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|-------------------------------|--------------------------------------------|-----------------------------|-------------|
| <b><u>APPLICATION NO:</u></b> | 24/00250/FUL                               | <b><u>CASE OFFICER:</u></b> | Reece Black |
| <b><u>WARD:</u></b>           | St Michael's                               | <b><u>PARISH:</u></b>       |             |
| <b><u>LOCATION:</u></b>       | 117 Brookwood Road, Huyton, Knowsley       |                             |             |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF A SINGLE STOREY SIDE EXTENSION |                             |             |

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### **Site Description**

The application site is located at 117 Brookwood Road, Huyton and is sited within an area which is designated as a Primarily Residential Area in the Development Plan. The application property is render facing on its front, side and rear elevations, along with white UPVC and dark red, interlocking roof tiles. As existing the entrance to the property is located on the side gable wall of the terraced row which faces Brookwood Road. There is a ramp to allow for wheelchair movement.

The property is an end-terraced dwelling on a corner plot. The site is located within a ring-design close, adjacent its vehicular access. There are other residential properties to all directions from the property. To the west garden area is a grassed section.

### **Proposal**

The application seeks permission for the erection of a single storey side extension.

This would have a projection of 3.5m and a depth of 7.42m. This would be served by a hipped roof, which would measure 2.41m at the eaves and 3.65m at the highest point.

The proposed development would leave a distance of 4.8m from the side elevation to the curtilage of the boundary. The entrance door to the dwelling would be relocated to the north facing elevation. There would be a new ramp installed.

### **Consultations**

None Required.

### **Representations**

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

### **Planning History**

No recorded planning history.

### **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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policies H5 and H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

#### **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

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 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.

### **Design**

The existing dwelling is a mixture of brick and render facing on its elevations together with white UPVC windows and tiled roofings. The materials are stated to match the existing. This will also be secured by a standard Condition to ensure all external materials are in keeping with the existing and are cohesive.

The proposed development would also feature a pitched (hipped) roof. The original dwelling is served by a dual-pitched roof, however, a hipped roof would be considered acceptable on this occasion.

The Householder Development SPD states particular attention should be paid to the design of extensions on corner plots. It states that sufficient distance should be retained 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. This is expanded further with the policy requirement that outlines 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 would retain a sufficient distance from the side boundary, at 4.8m which would be in surplus of the policy requirement. The width of the proposal would be marginally more than half of the width of the original dwelling; however, this would be approximately 0.40m and would be deemed a small excess that it would not be likely to cause adverse harm by its design or the wider street scene. The proposal would be sited 4.8m away from the side boundary.

Overall, the proposal would have an acceptable design and would be in accordance with the Householder Development SPD and Saved Policy H8.

## **Residential Amenity**

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours.

### **115 Brookwood Road**

No.115 is the adjacent, adjoined dwelling. The original front and rear elevations sit parallel to one another.

The proposed development would not project past the existing front and rear elevations of the application property. Therefore, it would not be readily visible to No.115.

Subsequently, it is considered that the proposal would have no material change or impact on the residential amenities or privacy of No.115 and would comply with the Householder Development SPD and Saved Policy H8.

### **No.119 Brookwood Road**

No.119 is an end-terraced dwelling and is situated to the south / south-west of the application site. The rear elevation faces the gable wall of the property at an interface distance of approximately 10m.

The proposed development would not project beyond the existing rear elevation of the dwelling. There would be a window inserted on the proposed rear elevation, this would serve a bathroom and would be obscurely glazed. Subsequently, there would not be any overlooking.

Overall, it is considered that the proposal would not result in any sufficient harm to the residential amenities or privacy of the occupants of No.119 and would comply with the Householder Development SPD and Saved Policy H8.

No other residential dwellings in the locality are considered to suffer any harm to their residential amenities or privacy.

## **Highways**

It is not known for certain the precise number of bedrooms at the application property; however, the original properties are 3-bedroom terraced houses and therefore it is assumed that the dwelling would also be 3 bedrooms.

The Householder Development SPD requires that development which would provide 4+ bedrooms should be able to accommodate 2 parking spaces. Given that the proposed development would be to provide accommodation for a child with disabilities, it is acceptable on this occasion to demonstrate a level of leniency with this policy requirement.

At present and observed during the site visit, parking is provided to the front of the terraced row. No properties in this terraced row contain parking to the front area of the plot. Parking would remain accessible in close proximity to the property. There is also a level of on-street parking within Brookwood Road. It is unlikely that the proposal would generate any additional vehicles, however, in the interest of futureproofing development, the additional parking demand could be provided from

Brookwood Road, without compromising highway safety.

Overall, the proposed development would largely accord with the Householder Development SPD and would not be considered to have an unacceptable impact on Highway Safety.

### **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          |
|---------------|-----------|---------|---------------------------------|
|               |           |         |                                 |
| 14/05/2024    | 546812-02 | -       | PROPOSED LAYOUT& SITE PLAN.     |
| 14/05/2024    | 546812-01 | -       | EXISTING LAYOUT. LOCATION PLAN. |

**Signed Case Officer<sup>1</sup>:**      **Reece Black**

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<sup>1</sup> 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

**Signed Authorising  
Officer<sup>2</sup>:**

**K Foster**

**Date:**

**9 July 2024**

### **Informatives**

- 1 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](http://www.gov.uk/government/organisations/the-coal-authority)

Standing Advice valid from 1st January 2023 until 31st December 202

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