

<u>APPLICATION NO:</u>	23/00159/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	67 Twig Lane, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE EXTENSION TOGETHER WITH THE ERECTION OF A FRONT PORCH, SINGLE STOREY REAR EXTENSION AND REAR DORMER EXTENSION		

Site Description

The application site is located at 67 Twig Lane, Huyton and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling, is rendered facing on its front, side and rear elevations along with white UPVC openings and red, flat interlocking rooftiles.

There is a detached garage structure to the corner of the existing dwelling, off the side and rear elevation, at the end of the adjacent side driveway. There is also an existing single-storey rear protrusion. The application property features two flat roofed dormer windows on the loft roof, one on the side and one on the rear.

There is an approximate distance of 14.8m between the existing front elevation of the dwelling and the public highway.

Proposal

The application seeks permission for the erection of a two-storey side extension, together with the erection of a front porch, single storey rear extension and rear dormer extension.

The proposal will see internal alterations, significantly the loft alteration and expansion of the existing rear dormer. This report will focus on the permission of the two-storey side extension, single storey rear extension and front extension as these are the elements of the proposed development which require planning permission.

Although the rear dormer and loft conversion have been included in this application. It does not come into conflict with any criteria for Permitted Development and subsequently would not require full planning permission.

The proposed two-storey side extension would project out by 3.25m and would have a cumulative length of 9.10m (12.10m when combined with side elevation of the proposed single storey rear extension on the ground floor elevation.) The first-floor would have a length of 7.85m. The ground floor front elevation will sit in line with the main, original front building line of the application site, with the front wall of the first floor set in. The proposed development would be served by a hipped roof and would measure at a height of 5.57m at the eaves and the highest part of the roof measure at a height of 7.77m. The proposal would feature two windows on the front elevation, one on the ground and first-floor elevation, along with three windows on the side elevation, two on the ground floor and one on the first-floor. It would also feature one

window on the first-floor rear elevation.

The proposed rear extension would project out by 3m and would have a length of 9.87m. This would be served by a mono-pitched roof and would measure at a height of 2.78m at the eaves and the highest part of the roof would measure at a height of 3.75m. The proposed development would also feature patio doors on its rear elevation and 4 skylights on the roof.

The proposed front porch extension would project out by 1.5m and would have a width of 2.84m. This would be served by a dual pitched roof, the eaves would measure at a height of 3.06m and the highest part of the roof would measure at a height of 3.95m.

The proposed development would also see the demolition of the existing single storey rear protrusion and the existing detached garage. It would also see the removal of the side dormer window to create space for the expansion of the rear dormer.

The application has seen minor amendments to clearly annotate on the submitted plans on the proposed materials. This includes the exterior facing materials and windows.

Consultations

None Required

Representations

This application has been publicised by letters sent to 2 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.

**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 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

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 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 two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours.

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.

The existing dwelling is rendered finish with white UPVC openings and tiled roofing. The proposed development would also be rendered finish on its exterior to match and include materials which are keeping in with those found at the application property and would feature a hipped roof for the two-storey side extension and a mono-pitched roof on the rear extension. These are considered appropriate choices as the hipped roof would be in-keeping with the roof of the existing dwelling and is also to match the hipped roofs of nearby dwellings. The pitched roof of the proposed rear extension is in accord with the Householder Development SPD and would be acceptable as a contrast to the overall design as this would serve a single storey rear extension, which would not be readily visible from the highway and would be sited in the private garden amenity area. Therefore, it is considered that the proposed development would have an acceptable design and would be in accord with the Householder Development SPD and Saved Policy H8.

The proposed front extension would retain and respect the overall style and design of the existing front elevation of the dwelling and the wider character of the residential area. 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. The application site would also be able to accommodate the proposal as there is an approximate distance of 14.8m from the front elevation to the highway. It is considered that the proposed front extension would not dominate the existing front elevation and would be a subordinate addition to the dwelling. Therefore, it is considered that the proposed development would have an acceptable design and would be in accord with the Householder Development SPD and Saved Policy H8.

