

<u>APPLICATION NO:</u>	24/00417/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	17 Cherry Tree Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION.		

Site Description

The application relates to a two-storey semi-detached dwelling at no.17 Cherry Tree Road, which has an existing single storey front, side and rear extensions. There is existing hardstanding to the front of the site, providing off-street parking provisions for at least 1no. vehicle. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006).

Proposal

The proposal seeks to erect a two-storey side extension and a single storey rear extension.

The proposed two storey side extension would project 2.75m from the original side wall with a total depth of 8.9m at ground floor. At first floor, it would be set back 1m from the main front elevation and have a total depth of 7m. A hipped roof is proposed, which would be set lower than the main roof and would measure 7.75m to the ridge. To the front elevation, a mono-pitch roof is proposed at ground floor and would extend across the existing front projection. A new garage door at ground floor and a window at first floor would also be created. To the rear elevation, a window is proposed at first floor.

The proposed single storey rear extension would adjoin onto the existing and proposed extensions to create a 'wraparound' addition. It would project 2.75m from the original rear wall and measure 5.1m wide. To the rear elevation, a mono-pitch roof with 3no. Velux rooflights is proposed and would measure 3.5m to the ridge. The mono-pitch roof would also extend above the existing rear extension, to replace the current flat roof. A set of glazed double patio doors with window panels to each side is proposed to the rear elevation.

The proposed extensions would accommodate a garage, utility room and an open plan kitchen/dining room at ground floor, with two additional bedrooms to be provided at first floor. The proposal will be finished in matching render and brickwork to the exterior, matching roof tiles, and matching uPVC frames to the windows and doors.

Consultations

None required.

Representations

This application has been publicised by letters sent to 13no. neighbours. No representations have been received.

Planning History

74/08708/HIST - Erection of dining room extension. Granted, 24 Jan 1985.

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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement Unitary Development Plan (UDP) (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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 main considerations for this application are:

- Compliance with Householder Development SPD;
- Design and Visual Amenity;
- Neighbouring Amenity;
- Access, Parking and Highway Safety;
- Waste Management;
- Other Matters.

Compliance with Householder Development SPD

Proposed Two Storey Side Extension

The proposed two storey side extension would have a gap of 300mm between the side elevation and the neighbouring property of no.15 Cherry Tree Road, which would fail to meet the 1m space guidance. However, the first floor of the proposed extension would be set back by 1m from the main front wall. Additionally, the proposed extension would be in line with the front elevation of the existing front porch at ground floor and would, therefore, fail to provide a set back of at least 1 course of brickwork. However, the proposal would be finished in matching render which would suitably conceal the brickwork. The proposed roof will also be set lower than the main ridgeline and a matching hipped roof is proposed. There are also no windows proposed to the side elevation. The two-storey side extension would therefore accord with the guidelines under Part 7.2 of the Householder Development SPD.

Proposed Single Storey Rear Extension

The proposed single storey rear extension would project 2.75m from the original rear wall and would comply with the 4m threshold. The single storey rear extension would therefore accord with the guidelines under Part 7.4 of the Householder Development SPD.

Neighbouring Amenity

No.19 Cherry Tree Road

No.19 Cherry Tree Road is the adjoining semi-detached dwelling to the south. The proposed two storey side extension would be fully screened by the application dwelling and is therefore considered to have a limited impact. The proposed single storey rear extension would have the same depth as the application property's existing rear dining room extension and would therefore, also be well screened from no.19. The rear dining room's roof is proposed to be changed from a flat to a mono-pitch design. However, views of this would be obscured by no.19's existing single storey rear extension, which currently projects further forward than the existing and proposed rear extension at the application dwelling. As such, any impacts in terms of overshadowing, loss of light or privacy to this neighbour is deemed to be minimal.

No. 15 Cherry Tree Road

No.15 Cherry Tree Road is the adjacent neighbour to the north of the site and the proposed two storey side extension would extend close to the shared side boundary. No.15 features a two-storey side extension which is set back from the rear at first floor by 2.25m and includes two first floor rear windows, which will be overshadowed to a degree, as a result of the proposal. However, the proposed side extension would feature a hipped roof, be set back from the front elevation by 1m at first floor and would project no further than the rear wall of the original dwelling. It is also considered that the amount of light received to no.15's rear windows (as referred to above) are already compromised due to their set back positioning. Notwithstanding this, these windows would still receive sunlight during early mornings to early afternoon. Therefore, on balance, the impact in terms of overshadowing is deemed to be acceptable and would not be severe enough to warrant a refusal of the application.

