

<u>APPLICATION NO:</u>	23/00999/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	291 Knowsley Lane, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION		

Site Description

The application site is located at 291 Knowsley Lane, Huyton and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is brick facing on its front, side and rear elevations, along with white UPVC openings and a grey, interlocking, flat tiled roof.

The application site fronts a highway and is partitioned from the M57 by a rural strip of land. Behind the building line of the application property is ongoing construction.

The application property features a large section of hard-standing and is enclosed by a low, brick boundary front wall. Currently, to the side of the dwelling, is an access gate and a tall, brick wall that screens the rear garden.

Proposal

The application seeks permission for the erection of a single storey front, side and rear extension. This would all be an adjoined wraparound addition to the dwelling.

The proposed front extension would feature a porch, which would project out by 1.34m and would have a width of 3.87m. This would feature a front access door and a window.

The proposed side extension would project out by 3.5m and would have a length of 9.13m. The front projection of this proposal would project beyond the existing front elevation of the dwelling and would sit flush with the proposed porch. The front elevation of the proposed side extension would feature a new garage door and the proposed side elevation would feature an access door and window.

The proposed front and side extensions would be served by two adjoined pitched roofs that would wrap round that and tie in at the corner. The eaves of this roof would measure at 2.89m and the highest part would measure 3.91m.

The proposed rear extension would project out by 3.48m and would have a width of 11.13m. The rear elevation would feature patio doors and 4 skylights. This section would be served by a pitched roof from the rear elevation. The eaves of this roof would also be 2.89m and the highest part would measure at 3.91m.

The proposed development would see the demolition of the existing brick wall to the side of the dwelling and the removal of the access gate. The side of the property would feature a gate and fence to the rear garden once construction was complete.

Consultations

Knowsley Parish Council - No Comments Received.

Representations

This application has been publicised by letters sent to 2 neighbours. It has also been advertised by Site Notice. This was posted on 15.06.2023 and due to expire on 08.07.2023. No representations have been received.

Planning History

APP. NO: 03/00361/FUL
PROPOSAL: ERECTION OF 2.4M HIGH REPLACEMENT TIMBER AND STEEL FENCING
DECISION: GRANTED
DECISION DATE: 23 July 2003

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

The Householder Development SPD states that front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

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 ensure that they provide sufficient parking spaces.

The Householder Development SPD states that 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.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. However, during the implementation of the proposed development, the exterior of the dwelling would be changed from the existing brick facing to a rendered facing exterior on the proposed extension and the existing dwelling. Therefore, the proposed development would subsequently include materials that are in keeping with the existing dwelling. The proposed development would also feature pitched roofs.

The Householder Development SPD states that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that in the case of a semi-detached dwelling, with a substantial degree of set-back from the highway and the scale of the front projection, that the proposed development would be acceptable.

It is considered that the proposed front projections of the proposal are acceptable as

they retain the character of the residential area and feature appropriate roof designs that are in accord with the Householder Development SPD and do not cause any detrimental visual harm to the street scene.

Additionally, there is account of the front building line, and the proposed development is not considered to significantly project beyond the front building line of the street scene. Furthermore, the application site is one of the furthest set-in dwellings in the building line and would also retain an approximate distance of 5.6m between the proposed front elevation and the public highway.

The Householder Development SPD also states that any forward projection (which for the determination of the application is considered relevant in conjunction with the front elevation of the proposed side extension) would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting. It is considered the proposal would not harm the overall character of the area. The front projection of the proposed development would be in accord with the guidance outlined in the Householder Development SPD and Saved Policy H8.

The proposed side and rear extension would be considered to be in accord with the design guidance of the Householder Development SPD and Saved Policy H8 as the proposed rear extension would not exceed the 4m parameter outlined in the Householder Development SPD and the side extension would be constructed with matching materials and would feature a pitched roof.

Overall, the proposal is considered to be of acceptable design and would be in accordance with the Householder Development SPD and Saved Policy H8.

Residential Amenity

289 Knowsley Lane

No.289 is the paired, semi-detached dwelling of the application site. The front and rear elevations sit in line with the application site. The property benefits from a detached garage adjacent the gable wall.

The proposed front projections of the proposal are considered to be appropriate projections and do not protrude significantly far past the existing front building line of both properties. This would not be considered to cause any significant impact to the amenities of no.289.

The proposed side extension would not be readily visible to the occupants of no.289 as it would be erected to the gable wall of the application property and therefore, would not be considered to impact the amenities of no.289.

The proposed rear extension would not exceed the 4m parameter in the Householder Development SPD and would be in accord with the guidance. The eaves of the roof are less than 3m. Therefore, this projection would not be considered to cause significant harm to the.

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

As a result, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.289.

293 Knowsley Lane

No.293 is the adjacent, semi-detached dwelling, sited to the North/North-West from the application site. The front and rear building lines of no.293 sit generally in line with the application property. The two gable walls of the property's face one another at an approximate interface distance of 10.64m.

No.293 features 1 access door, and two windows on its gable wall, one small window is on the ground floor, which is sited close to the front elevation, obscurely glazed and is assumed to serve a bathroom. The other is a taller window located in the middle of the gable wall and would serve a staircase.

The proposed development would not be considered to result in any significantly harmful impacts to the amenities or privacy of no.293. The proposed front extension has an acceptable projection and would not be considered to result in any unacceptable obstruction or appear unduly dominant to the occupants of no.293.

The proposed side extension may result in a partial reduction in light, but this would not be to an unacceptable degree and would not detrimentally affect the amenities or privacy of the occupants of no.293. The proposed side extension would be erected approximately 1.9m away from the party boundary and the interface distance between the properties would be approximately 7.19m. The eaves of the roof would be less than 3m. Given the form and mass of the proposed side extension, it is not considered that it would have a significantly overbearing or adverse impact. The ground floor window is constructed with frosted glass and is assumed to serve a bathroom, which is not a habitable room and would therefore, not cause unacceptable harm or significant loss of light.

The existing gable wall of the application property features a window in the centre, which reflects the one in no.293. The submitted plans show that this window would be raised in height to be sited above the roof of the proposed side extension. This window would also be reduced in height, from 1.75m to 1.25m. At present, this window is sited 2.65m from ground level and would be elevated to 3.93m from ground level. Given that this window would retain the original interface distance that exists between the two properties currently, it is not considered to have a materially different impact on privacy or amenities and would not be considered to cause any unacceptable overlooking between the two properties.

The proposed rear extension would be within the parameters of the Householder Development SPD and would not be considered to be unduly dominant or overbearing.

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

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.293.

Highways

The application site features parking to the front of the property in the form of hardstanding which can accommodate up to 3 vehicles. The proposed development would still leave accessible, a large amount of hardstanding which would be able to accommodate 3 vehicles.

The proposed development would be in accord with the Householder Development SPD and would not cause any detrimental impact to the highway.

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

14/05/2023	01	-	EXISTING AND PROPOSED PLANS AND ELEVATIONS
14/05/2023	-	-	LOCATION PLAN

Signed Case Officer¹: Reece Black

Signed Authorising Officer²: K Foster

Date: 10 July 2023

Informatives

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

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











