

<u>APPLICATION NO:</u>	22/00701/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Swanside	<u>PARISH:</u>	
<u>LOCATION:</u>	2 Malvern Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION AND SINGLE STOREY FRONT EXTENSION		

Site Description

The application site is located at 2 Malvern Avenue, Roby 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 dwellinghouse and is rendered facing on its front, side and rear elevations. In addition, it has white UPVC on its openings and brown, interlocking rooftiles. The application property benefits from a single storey side extension and a small front extension in the form of a porch.

The application is sited on a corner plot with its front elevation facing toward the corner of the boundary and where the highway meets a junction.

Proposal

The application seeks permission for the erection of a two-storey side extension and a single storey front porch extension.

The proposed two-storey side extension would project out from the side elevation by 3.92m and would have a length of 8.08m on the ground floor and 7.04m on the first floor. The proposal would be served by a hipped roof, which would measure at a height of 5.51m at the eaves and the highest part of the roof would measure at a height of 7.22m.

The proposed single storey front extension includes a porch for the front elevation of the dwelling. The proposal would project out by 1.65m and would have a width of 2.62m. The porch roof would measure at a height of 3.20m at its highest point.

The ground floor would also feature patio doors and a window on the gable wall of the side extension.

The proposed development would see the demolition of the existing single storey side extension and the existing porch.

Previously submitted plans originally saw a hipped to pitched roof conversion. A more prominent two-storey side extension with a dominant front elevation/extension that sat in line with the proposed porch projection. These amendments were made to make the proposed development more acceptable and soften any impact of being visually overbearing.

Consultations

None Required

Representations

This application has been publicised by letters sent to 11 neighbours. No representations have been received.

Planning History

No relevant 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

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 for front extensions and porches due to their prominence in the street scene, careful design should be practiced in order to retain and protect the character of the residential area.

Design

The existing dwelling is rendered facing on all elevations with white UPVC windows and tiled roofing. The proposed two-storey side extension would include materials which are keeping in with those found at the application site and would feature a hipped roof. This would be an appropriate roof design to be in keeping with the existing roof of the dwelling.

The proposed porch would be considered as having an acceptable design as the scale would be appropriate for the front elevation. The size and projection of the proposed porch would not be significantly larger than the existing in terms of scale and footprint. Therefore, the proposed development would be considered as having an appropriate design and would be in accord with the Householder Development SPD.

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. It states however that this requirement may be relaxed if, because of a staggered or irregular arrangement of the dwellings in the street or corner location, the construction of the extension would not create an actual or potential terracing effect.

The application property is situated on a corner plot at the end of its building line and the paired, semi-detached dwellings have their front elevations at a diagonal orientation in contrast to the rest of the building line which have their front elevation facing the highway from a direct opposite position. The proposed two-storey extension does not result in the creation of the terrace effect and subsequently, it would be acceptable to relax the relevant guidance on this occasion regarding any potential terracing effect. Given the application site however, the proposed development would still maintain a 1m setback on its first floor, this is to ensure it is a visually subordinate and appropriate addition to the original dwelling. In addition, it would ensure that the proposed development would not result in any visual overbearing effect given there would be a distance of 1.74m from the corner of the proposals ground floor elevation to the highway. The distance from the corner of the proposals first-floor elevation would be approximately 2.37m.

The Householder Development 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. It also states that 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.

It is considered that as the proposed development has been set back on its first floor by 1m and subsequently would have a 2.37m distance from the corner of the proposed side extension to the boundary on the first-floor elevation, that there would be sufficient distance retained. In addition, the ground floor footprint, although this would project slightly closer would largely be screened by the timber boundary fencing, which would offset and soften any visual impact. There would remain 1.74m at the closest point of the ground floor projection and this would be at the closest projecting point of the proposed development, with the rest subsequently moving further away from the boundary treatment. It is considered that the proposals would not cause an overbearing impact on the street scene and through the amendments to the proposal, appropriate provisions to soften or reduce prominent to overbearing impacts have been addressed.

The Householder Development SPD also states that reduced distances may be accepted where open corner plots are not a feature of the area and where the site is well screened and so the extension would not have a significant effect on the street scene, these two considerations would be relevant to the application site. It is considered overall that the proposed development would not be an overbearing addition to the dwelling or appear incongruous to the character of the street scene. The proposed two-storey side extension would feature patio doors and a window on the ground floor gable wall of the proposed development. This would be acceptable

as the application site would be screened by timber boundary fencing and would not result in any overlooking or impact on other properties or residents because of these and would therefore be acceptable.

The front elevation of the proposed two-storey side extension would feature 2 windows on the ground floor, one of these would serve a bathroom and would be served with obscure, frosted glass to protect amenities and privacy.

Overall, the proposed two-storey side extension is considered to not cause any significant issues to the amenity of the local area or nearby dwellings and would be in accord with the Householder Development SPD.

The Householder Development SPD states that front extensions and porches can be particularly prominent and should be particularly carefully designed to retain the character of residential areas. It also states that for front extensions should not dominate the existing dwelling or disrupt the uniformity of a group of similarly designed dwellings and that account should be taken of the building line, although, for example, small porches and canopies of a satisfactory design in materials projecting in front of the building line will normally be permitted.

On this occasion, it would be deemed the front porch would be acceptable as it occupies a similar form and footprint as the existing, would not dominate the front elevation and would not harm the character of the surrounding residential area. The proposed development would not be considered to have any significant issues to the amenity of the local area and would be in accord with the Householder Development SPD.

3 Malvern Avenue

No.3 is the attached, paired semi-dwelling to the application site. The front and rear building line sit in line with the application property. No.3 benefits from a small rear extension. The proposed two-storey side extension would be erected on the north-west side elevation and would not project beyond the front and rear building lines of the application site. Subsequently, it would not be readily visible to the occupants of no.3. The proposed front porch would have a similar form, mass and footprint to the existing porch and would not dominate the dwelling. It is considered, therefore that the proposed development would be in accord with the Householder Development SPD and would not cause any significant harm to the amenities or privacy to the occupants of no.3.

No other nearby dwellings are considered to suffer any detrimental harm to their amenities or privacy because of the proposed development. The proposals are in accord with relevant interface distances.

Highways

The application property currently has enough existing off-street parking provisions within the curtilage of the boundary to accommodate three vehicles. Two of which are sited to the front of the dwelling, and one is provided to the rear and accessible via the side off Malvern Avenue. The submitted plans show that the existing front driveway would be expanded and constructed to be permeable and would meet the dimensions requirements of the Householder Development SPD.

The number of parking spaces available correspond with the level required for the

number of bedrooms created because of the proposed development and therefore would be in accord with the Householder Development SPD. The proposal is not considered as having any significant impact on the highway or would it cause any obstruction to highway visibility. The appropriate number of parking spaces are provided, and the proposal be considered acceptable.

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
26/04/2023	0001-01	-	EXISTING ELEVATIONS, FLOOR PLANS AND SITE LOCATION PLAN
26/04/2023	0001-02	-	PROPOSED ELEVATIONS AND FLOOR PLANS
25/04/2023	0001-03	-	PROPOSED BLOCK PLAN
25/04/2023	0001-04	-	SECTION A-A

Signed Case Officer¹: **Reece Black**

**Signed Authorising
Officer²:** **K Foster**

Date: **27 April 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