The proposed single storey rear extension would also be below the 4m threshold of the Householder Development SPD, which is considered an acceptable projection to avoid overshadowing, loss of outlook or loss of privacy. The existing fence will also provide some screening. Moreover, there are no openings proposed to the side elevation which would face towards no.15 and any impacts in terms of direct overlooking or loss of privacy is considered to be minimal.

No.39 and no.41 Wokingham Grove

No.39 and no.41 Wokingham Grove are the adjacent neighbours to the rear. The proposal will feature an additional window at first floor and a glazed rear patio door with window side panels at ground floor which will face towards no.39 and no.41. However, these will be distanced over 16m away from the rear elevation of these neighbours' properties and the existing rear boundary treatment would provide majority of screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new openings are also not considered to have any greater, significant impact than the existing rear elevation openings.

No. 35 Linden Drive

No. 35 Linden Drive is the opposing neighbour to the front of the site. It is not considered that the proposed rear extension would have a significant impact upon residential amenities to this neighbour, given that it would not be highly visible and would be screened by the application property and the proposed side extension. However, the proposal includes an additional window to the front at first floor which would face towards no.35. Notwithstanding this, a sufficient distance of over 16m would be provided between the proposed window and no.35's closest side elevation. It is also not considered that the proposed window would have any, greater significant impact than the existing front elevation openings. Therefore, any impact in terms of direct overlooking or loss of privacy is considered to be limited.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement Unitary Development Plan, and the Householder Development SPD.

Design and Visual Amenity

The proposed extensions are considered to be proportionate additions to the main dwelling and would not appear as overbearing or dominating developments to the application property. The proposed side extension would be highly visible from Cherry Tree Road. However, it would be set back by 1m at first floor which would ensure that a terracing effect does not occur with no.15 Cherry Tree Road. The proposal would also have a ridge height set lower than the main ridgeline, allowing for the proposal to appear subservient and subordinate to the original dwelling. Additionally, there are many properties within the vicinity of which feature two storey side and single storey rear additions. The proposal is therefore deemed to appear in keeping with the character of the existing developments within the surrounding area. The proposed extensions will also have matching hipped and mono-pitch roofs, and are proposed to be finished in matching materials, which will be secured by way of a condition. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would create an additional two bedrooms, resulting in the application property becoming a 4no. bedroom dwelling. 3no. off-street parking spaces are therefore required for a 4no. bedroom property, as specified within Appendix A of the Ensuring a Choice of Travel SPD. Whilst the proposed side extension includes the provision of a garage at ground floor, the internal dimension (4.05m x 2.4m) is too small to constitute as a usable garage space (5.5m x 2.75m as specified within the Householder Development SPD). The application site does include a hard-surfaced

driveway to the front of the site. However, this provides off-street parking for only 1no. vehicle. As such, the proposal would fail to achieve the parking standards. However, there is on-street parking available to the front of the site, should the applicant require additional parking.

The application site is also sustainably located around a 15 minutes' walk to Huyton railway station, and approximately a 5 minutes' walk to bus stops along Tarbock Road, with frequent services to the wider area. The applicant could also increase their off-street parking provision for at least 3no. vehicles, through increasing the hard surfaced areas to the front of their site, which can be achieved under permitted development rights if using permeable surfacing. It is therefore considered that, on balance, the proposal would have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The application property has an existing side addition which extends close to the side boundary. The proposed side extension would also not provide a 1m gap to the side. Notwithstanding this, the waste and recycling bins are currently stored to the front of the site and the waste storage arrangements will remain as the existing. The proposal is therefore deemed to be acceptable in terms of waste management, in accordance with the Householder Development SPD.

Other Matters

The application site is defined as being within a Development Low Risk Area by the Coal Authority. An informative will therefore be attached to provide the applicant further information regarding this.

Conclusion

The application is for an extension to an existing dwellinghouse within a Primarily Residential Area and the principle of the proposal is considered acceptable. The proposed development would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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
12/07/2024	-	-	Site Location Plan
12/07/2024	01	-	Two Storey Side & Single Storey Rear Pitched Roof Extensions

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **11 September 2024**

Informatives

1. The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848. Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority. Standing Advice valid from 1st January 2023 until 31st December 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

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