DATE:	23 June 1983

APP. NO:	97/00682/APP
PROPOSAL:	ERECTION OF TWO STOREY EXTENSION TO SIDE OF DWELLING TO FORM GARAGE, UTILITY ROOM AND

KITCHEN EXTENSION TO GROUND FLOOR WITH 1 NO. BEDROOM AND BEDROOM EXTENSION ABOVE

DECISION: Granted
DECISION DATE: 11 March 1998

APP. NO: 98/00179/APP
PROPOSAL: ERECTION OF TWO-STOREY SIDE EXTENSION (PERMITTED UNDER REF: APP/07/00682 WITHOUT COMPLIANCE WITH CONDITION 4 TP ALLOW THE SUBSTITUTION OF RENDER FOR PEBBLEDASH ON THE REAR AND FRONT ELEVATIONS AND FACING BRICKS FOR PEBBLEDASH ON THE GABLE

DECISION: Granted
DECISION DATE: 19 June 1998

APP. NO: 17/00182/PDE
PROPOSAL: ERECTION OF REAR EXTENSION
 MAXIMUM DEPTH FROM ORIGINAL REAR WALL: 3.75 METRES
 MAXIMUM HEIGHT: 3.8 METRES
 HEIGHT OF EAVES: 2.25 METRES

DECISION: Prior Approval not Required
DECISION DATE: 11 April 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 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.

National Planning Policy Framework

KNOWSLEY LOCAL PLAN: CORE STRATEGY

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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

H5 - Development within Primarily Residential Areas

H8 - Extensions and Alterations to Residential Properties

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

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

Layout and Design

The Householder Development SPD forms a material consideration for the purposes of determining this planning application. It advises that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to neighbours.

The proposed extension would be located to the rear of the dwelling. The development includes a mono-pitched roof design incorporating 2 no. rooflights. It would have folding doors and a top-hung window within the rear elevation with no windows in either of the side elevations. The extension would be faced in render, have white uPVC windows and grey roof tiles to match that of the application property.

The development would be in keeping with the host dwelling and therefore acceptable in terms of design.

Residential Amenity

No. 71 Twig Lane

The host property is attached to No. 71 and that property has an existing extension to the rear which is located adjacent to the common boundary. The proposed extension would extend 3.75 m from the rear of the host dwelling and approximately 0.76 m beyond the rear of the neighbour's extension.

The Householder SPD 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 neighbour has an extension adjacent to the boundary and the extension would fall within acceptable limitations.

The proposed development would not unduly harm the amenity of the neighbouring property.

No. 67 Twig Lane

The adjacent dwelling is sited a driveway width off the common boundary with the

host dwelling. That property currently has a ground floor outrigger kitchen extension to the rear. Planning permission has recently been granted (Ref: 23/00159/FUL) to extend that property with a development which involves the erection of a two storey side extension together with the erection of a front porch, single storey rear extension and rear dormer. That extension would be set approximately 750 mm off the common boundary with the host dwelling. There would be no windows at ground level beyond the rear elevation on the neighbour's extension which would face the common boundary.

The proposed extension to the rear of the application property would not exceed the 4m set out in the SPD. It is considered that the proposed development would not cause detrimental harm to the amenities of the occupants of No.67 and would be in accordance with the Householder Development SPD.

Highway Considerations

The proposed development would not affect the existing parking provision and would not result in the need for additional parking provision to serve the development. The site is served by adequate parking and no adverse effects to highway safety would occur as a result of the development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highway safety. The proposal complies with the NPPF, relevant Core Strategy and Replacement UDP policies and guidance set out in the Householder Development SPD and is therefore recommended for approval subject to conditions.

Recommendation

That planning permission be granted subject to the following conditions:

- 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 the National Planning Policy Framework. (2021), Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
14/07/2023	(PL) 201	-	PROPOSED REAR ELEVATION
26/05/2023	(PL) 001	-	PROPOSED SITE PLAN
03/05/2023	-	-	LOCATION PLAN
03/05/2023	(PL) 100	-	PROPOSED GROUND FLOOR
03/05/2023	(PL) 201	-	PROPOSED SIDE ELEVATIONS

Signed Case Officer¹: M Wishart

**Signed Authorising
Officer²:** K Foster

Date: 18 July 2023

Informatives

None.

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

Appendix 1 Site Photographs

