

<u>APPLICATION NO:</u>	24/00300/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	22 Cherry Tree Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	DEMOLITION OF EXISTING GARAGE ALONGSIDE THE ERECTION OF A TWO STOREY SIDE AND SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 22 Cherry Tree Road, Huyton and is situated within an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is pebbledash rendered on its front, side and rear elevations together with white UPVC openings and brown, flat, interlocking roof tiles.

The property benefits from an adjoined, single storey side extension (which provides a garage). The application site sits in a uniform building line comprising of semi-detached dwellings (some of which have been previously altered and extended). The front elevation is south-eastern facing.

The front garden area is enclosed by a low brick-built boundary wall and shrubbery. There is block paving which provides hardstanding within the front garden.

The site features other residential properties to all directions.

Proposal

The application seeks permission for the demolition of the existing side garage together with the erection of a two-storey side extension and a single storey rear extension.

Both storeys of the proposed two-storey side extension would project 3.10m. The ground floor would have a cumulative depth of 10.4 when combined with the rear projection, and the first-floor would have a 9.4m. This would be served by a hipped roof which would measure circa 5m at the eaves and 7.5m at the tallest point.

The ground floor front elevation of the two-storey side extension would sit flush with the existing dwelling and would feature a garage door and would serve a garage. The gable wall would feature one window on the ground floor and one window on the first-floor (which is annotated to be obscurely glazed). The first-floor's front elevation would be set-back from the existing adjacent front elevation by circa 1m.

The proposed single storey rear extension would project by 3m and would have a width of 10.3m. This would be served by a flat roof, which would measure 2.75m. This extension would see the installation of a roof lantern, which would be the tallest point and would measure 3.15m. This section would feature two rear doors and windows.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 12 neighbours. No representations have been received.

Planning History

No recorded planning history.

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 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.

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 Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours.

Design

The existing dwelling is pebbledash rendered with white UPVC openings and tiled roofing. The proposed development would include materials which are to match the existing and emulate the design of the original dwelling (this would include the render and brickwork to match). The proposed development would be served by pitched

(and hipped) roofs where appropriate.

The proposed two-storey side extension would be served by a hipped roof, which is subordinate to the roof of the existing dwelling, as the ridge of the proposal would be lower and would echo the design, pitch and materials of the original roof. The two-storey side extension would project beyond the existing rear elevation of the original dwellinghouse by 3m on the first-floor, this protrusion would be served by a hipped roof also.

The proposed rear extension would be served by a flat roof, although this would be a departure from the rest of the roofs, this would be considered acceptable given that this roof would serve a ground floor rear extension and would not be readily visible from the highway.

The proposed rear extension would be within the parameters of the Householder Development SPD and would not result in any adverse or unacceptable harm to the neighbouring properties.

The Householder Development SPD states that proposals should ensure that adequate provision is made / retained for refuse collection and recycling. Ideally a minimum distance of 1m should be retained between the side wall of any side extension and boundary to facilitate collection. This may not always be practicable, particularly in cases where houses have very narrow plots. Extensions which removed access to the rear of a dwelling will normally only be acceptable if a secure bin store or alternative arrangements can be provided to the front of the dwelling, which would not have a detrimental impact on the street scene. In such cases acceptable alternative arrangements for bin collection need to be indicated in the planning submission.

The application site currently houses the bins adjacent the front elevation of the dwelling, in front of the existing garage. The proposal would see a new garage provided, which would not meet the internal dimension requirements to provide a sufficient parking space within the curtilage (by the SPD's standards – addressed within the Highways section) therefore, it would provide an acceptable storage space for bins. This would satisfy the guidance of the Householder Development SPD.

The Householder Development SPD (6.11) states that extensions should avoid the problems of bonding new brickwork into old by setting side extensions back at least 1 course of brickwork. However, given that the proposal would be faced with matching pebbledash rendering, it would suitably conceal the brickwork to ensure that this issue wouldn't be present or cause adverse harm on design. Therefore, on this occasion, it would be acceptable to allow the relaxation of this guidance.

Moreover, the SPD stipulates that two-storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours. It also states proposed developments should avoid creating a terracing effect, either by themselves or in conjunction with similar extensions which may exist or potentially be proposed for adjacent properties in the future.

The Householder Development SPD furthers that usually either a minimum space of 1m should be preserved between the extension and the party boundary to the side of the property, OR the front wall of the first floor of the extension should be set back at least 1m from the immediately adjoining part of the main front wall of the original dwelling.

The submitted plans demonstrate that front wall of the first-floor extension would be

set-back by circa 1m from the immediately adjoining part of the main front wall of the original dwelling. Consequently, the proposal would not result in any actual or potential terracing effect and would be acceptable.

Overall, it is considered that the proposed development would have an acceptable design and would largely be in accord with the Householder Development SPD and Saved Policy H8.

Residential Amenity

7.2 of the SPD outlines that windows in side elevations that serve main habitable rooms and overlook an adjacent dwelling are rarely acceptable.