Amenity

The Householder Development SPD states that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. It also states proposed developments should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.

The Householder Development SPD also states that usually either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The submitted plans evidence that the proposed two-storey side extension would be erected with over a 1m set-back of the front wall of the first-floor of the extension from the immediately adjoining part of the main front wall of the original dwelling. Therefore, it is considered that the proposed development would not result in the creation of a terracing effect, would not cause any significant harm to any local amenities and it would be in accord with the Householder Development SPD.

The proposed two-storey side extension would also feature three windows on its gable wall, Two on the ground floor and one on the first-floor. All three would serve non-habitable rooms and the amended plans evidence that these would be constructed using frosted and obscure glazing. This would be to ensure privacy is

maintained for the application property and to prevent overlooking between the application site and the adjacent dwelling. Due to the obscure glazing, the windows on the side elevation would be acceptable on this occasion.

The Householder Development 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 breach more than 4m from the rear elevation of the existing dwelling. The proposed development would be in accord of this guidance. Therefore, it is considered that the proposed development would not cause any significant harm to any local amenities and would be in accord with the Householder Development SPD.

65 Twig Lane

No.65 is the adjoining, semi-dwelling property. The front and main rear building line of no.65 sit in line with the application site. No.65 benefits from a two-storey side and rear extension, which features patio doors on the side elevation of the ground floor which faces the side elevation of the application property and windows on the rear elevation of both storeys and 5 skylights between both elevations. The property also benefits from a dormer roof on the rear and a detached outbuilding just off the rear elevation of no.65.

The proposed two-storey side extension would not be project beyond the existing front and rear elevations of the dwelling and would therefore not be readily visible to the occupants of 65. The proposed rear extension would not surpass the 4m parameters outlined in the Householder Development SPD and would therefore be in accordance with the guidance of the SPD. No representations have been received from the occupants of no.65 to object. There is also sufficient boundary treatment in the form of timber fencing and vegetation between the application site and 65's rear gardens.

The proposal is not considered to have an overbearing effect or cause an unacceptable loss of privacy. There may be a partial reduction in light to the ground floor rear extension as a result of the proposed development, but it is not considered this would occur to an unacceptable degree. The windows to the rear elevation and skylights would not be impacted due to the proposed development and therefore the loss of light would not be to an unacceptable degree as there are still sufficient sources of light unaffected.

Overall, the proposed development is not considered to cause any significant impact on the amenities or privacy of the occupants of no.65.

69 Twig Lane

No.69 is the adjacent semi-detached and is sited to the South of the application site. The front and main rear elevations sit in line with the application site. No.69 benefits from a single-storey rear extension and a detached outbuilding just off the rear elevation of no.69.

The proposed two-storey side extension would be not project beyond the existing front and rear elevations of the application property and would subsequently, not be visible to the occupants of no.69. The proposed rear extension would not surpass the 4m parameter outlined in the Householder Development SPD and would therefore be in accord with the guidance. It is considered that the proposed development would not cause any detrimental harm to the amenities or privacy of the occupants of no.69 and would be in accord with the Householder Development SPD.

Highways

The application property currently utilises parking on site via a driveway up to the dwelling and then extends to the side. The proposed development would remove the side parking to the dwelling. However, there would still be a driveway of 14.8m which would sufficiently accommodate a minimum of two vehicles within the curtilage of the dwelling. The proposed development would be in accord with the Householder Development SPD and would not result in any significant changes required to existing parking provisions utilised by the occupants. The proposal would not result in any significant 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 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.

- 3) 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
05/04/2023	003	-	SITE LOCATION PLANS
20/03/2023	001	-	EXISTING PLANS
19/05/2023	002	-	PROPOSED PLANS

Signed Case Officer¹:

Reece Black

Signed Authorising
Officer²:

K Foster

Date:

23 May 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







