

<u>APPLICATION NO:</u>	24/00652/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	8 Blacklow Brow, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY REAR EXTENSION (DEMOLITION OF CONSERVATORY TO SIDE)		

KNOWSLEY LOCAL PLAN POLICIES MAP ALLOCATION:

Primarily Residential Area

Site Description

The application relates to a two-storey semi-detached property located on the southern side of Blacklow Brow at its junction with Wilton Road, Huyton.

The host property has been extended with the addition of several extensions comprising a single storey side extension adjoined to a conservatory at the side and a single storey extension to the rear. The design of the property and its neighbours includes a two-storey outrigger at the rear providing ground floor WC and first floor bathroom.

The site benefits from private amenity space to the side and rear enclosed by a low-level wall and timber fencing above, together with vehicle access gates along the Wilton Road boundary. Areas of grass and planting to the site frontage are set behind a low-level wall.

There is a detached garage to the rear of the premises which is attached to a garage associated with the neighbouring property to the rear which is located on Wilton Road. Off-street parking is laid out both at the front of the site and to the rear accessed from separate access points off Wilton Road.

Proposal

It is proposed to erect a two-storey extension to the side of the dwelling and a single storey extension to the rear. The proposed development would result in the demolition of an existing single storey side extension and conservatory together with a single storey extension at the rear. The proposal has been amended since first submission; the first floor of the side extension has been reduced in width as discussed in this report.

Consultations

None.

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Consideration has been given to the necessity to re-consult on the amended plans received. In this instance it is considered that the proposed amendments do not constitute substantial differences or fundamental change to the originally submitted proposal. The LPA has acted fairly and reasonably taking in to account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s.

Planning History

APP. NO: APP/98/00224
PROPOSAL: ERECTION OF SINGLE STOREY SIDE EXTENSION TO DWELLING TO FORM UTILITY ROOM AND WC.
DECISION: Granted
DECISION DATE: 2 June 1998

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

CS7 - Transport Networks

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

THE JOINT MERSEYSIDE AND HALTON WASTE LOCAL PLAN 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Ensuring a Choice of Travel SPD (2010)

Householder Development SPD (2016)

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

Principle of Development

The application site is allocated as a Primarily Residential Area on the Local Plan Policy Map, an application to extend an existing dwelling in a residential area is acceptable in principle subject to compliance with relevant planning policies and guidance.

Layout

The Council's Householder Development SPD forms a material consideration for the purposes of determining this planning application. It advises that the overall scale of development should not look out of place from the street or local environment. The design of the roof should echo that of the original dwelling; windows should follow the precedent shown in the host dwelling and materials should generally be the same or similar to the dwelling to which it relates. The extension should also leave adequate room around the dwelling to avoid a cramped appearance, space for sitting out and storage of bins and adequate parking.

Two Storey Extension

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 and should avoid the creation of a terracing effect. It advises that a minimum 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 extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling. This arrangement may be relaxed in instances of there being a staggered or irregular arrangement of dwellings.

The proposal would not conflict with this guidance and in addition, the property occupies a corner plot which would ensure that the proposed extension would be set well in excess of 1m off the side boundary. As such it is not considered that the

proposal would create a terracing effect and would not conflict with SPD guidance.

Single Storey Extension

The Householder SPD requires 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. Paragraph 7.4 of the Householder SPD expects 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 proposed extension would project 1.63 m from the rear and therefore this part of the development would accord with the guidelines set out at in the SPD.

Amenity Space

The property occupies a corner plot and has an enclosed private garden both to the side and to the rear. The extension would leave adequate room about the dwelling to maintain adequate private amenity space.

Parking Provision

The host property is currently served by off-street parking provided in two separate areas accessed off Wilton Road. Parking for one vehicle is available at the front of the dwelling and parking laid out to the rear which can accommodate 2 no. vehicles alongside a detached garage.

The existing parking would be unaffected by the construction of the development; however, the proposal would see an uplift in the number of bedrooms increasing from three to four. Parking is discussed in detail in the Highways section below.

Waste Storage (Bins)

The Householder SPD advises that extensions which remove access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene. Provision of bin storage would not be impacted by the proposed development.

Design

Two-Storey Side Extension

The proposed 2-storey extension has been amended since the original submission. Originally it would have projected 4.05 metres from the gable of the host dwelling at 8.68 m in depth. The proposal has been amended to reduce the width of the first floor element to 3.05 m. The ground floor of the two-storey extension would remain at a projection of 4.05m out from the gable of the host dwelling.

The ground floor element would align with the nearest part of the front elevation of the dwelling and with the rear elevation of the existing outrigger. The first floor would be set back 1 m from the immediately adjoining part of the front wall of the original dwelling. The ridge would be set approx. 300mm lower than the ridge of the host dwelling.

