

<u>APPLICATION NO:</u>	24/00471/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	131 Roby Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR INFILL EXTENSION		

Site Description

The application site is located at 131 Roby Road, Roby and is situated within an area which is designated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is rendered facing together with white UPVC openings with black, interlocking roof tiles.

The application property benefits from a single storey rear extension and a rear conservatory. There is also a detached summer house sited 2m from the conservatory.

The front elevation of the property is north/north-western facing towards Roby Road (A5080) and the M62 motorway beyond. To the east of the site is Court Hey Methodist Church, the site is otherwise bounded by other residential properties, the character of which comprise a row of semi-detached dwellings, which have been extended and altered in a variety of ways.

From information published on Google, the property address is advertised as a home clinic / facility offering services for acupuncture, cosmetic and other healthcare treatments (medical & dental). From the street scene, the property overall retains a predominately residential, domestic appearance and character.

Proposal

The application seeks permission for the erection of a single storey rear infill extension.

The proposed development would have a depth of 3.43m and a width of 1.38m. This would be served by a mono-pitched roof, which would measure 2.7m at the eaves and 4.27m at the tallest point. The infill extension would cover a footprint of circa 4.2m². The proposal would be sited adjacent the common boundary shared with 133 Roby Road.

The rear elevation would feature one window.

The proposal would serve as a storeroom.

The application has been recently preceded by a PRE-APP enquiry to establish the likelihood of the Local Planning Authority supporting the application and any required changes. Advice was given on the 29/07/2024, with a view that the submitted proposal was likely to be acceptable.

Consultations

None required.

Representations

This application has been publicised by letters sent to 4 neighbours.

There have been 0 letters of objection, 0 letters of support and 1 letter of comment. The representations are summarised as follows:-

15 Court Hey Drive – Concerns over history of waste burning. Concerns that any expansion to the business could increase the amount of clinical or PPE waste that occurs. How will this be managed? Environmental Health had previously advised that the business does not have a commercial waste licence and at present waste is disposed via domestic waste bins.

The representation from No.15 has been acknowledged, however, would not be considered a material planning consideration for the determination of this application. It is recognised that commercial uses operate at the application site, although, given the significantly small extent of development occurring, it would not be considered to have any materially significant impact from the existing uses. Any matters outlined in the submitted representation will be an area for the Council's Environmental Health and Consumer Protection department to monitor and advise. At this stage, the matters outlined in the representation would not be recognised as a material planning consideration.

Planning History

APP. NO: 05/00999/FUL
PROPOSAL: ERECTION OF CONSERVATORY TO REAR OF DWELLING
DECISION: GRANTED
DECISION DATE: 1 December 2005

APP. NO: 06/00357/COU
PROPOSAL: CHANGE OF USE FROM EXISTING SUMMER HOUSE TO SHIATSU CONSULTING/TREATMENT ROOM
DECISION: GRANTED
DECISION DATE: 13 June 2006

APP. NO: 24/00027/PREAPP
PROPOSAL: ERECTION OF SINGLE STREY REAR INFILL EXTENSION
DECISION: LIKELY TO BE ACCEPTED
DECISION DATE: N/A – ADVICE GIVEN 29 July 2024

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to the existing residential 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 policies H5 and 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.

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

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.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is rendered facing, with white UPVC window openings and tiled roof. The submitted plans contain a note to state that external facing materials would be matching facing render and roof tiles to match the existing. The window openings would be white UPVC to match the existing. The proposal would be served by a pitched roof.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The proposal would be a small infill extension which would be subordinate in scale. The materials proposed would match and integrate with the existing external facing materials of the original dwelling. The proposal would leave sufficient space around the dwelling.

Therefore, the extension would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The proposed development would have a projection less than the prescribed parameter of the SPD and therefore would comply with this policy guidance.

133 Roby Road

No.133 the paired, semi-detached dwelling. The main elevations sit parallel to each other. No.133 benefits from a single storey rear extension.

The proposed development would not surpass beyond the rear elevation of No.133 and would comply with the Householder Development SPD and would therefore be acceptable.

It is considered that the proposed development would comply with the Householder Development SPD and would not cause any detrimental harm to the amenities or privacy on the occupants of No.133.

The proposed development would be a small infill section and would sit in-line with the existing projections of the application site. The development would not be considered to cause any adverse harm to residential amenity or privacy to any other properties in the locality.

Highways

The proposed development is to be sited at the rear and would be considered to effect on existing parking provisions and would not be deemed to cause any adverse impact on highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. 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 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 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

Date Received	Ref. No	Version	Drawing/Document Title
12/09/2024	001	-	EXISTING & PROPOSED LAYOUT
12/09/2024	002	-	LOCATION PLAN
12/09/2024	004	-	SITE PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **4 November 2024**

Informatives

Not applicable.

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