

**APPLICATION NO:** 23/02644/FUL **CASE OFFICER:** Andrew Hunt

**WARD:** Swanside **PARISH:** NA

**LOCATION:** 67 Wyndham Avenue, Roby, Knowsley, L14 0LA

**PROPOSAL:** ERECTION OF TWO STOREY SIDE AND REAR EXTENSION,  
ALTERATIONS TO ROOF OF EXISTING SINGLE STOREY REAR  
EXTENSION AND SINGLE STOREY FRONT EXTENSION

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### **Site Description**

The application site is a Semi - Detached house in a residential area. The site is situated on Wyndham Avenue, Roby. There are residential properties to the south west and east, with a co-operative supermarket immediately to the north east. Above the Co-operative at first and second floor level are residential flats.

### **Proposal**

The proposal is for the erection of a two storey side and rear extension, alterations to roof of existing single storey rear extension and single storey front extension.

### **Consultations**

N/A

### **Representations**

This application has been publicised by letters sent to 9 neighbours (including a re-consultation on the amended description). No objections have been received.

### **Planning History**

N/A

### **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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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)**

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**

#### **Street Scene**

The extension would not be set back at first floor level, however, there is no dwelling immediately to the north west (on the same orientation) and therefore there would be no terracing effect. The roof would also be pitched like the existing roof. The front porch changes would also not harm the street scene. Therefore, the proposal is in accordance with the Householder Development SPD. Overall, there would be no harm to the street scene from the proposal.

#### **Neighbour Amenity**

In relation to 65, the two storey extension would take place on the opposite side of the house so the amenity of 65 would not be affected. The alterations to the existing rear extension would also not affect the amenity of 65.

In relation to the co-operative store. Only plant and machinery would be near to the extension and the extension would therefore not affect the amenity of the occupiers of the building.

In relation to the flats at first and second floor level, these would be at least 12.5 metres away from the side extension. This exceeds the 12 metre standard in the New Residential Development SPD for principal elevations to a gable. As a result, there would not be harm to the amenity of the occupiers of the flats.

### **Highway Safety**

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would increase the number of bedrooms from 3 to 4. There are currently 2 parking spaces at the property, this would remain the same. This is slightly less than the 3 normally required, however, the shortfall would be minor (1 space) and the road is a minor road (rather than a busy main road). Therefore, it is considered that any harm from lack of parking would not be severe enough to warrant refusal and that the application complies with NPPF para 111.

### **Conclusion**

The proposal would be acceptable in relation to Street scene, Neighbour amenity and highway safety. The application complies with local planning policies and is recommended for approval.

### **Recommendation**

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-
  - a. Proposed Plans - 002 - (received 05/09/2023).
  - b. Site Location Plans – 003 - (received 05/09/2023).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

**Signed Case Officer<sup>1</sup>:**                      **Andrew Hunt**

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

**Date:**                                              **30 October 2023**

### **Informatives**

N/A

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