

<u>APPLICATION NO:</u>	24/00285/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	130 Longmeadow Road, Knowsley Village, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application site comprises a detached bungalow with detached garage to the side and associated garden area within a residential area. The property is on a corner plot and fronts Longmeadow Road with Middlehey Avenue to the side.

Proposal

The application is for the erection of a single storey rear extension. The extension would have a width of 9.35m, the width of the bungalow, and a depth of 4m. The extension would be flat roofed with a height of 2.6m, with a centrally located lantern rooflight.

Consultations

Knowsley Parish Council - No Comments Received
None Required

Representations

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

Planning History

15/00460/FUL - ERECTION OF EXTENSION TO SIDE OF DWELLING INCLUDING INSTALLATION OF SINGLE PITCHED ROOF WITH ADDITIONAL LIVING SPACE, TOGETHER WITH INSTALLATION OF A REAR DORMER, 3 NO. ROOF LIGHTS, FRONT ENTRANCE LOBBY AND EXTENSION TO EXISTING GARAGE. Refused: 10.09.2015. Appeal dismissed: 18.11.2015.

16/00621/FUL - ERECTION OF SINGLE STOREY EXTENSION TO SIDE, ALTERATION TO ROOF AND INSTALLATION OF 3NO DORMERS AND 1NO ROOF LIGHT TO CREATE LIVING SPACE IN ROOF, TOGETHER WITH INSTALLATION OF PITCHED ROOF AND ERECTION OF SINGLE STOREY EXTENSION TO EXISTING GARAGE. Granted: 22.07.2016.

16/00261/NMA - APPLICATION FOR A NON-MATERIAL AMENDMENT FOLLOWING GRANTING OF PLANNING PERMISSION 16/00261/FUL - ERECTION OF SINGLE STOREY EXTENSION TO SIDE, ALTERATION TO ROOF AND INSTALLATION OF 3NO DORMERS AND 1NO ROOF LIGHT TO CREATE LIVING SPACE IN ROOF, TOGETHER WITH INSTALLATION OF PITCHED ROOF AND ERECTION OF SINGLE STOREY EXTENSION TO EXISTING GARAGE -

AMENDMENT SOUGHT TO REPLACE APPROVED DORMER TO SIDE ELEVATION WITH 2NO ROOF LIGHTS. Granted: 12.09.2016.

17/00388/FUL - ERECTION OF SINGLE STOREY EXTENSION TO SIDE AND TO PART OF REAR OF DWELLING/EXISTING GARAGE AND NEW PITCHED ROOF TO GARAGE. Granted: 21.07.2017.

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

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

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

The application is for a rear extension to a bungalow in a residential area and is acceptable in principle.

Design and Visual Amenity Considerations

The design of the proposed extension is acceptable, with the flat roof lantern rooflight design increasingly being used for rear extensions to dwellings. The proposal would not have adverse impacts on the outlook of neighbouring dwellings nor be detrimental to the visual amenities of neighbouring dwellings or to the wider area.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The proposed extension to a bungalow in a residential area raises no residential amenity concerns as it complies with the relevant guidance in the Householder Developments SPD and would not cause loss of privacy or overlooking.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highway Considerations

The application is for a single storey rear extension to a bungalow and raises no highway or parking concerns.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposed extension is acceptable in design and would not be detrimental to the visual or residential amenity of the neighbouring properties or the area in general, and raises no highway or parking concerns. The application complies with planning policies and is therefore recommended for approval.

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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title

08/07/2024	03	-	EXISTING AND PROPOSED SITE PLAN
08/07/2024	02	A	EXISTING AND PROPOSED ELEVATIONS
08/07/2024	01	A	EXISTING AND PROPOSED FLOOR PLANS
08/07/2024	04	-	LOCATION PLAN

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **Alan Kilroe**

Date: **4 September 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