The Householder Developments SPD states that two storey side extensions should avoid blank gables. Amendments have been made to include first floor windows at first floor within the proposed gable these would serve an en-suite and provide a secondary window to a bedroom. The proposal would also see ground floor windows serving a WC and utility room which would face onto the side garden but would not be highly visible from the street due to the existing boundary treatment.

Roof Design

The SPD advises that when considering the roof of an extension, the main dwelling and similar nearby dwellings should be a guide. The roof design of the 2-storey extension would echo that of the host dwelling and would be set at approx. 300 mm lower than the ridge of the host dwelling.

Due to the set back at first floor level it is proposed to have a 'wrap-around' hipped roof at the front and side which would slope up to the first floor. The single storey element would have a mono-pitched roof. It is considered that the roofs would be of acceptable design.

Corner Plot

The Householder SPD stresses that particular attention should be paid to the design of extensions on corner plots...*Extensions should not be sited so close to the boundary that they would adversely impact on the street scene.* In addition, in the case of two storey extensions, established building lines on both street frontages should normally be respected. The presence of existing substantial hedging or fencing / walls, or substantial highway verges would be taken into account in assessing whether a relaxation to the above guidelines can be made.

The application site holds a prominent position at the junction with Wilton Road. The extension would be set off the side boundary by between approx. 3.4 – 5 m. Whilst the ground floor of the two-storey extension would impinge on the established building line on Wilton Road, there is an existing extension and conservatory which extend to the same width as that proposed.

The conservatory would be lost due to the development, the existing single storey extension would be subsumed by the proposed extension. The first floor element has been brought in further off the boundary and it is considered that this would be within acceptable limits to ensure that the development would not significantly encroach over the established building line on Wilton Road and that it would preserve the character of the surrounding area and would not have an adverse impact on the street scene.

Scale

The Householder SPD states that in all cases, irrespective of the distance remaining to the side boundary, the extension should be appropriate in scale to the dwelling. As amended, the 2-storey extension would not appear overly dominant and the overall scale and design is acceptable in this location. In its amended form the development it is not considered that the development would have a detrimental impact on the character of the streetscene.

Fenestration

The Householder SPD advises that the way in which openings are designed within extensions is a key consideration. Although officers have expressed some concerns to the applicant's agent regarding the relationship and alignment of the rear elevation windows, particularly how the bi-fold doors span the proposed single-storey and existing two-storey elements, it is considered that this issue does not warrant a reason for refusal. This is because the rear of the property is not highly visible from the street.

Materials

The Householder SPD requires that materials for an extension should generally be the same or similar as on the main dwelling. In this case, the existing dwelling is constructed in facing brickwork; brown coloured UPVC windows; and brown profiled

roof tiles. The application indicates that the proposed materials would comprise of render with windows and roof tiles to match that as existing.

It would not be acceptable for the proposed development to be rendered if the host dwelling was retained in facing brickwork. However, it is considered that if planning permission is granted, a suitable condition should be imposed to ensure that the materials of the development match that of the host dwelling.

Streetscene

As amended, generally, the appearance would harmonise with the original property and as such, the proposed extension would not harm the character and appearance of the host property or the area and is considered acceptable.

Overall, the proposed development would be of an acceptable design, it would not harm the character and appearance of the host property or the street scene and would be in accordance with Core Strategy Policies CS2 and CS19 and Saved UDP Policies H5 and H8 together with the Householder Development SPD.

Highways Considerations

The Householder SPD notes that circumstances vary, depending on the existing level of parking provision and the particular environmental and highway conditions in the locality. In most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards. Fewer spaces than set out in the parking standards will only be acceptable if the highway and environmental conditions in the locality allow, for example in areas with wider access roads and plots. Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents would not be acceptable.

The host dwelling currently comprises a 3-bedroomed dwelling and the proposed development would result in an uplift in bedrooms to four. Existing parking takes the form of a driveway to the front of the site, accessed off Wilton Road, which can accommodate 1 no. vehicle.

Other parking provision, provided on a hardstanding providing space for 2 no. vehicles is currently provided to the rear, accessed via double gates off Wilton Road. In addition, there is an existing detached garage.

In operating the SPD, the guidance states that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such. Minimum internal dimensions of 5.5 x 2.75m are expected. The existing garage has external dimensions of 2.7 m wide by 5.00 m deep and does not meet the specific dimensions noted in the guidance. As such, the garage cannot be considered to be a usable parking space.

Parking standards of the *Ensuring a Choice of Travel SPD* indicate that, in this location, a dwelling with four or more bedrooms should provide a maximum of three off street parking spaces. These are, however, maximum standards. The proposed development would not affect existing parking provision on the site and three spaces would be available for parking.

