

<u>APPLICATION NO:</u>	22/00446/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	64 Bowring Park Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE / REAR EXTENSION AND SINGLE STOREY REAR AND FRONT EXTENSION		

KNOWSLEY LOCAL PLAN ALLOCATION –

Primarily Residential Area

Site Description

The application relates to a three-bedroom semi-detached two-storey dwelling located on the western side of Bowring Park Avenue, an established residential area in Roby.

Proposal

The application proposes the erection of a part single storey and part two-storey extension to the rear, side and front of the dwelling. The proposed extension would provide open plan lounge and kitchen; utility pantry; WC and cloakroom together with a new front porch at ground floor. An extended bedroom; dressing room and en-suite would be provided at first floor level.

The extension would wrap around the rear and side of the host dwelling. The ground floor single storey to the rear would project 4 m from the existing rear elevation and out beyond the gable, spanning the whole of the existing host dwelling together with the side extension which would measure 8.27 m wide. The ground floor extension would project 2.24 m out from the side elevation of the host dwelling extending out to the front to accommodate a cloak room and porch which would project 1.10 m forward of the part of the front elevation on which it would be positioned. The extension to the side would have an overall depth of 11.12 m.

Turning to the first-floor element, this would wrap around the rear and side elevations of the host dwelling. It would project 1.6 m from the part of the rear elevation on which it would be placed; measure 5.05 m wide and project 2.24 m out to the side. It would be set into the site from the boundary with the adjoining neighbour by 3.38 m and off the common boundary with the adjacent dwelling by approximately 890mm. The first floor would be set in 1 m from the front elevation.

The rear extension would have a flat roof whilst the two-storey would have a hipped and duo-pitched roof to the rear. The ridge line of the two storey extension would be dropped by 440 mm. There would be a mono-pitched roof to the front ground floor serving the porch and cloakroom.

Consultations

None Required.

Representations

This application has been publicised by letters sent to 7 neighbours.

The proposed development proposals have seen a minor amendment to the scheme during the consideration of the application, relating to the re-design of a window. Consideration has been given to the necessity to re-consult on the amended plans received. In this instance it was considered that the proposed amendments do not constitute substantial differences to the originally submitted proposal.

The LPA has acted fairly and reasonably taking into account the duty to fully consider representations from interested parties and considers that nobody has been deprived of the opportunity to make any representations that they may have wanted to make on the application as amended due to the nature of the change/s.

No representations have been received.

Planning History

None relevant.

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.

National Planning Policy Framework

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

The Joint Merseyside and Halton Waste Local Plan 2013

WM9 - Sustainable Waste Management Design and Layout of New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

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

Layout

The proposed extension would be located to the side and rear and front of the host dwelling. Historically there has been a lean-to to the side of the dwelling but at the time of officer's site visit this had been removed and a fence erected towards the front of the dwelling located between the gable and the side boundary. Provision would be made for access to the side of the extension.

The front boundary is enclosed by a low brick wall and gates. A garden is to the front with a driveway providing a parking space with vehicular access gained directly from Bowring Park Avenue.

Parking

The host dwelling is a 3-bedroom property with the current level of parking made up of the one parking space to the front. The parking standards for a dwelling of this size is 2 spaces.

The Council's Householder Development SPD states that..."*In most cases the existing level of provision for car parking should be retained within the curtilage of a 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...*"

The development would not result in any additional bedrooms, one parking space is currently available which would be retained. Having regard to the site and its surroundings, Bowring Park Avenue is a wide road where cars park on street and cars are able to pass one another by using 'passing places' formed by where the driveways of properties are. It is not considered that the development would result in a situation that would cause harm to the free flow of traffic or safety. Furthermore, there is a footway and grass verge between the dwelling and the highway and several cars park on the drives in between the grass verges. As such, it is considered that the development would not necessitate additional parking provision to serve the development and that the current provision is acceptable.

Bin Storage

Currently there is no access to the rear and bins are located to the front. The

proposed extension would be set approximately 890mm off the common boundary with the neighbour which would provide access to the rear allowing for storage of bins to be provided within the rear garden.

Design

The Householder SPD states that two-storey side extensions 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. This is considered to be undesirable in areas of primarily detached or semi-detached dwellings as this leads, in the long term, to a significant reduction in the openness, local distinctiveness and spatial quality of these housing areas, as well as an alteration in the architectural style of the areas. To avoid such an effect, the SPD sets out guidelines, including having a minimum space of 1m between the extension and the party boundary, or the front wall of the first floor of the extension should be set back by 1m from the immediately adjoining main front wall of the original elevation. In this instance, the first floor is proposed to be set back 1 m from the immediately adjoining elevation and the ridge would be set lower than the original ridge by approximately 430 mm which complies with the guidance.

The existing dwelling is mainly of brick construction with a pebble dashed section at first floor to the front elevation; a tiled roof and white uPVC windows and doors. The proposed facing materials on the extension would be render with roof tiles and uPVC windows to match. It is proposed that the existing dwelling would also be rendered and a 150mm brick plinth provided.