The proposed side elevation includes a window on the first-floor, however, this would serve a hallway landing (which is a non-habitable room) and would also be obscurely glazed to mitigate any harm on residential amenities and prevent overlooking. As this is the only window on the first-floor and would be obscurely glazed, it would be considered acceptable.

20 Cherry Tree Road

No.20 is the paired, semi-detached dwelling adjoined to the application property. The front and rear elevations of the properties are largely uniform (with the exception of the front bay window and rear single storey extension that No.20 has).

The proposed development would have an acceptable impact on the amenities of the adjoining property. The majority of the two-storey side extension would not be readily visible. The rear protruding elements would be deemed acceptable.

The rear projections are compliant with the prescribed parameters of the SPD and subsequently, would not be considered to cause any significant harm to residential amenity.

Overall, the proposed development would accord with the Householder Development SPD and would not be deemed to cause any significant harm to the amenities or privacy of the occupants of No.20.

33 and 35 Lintel Drive

No's 33 and 35

These properties are a pair of semi-detached dwellings and are located to the south / south-west of the application site. The rear elevations of these dwellings face the side elevation of the application property at an approximate interface distance of 20m.

The proposed two-storey side extension would still retain circa 17m between these properties. Given the only window on the first-floor would be obscurely glazed and serve a non-habitable room, it would not be deemed to result in any detrimental harm to residential amenities or privacy.

Overall, the proposed development would accord with the Householder Development SPD and would not be deemed to cause any significant harm to the amenities or privacy of the occupants of No's 33 and 35.

Highways

The proposed development would see the number of bedrooms at the property from three to four. The Householder Development SPD stipulates in most cases the existing level of provision for car parking should be retained within the curtilage of the dwelling. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards. Table A in the SPD outlines that for 4+ bedrooms, three parking spaces would be required.

The Householder Development SPD also outlines (7.10) that garages will normally count as contributing to the car parking provision where their internal dimensions are sufficient to allow them to be satisfactorily used as such – minimum internal dimensions of 5.5m x 2.75m. The existing garage meets this requirement, however, the proposed development does not.

Therefore, greater consideration should be given to this fact (which would see the loss of an existing parking space within the curtilage of the dwelling) and the increase in the number of bedrooms, which would generate the demand for an increase in parking spaces available.

The submitted plan contains a Proposed Block Plan which does show two parking spaces to the front of the dwelling. These measure an area of 5m x 5m. The Householder Development SPD asserts that two side by side parking spaces will require an area of 5m x 5.7m. The submitted plans require a greater width to accommodate two spaces remain practically accessible and don't result in unnecessary increases of on-street parking if this can be avoided.

6.17 of the Householder Development SPD advocates that at least 50% of the front garden area remains porous or provisions should be made to direct run-off water from the hard surface to permeable or porous area or surface within the curtilage of the dwelling.

Given that the area required to satisfy the policy guidance of the SPD is only marginally less and that the front garden area has the space available, it is considered that a Condition can be included to ensure that the outlined area is met, prior to the first occupation of the proposed development.

It would be considered that as Table A standards are maximum standards, should two parking spaces within the curtilage of the dwelling be achieved, this would be acceptable. It is noted that some on-street parking does occur, and any additional demand could be accommodated from this.

Overall, the proposed development would largely be in accord with the Householder Development SPD and would not be deemed to cause any unacceptable impact to 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.

- 4) Notwithstanding the parking arrangement indicated within the submitted and approved drawing, Proposed Block Plan (No.01), no part of the development hereby permitted shall be occupied until an area of hardstanding (in addition to the existing within the curtilage of the dwelling) has been laid out in full accordance with this Condition.

The hardstanding shall be laid out so that the total area of accessible hardstanding shall measure a minimum of 5 metres by 5.7 metres, is provided, both the existing brick front boundary wall shall be partially demolished, and the existing dropped kerb shall be extended to the width of a minimum of 5.7 metres, to allow full access to the hardstanding.

The additional car parking area shall be made of porous materials, or provision shall be made to direct run-off water from the hard surface to a permeable or porous area or surface within the curtilage of the dwelling. The parking, together with the driveway retained shall remain for parking purposes at all times thereafter.

Reason: To ensure that adequate off-street parking is available in accordance with the National Planning Policy Framework (2023), Policies CS2, CS7 and CS19 of the Knowsley Local Plan: Core Strategy, adopted January 2016, saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006, Ensuring a Choice of Travel SPD (2010) and Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/06/2024	01	-	PROPOSED AND EXISTING FLOOR PLANS, ELEVATIONS AND SECTIONS
06/06/2024	-	-	LOCATION PLAN

Signed Case Officer¹: **Reece Black**

Signed Authorising Officer²: **K Foster**

Date: **29 July 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.

- 2 It is an offence to drive over a footway without dropped kerbs and it is also an offence to carry out any works within the public highway without the permission of the Highway Authority. Only the Highway Authority or a contractor approved by the Highway Authority can carry out works within the adopted highway. The applicant should contact the Council's Maintenance Contractor Tarmac on Knowsley.highways@tarmac.com when implementing the extension of the dropped kerb to improve access.

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