Having regard to the above, the development would not result in an adverse impact

on street parking conditions to the detriment of highway safety or the amenity of local residents. In conclusion, the proposed development would comply with the NPPF, saved Policies H5 and H8 of the UDP; Policies CS2, CS7 and CS19 of the Core Strategy; the Ensuring a Choice of Travel SPD and the Householder Development SPD.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

No. 6 Blacklow Brow

No. 6 Blacklow Brow is the attached semi-detached property. The two-storey extension would be sited on the gable and would not extend forward or beyond the front and rear elevations of the host dwelling and as such this element of the proposal would not have an adverse impact on this property. The single storey extension would be adjacent to the common boundary with No.6, set off the boundary by 150mm and project 1.63 m from the rear elevation of the host dwelling. This would be within the 4m threshold set out in the Householder Development SPD.

No. 6 has an existing single storey extension set along the common boundary. This would ensure that there would be no detrimental impact on this neighbour resulting from the development in terms of overshadowing, loss of privacy or loss of outlook.

No. 10 Blacklow Brow

No. 10 Blacklow Brow is the adjacent property which is located on the other side of the junction with Wilton Road. Due to the location of the proposed single storey extension, there would be no impact on the neighbour from that part of the development.

The first floor of the 2-storey side extension would be located approx. 24.5 m from the gable of No. 10. Whilst there would be a new bedroom window within the gable facing the side of No. 10, the interface is within acceptable limitations to ensure that there would be no detrimental impacts on residential amenity arising from the proposal.

Nos. 7 – 9 Blacklow Brow

Nos. 7 – 9 Blacklow Brow are located on the opposite side of Blacklow Brow. The proposed extension would be sited approximately 19.3 m from the front boundary of those properties. The proposed development would not result in detrimental impacts to the residential amenity of the occupiers of those dwellings.

No. 2 Wilton Road

No. 2 Wilton Road is located to the rear of the host property. The application site shares its side boundary with the application site with its gable facing the rear of the host property. There are windows within the gable elevation of No. 2.

The two-storey extension would be sited approximately 8.5 m from the gable of No. 2 Wilton Road. The Householder SPD states that two-storey rear extensions would not normally be allowed to come within 7 metres from the rear boundary. Whilst the

proposed extension is not specifically a rear extension, the essence of the guidance would apply in this instance given that it is intended to ensure that 2-storey extensions do not appear overbearing to the occupiers of neighbouring properties.

The application plot is located to the north of the neighbouring property and the side extension would not extend beyond the rear of the existing two-storey outrigger. The proposal would not appear overbearing or result in significant loss of light to the neighbouring property.

Provided the rear first floor en-suite window in the gable is obscure glazed and high-level opening it is not considered that there would be loss of privacy to neighbours and this can be secured by a condition if planning permission is granted.

The single storey extension have not detrimental impact on this neighbouring property.

In view of the above, it is considered that the proposal would be acceptable and would not have any significant detrimental impacts upon the residential amenity of surrounding neighbours. The proposal would therefore comply with Policies CS2 and CS19 of the Local Plan, Saved Policies H5 and H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Conclusion

The principle of the proposal is considered acceptable. As amended, the proposed development would be of an acceptable design; it would not have a detrimental impact on the character and visual amenity of the host dwelling or the streetscene. Adequate waste management would be maintained and there would be no detrimental impacts on parking provision or highway safety. It is considered that the amenity of neighbouring properties would be protected. On balance, the proposal therefore complies with all relevant local and national planning policies together with SPD guidance.

Recommendation

That planning permission be granted subject to the following reasons:

- 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 (2024), Saved Policies H5 and 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 and the Householder Development Supplementary Planning Document (2016).

- 4) The window serving the first floor en-suite bathroom in the rear elevation of the two-storey side extension hereby permitted shall be glazed in obscure glass to a level equivalent to Pilkington Level 3 or above (or nearest equivalent standard) and shall be non-opening up to a minimum height of 1.7 m above the internal floor level of the room in which it is installed. The window shall be retained as such thereafter.

Reason: To safeguard against overlooking and loss of privacy of neighbouring properties in the interests of the amenity of the occupiers of neighbouring properties and to comply with the National Planning Policy Framework, Saved Policies H5 and 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 and the Householder Development SPD (2016).

- 5) A minimum of 2 no. parking spaces within the parking area(s) indicated on the approved plans shall be retained on the site to serve the approved development and shall thereafter be retained for the parking of vehicles and for no other purpose.

Reason: To ensure that adequate off-street parking is provided in the interests of highway safety and in accordance with the National Planning Policy Framework (2024), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2026, Policies CS2 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016; The Ensuring a Choice of Travel SPD (2010) and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/02/2024	002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
02/12/2024	003	-	LOCATION PLAN AND PROPOSED BLOCK PLAN

Signed Case Officer¹: **M Wishart**

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

**Signed Authorising
Officer²:**

K Foster

Date:

7 February 2025

Informatives

None.

Contd...

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









