

**APPLICATION NO:** 24/00001/FUL      **CASE OFFICER:** John Fleming

**WARD:** Roby      **PARISH:**

**LOCATION:** 24 Charlwood Avenue, Huyton, Knowsley, L36 5UH

**PROPOSAL:** ERECTION OF SINGLE STOREY REAR EXTENSION  
(DEOMLITION OF CONSERVATORY AND LEAN-TO)

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### **Site Description**

The application property is located in a primarily residential area with the majority of house types being semi-detached. The host property is part brick facing part pebble dash render and includes white UPVC doors and windows.

A hip roof is located on the host property and hip roof located above the porch which connects to the existing bay window at the front elevation.

At the gable end of the property is a shared drive comprised of hardstanding which leads to an outbuilding at the rear.

The property has been extended at the rear in the form of a single storey rear extensions consisting of a conservatory and lean to extension.

### **Proposal**

Following the demolition of the existing rear extensions the applicant is seeking permission for the erection of a new single storey rear extension. The extension would span a total width of 6.97m and span a total depth of 3.9m at its longest length. It would include 1no. large glazed opening to its rear elevation.

The extension accommodates a flat roof including roof lantern and would measure 2.77m at the eaves and attain a maximum height of 3.2m.

The proposals would provide new open plan kitchen and living area together with internal alterations to provide a combined utility/WC.

### **Consultations**

No consultations required.

### **Representations**

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

### **Planning History**

Reference: 74/03285/FUL – Erection of a detached garage. Granted 5<sup>th</sup> July 1978.

Reference: 94/00141/APP – Erection of front porch and canopy to front elevation. Granted 20<sup>th</sup> April 1994.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is identified as within a Primarily Residential Area within the adopted Development Plan. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

## **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**

### **Design**

The Householder Development SPD advises that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy.

Following the demolition of the existing lean to extension and conservatory a new rear extension is proposed. It would include a large glazed opening at the rear elevation.

The SPD advises that roof lines should be pitched or match that of the host property. In this instance a flat roof extension incorporating a parapet wall and roof lantern is proposed. The proposed extension would be finished in a smooth render rather than pebble dash finish. Although this is different than the materials of the existing property the proposed extension is located at the rear of the property and would therefore not result in an incongruous development that is visible from the public highway. In addition, the inclusion of a parapet wall and roof lantern elevates the design of the extension beyond a typical flat roof.

Overall, the development is sympathetic to the scale of the original dwelling house and would provide a more simpler and cohesive design than what is currently in situ and is therefore considered acceptable in terms of design.

### **Residential Amenity**

#### *No. 22 Charlwood Avenue*

No. 22 is the adjoining semi-detached property. It has been previously extended at the rear in the form of a single storey side extension measuring 2.5m in depth along the common law boundary.

The Householder Development SPD advises that single storey rear extensions are acceptable in principle up to 4m in depth. The proposed extension would extend 3.9m along the common law boundary but would only project 1.4m beyond no. 22 extension. Taking these matters into consideration there would be no adverse effect to residential amenity to existing and future occupiers of no. 22.

#### *No. 26 Charlwood Avenue*

No. 26 is the neighbouring semi-detached property which shares a drive with the application property. This property has also been extended in the form of a single storey rear extension. Given that the proposed development is within the tolerance advised by the Householder Development SPD and the separation provided by the shared drive it is not considered that the proposed development will adversely effect

the residential amenity of existing and future occupiers in relation to this property.

### **Highways**

No adverse effect to highways safety would occur as a result of the proposed development.

### **Conclusion**

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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 will 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**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>                             |
|----------------------|----------------|----------------|-----------------------------------------------------------|
| <b>01.01.2024</b>    | <b>2</b>       | <b>REV A</b>   | <b>LOCATION PLAN AND EXISTING AND PROPOSED SITE PLANS</b> |
| <b>01.01.2024</b>    | <b>1</b>       | <b>REV B</b>   | <b>EXISTING AND PROPOSED PLANS AND ELEVATIONS</b>         |
| <b>01.01.01</b>      | <b>4</b>       | <b>REV A</b>   | <b>GLAZING DETAILS</b>                                    |

**Signed Case Officer<sup>1</sup>:**      **John Fleming**

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

**Date:**      **21 February 2024**

<sup>1</sup> 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.

<sup>2</sup> 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.



