

<u>APPLICATION NO:</u>	24/00553/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Shevington	<u>PARISH:</u>	N/A
<u>LOCATION:</u>	61 Saxon Way, Tower Hill, Kirkby, Knowsley, L33 4DW		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION AND CONVERSION OF GARAGE TO FORM HABITABLE ROOM		

Site Description

The application site is a large, detached house set within a corner plot. The existing dwellings is irregular in shape and staggered with a garage to the southwest of the site. There are other dwellings to the north, east, south and west. There is also a grassed area to the east on the opposite side of Saxon Way.

Proposal

The proposal is for the erection of a single storey side extension and conversion of garage to form habitable room.

Consultations

N/A

Representations

This application has been publicised by letters sent to 8 neighbours. No objections have been received.

Planning History

N/A

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Article 35 Statement

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Character of Area

In relation to the character of the area, the side extension would be visible from the streetscene, however it would be single storey only. Whilst the extension would result in a large building relative to the plot size, this is not considered to be significantly harmful enough to warrant refusal. In addition, the extension is to meet the needs of a disabled person, which is a factor of moderate weight in favour of the proposal. This has been verified with independent evidence. The appearance of the extension has also been improved by the addition of 2 windows facing the street which now means that there will not be a bare wall.

Neighbour Amenity

In relation to neighbour amenity, there would be no harm to 63 as it would take place

Date: 15 January 2025

Informatives

N/A

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