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| <b><u>APPLICATION NO:</u></b> | 24/00199/FUL                             | <b><u>CASE OFFICER:</u></b> | Mark Quinn |
| <b><u>WARD:</u></b>           | Roby                                     | <b><u>PARISH:</u></b>       |            |
| <b><u>LOCATION:</u></b>       | 2 Oak Place, Roby, Knowsley              |                             |            |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF SINGLE STOREY REAR EXTENSION |                             |            |

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### **Site Description**

This application relates to a detached dwelling located on a modern residential development in Oak Place off Edenhurst Drive, Roby.

### **Proposal**

It is proposed to erect a single storey extension to the rear of the dwelling.

### **Consultations**

None Required

### **Representations**

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

### **Planning History**

18/00300/FUL - ERECTION OF 124 NO. DWELLINGS WITH PUBLIC OPEN SPACE AND ASSOCIATED WORKS – Granted January 2019.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Householder Development SPD (2016)

National Planning Policy Framework

### **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**

#### **Principle of Development.**

In principle the proposal would be acceptable subject to the overall size, scale and design which is discussed in further detail below.

#### **Design Issues**

The proposed single storey extension would have a mono pitched roof with 3 roof lights incorporated into the roof space. Full length bi fold doors would be installed. Providing the materials proposed match the existing dwelling the design and scale of the extension is considered to be acceptable. The proposal would be in compliance with Saved UDP policy H8 – extensions and alterations to residential properties and also with guidance contained in paragraphs 6.1-6.15 in the Householder Development SPD.

#### **Residential Amenity**

The proposed extension would project 3.3m from the rear wall of the existing dwelling. Whilst a single storey rear extension of this scale would normally be permitted development in this instance all permitted development rights for extensions have been removed by virtue of condition 13 attached to planning permission 18/00300/FUL.

The Council's Householder Development SPD permits rear extensions up to 4m in depth. The proposed extension would be well within this guideline at 3.3m in depth. The neighbouring property at 4 Oak Place is set slightly further forward than the application property, consequently the proposed extension would project 3.65m from the rear of No 4. This projection would still be within the 4m guidelines advised in the SPD and the proposed extension would be set in by 0.6m from the closest part of 4 Oak Place.

Consequently, the proposed extension would not have any adverse impact on the amenity of the neighbouring occupiers at No 4 or No 1 Oak Place and would be in compliance with Saved UDP policy H8, Local Plan policy CS19 and the guidance in the Householder SPD.

## **Conclusion**

The design and appearance of the proposed extension is acceptable, and the scale of the extension would not adversely effect the amenity of any of the neighbouring occupiers and would comply with the adopted Local Policies and guidance listed above.

## **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 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**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>                            |
|----------------------|----------------|----------------|----------------------------------------------------------|
| 20/04/2024           | A102           | -              | <b>PROPOSED FLOOR PLANS AND ELEVATIONS</b>               |
| 20/04/2024           | A100           | -              | <b>LOCATION PLAN AND EXISTING AND PROPOSED SITE PLAN</b> |

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

**Mark Quinn**

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

**K Foster**

**Date:**

**28 May 2024**

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<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

**Informatives**

None Required