The overall design of the development is acceptable and would not have a detrimental impact on the character of the host dwelling or the street scene.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

Impact on No. 62 Bowring Park Avenue

The two-storey side extension would be located adjacent to the common boundary with the neighbouring property No. 62 Bowring Park Avenue. That property has a single storey garage along this shared boundary, with the side elevation of the main dwelling set in approximately 3 m from the boundary.

No. 62 has two first floor windows in the side elevation facing the proposed extension. One of these is a larger arched obscure glazed window that serves a landing whilst the second one serves the third bedroom in the property.

If the proposed extension were to be implemented, the resulting separation distance between the side elevation of the extension and the facing window of No.62 would be approximately 3.9 m.

Paragraph 7.2 of the SPD provides specific design guidance in relation to two storey side extensions and states that, "*Side extensions should be designed to avoid causing direct overlooking or loss of light to main habitable rooms in neighbouring dwellings*". In addition, paragraph 6.19 of the SPD states that, "*Extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must*

not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree".

The proposed extension would bring the gable of the property around 2.24 m closer to the neighbouring windows, there would be no windows within the side elevation of the extension. The landing window serves a non-habitable room and because it is set in the middle of the gable it would be the window that is most affected by the extension, however as it is a non-habitable window there would be no significant effect on amenity. The bedroom window is located to the rear of the gable and although the proposed extension would alter the outlook from this window, its outlook would already be dominated by the gable of the neighbouring dwelling, and it is not considered that the proposed development would significantly harm outlook to the extent that it would cause significant harm to amenity. The gap between the properties would ensure that a sufficient light is received in the room.

Furthermore, the resultant window arrangement would be like many other properties in the surrounding area where planning permission has been granted for two-storey side extensions.

The two-storey extension would also project 1.6 m from the rear of the part of the dwelling on which it would be located and would be located along the boundary with the neighbour. The Council's Householder Development SPD states that two storey extensions of up to 3 metres will normally be acceptable which the extension does not exceed and if applying the 45-degree rule, if the notional line is taken from the mid-point of the neighbour's nearest habitable room window (ground floor kitchen), the proposed extension would not break a 45-degree line. Given the distance that the neighbouring dwelling is located and the level of projection proposed, the extension would not have a detrimental impact on neighbour's outlook or result in an overbearing impact.

The proposed porch would have a projection of 1.1m, this would be adjacent to an existing garage at 62 Bowring Park Avenue as such this small addition to the front of the dwelling would not have any adverse impact on residential amenity.

Impact on No. 66 Bowring Park Avenue

Turning to the impacts on the adjoining property, No. 66 Bowring Park Avenue, the boundary between these properties is defined by the side elevation of the neighbour's conservatory which is a blank wall with clerestory windows along the top and a timber fence of approximately 1.8 m high to the remainder of the boundary.

The proposed ground floor rear extension would project 4 m from the rear of the host dwelling and would be set in off the common boundary with this property by 150 mm. The submitted plans do not indicate details of the neighbour's conservatory; however, the neighbouring extension projects approximately 3.5 m deep. The proposed ground floor extension would therefore extend at most 1 m beyond the neighbouring conservatory which is glazed to its rear elevation. The Household Development SPD 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 extension would not breach this guideline.

Turning to the first-floor extension, this would be set 3.38 m in from the common boundary and would extend 1.6 m out from the existing section of the rear elevation on which it would be located. In applying the guidance of the Householder Development SPD where it relates to rear extensions, two storey extensions of up to

3 metres will normally be acceptable. The two-storey element of the extension would be within the 3 m guideline and if applying the 45-degree rule from the mid-point of the neighbour's first floor bedroom window the proposed extension would not breach a 45-degree line.

Conclusion

The proposal would have an acceptable impact on the character of the dwelling and the visual amenity of the streetscene; sufficient off-street parking would be retained; and there would be no harm to the residential amenities of the occupiers of the adjacent dwellings. As such, the proposal complies with the NPPF, Saved UDP Policies H5 and H8, Policies CS2 and CS19 of the Local Plan and the Householder Development SPD. Therefore, the application is recommended for approval.

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 the National Planning Policy Framework (2021), Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
20/07/2022	3	REV A	PROPOSED GROUND FLOOR
05/10/2022	4	REV B	PROPOSED FIRST FLOOR PLAN
05/10/2022	6	REV C	PROPOSED ELEVATIONS
20/07/2022	9	REV A	SITE PLANS

Signed Case Officer:

M Wishart

**Signed Authorising
Officer:**

M Quinn

Date:

21/10/2022

Informatives

None.

Appendix 1 – Site Photographs



Application property to left



No. 62 Bowring Park Avenue



Boundary with No. 62 Bowring Park Avenue



Towards gable of No. 62 Bowring Park Avenue



Boundary with No. 66 Bowring Park Avenue