

<u>APPLICATION NO:</u>	23/00249/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	15 Laburnum Avenue, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE, REAR AND FRONT EXTENSION (DEMOLITION OF GARAGE)		

Site Description

The application site is located at 15 Laburnum Avenue, Huyton and is located in an area which is allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwelling and is predominately rendered facing on its front, side and rear elevations. Along with white UPVC openings and brown flat, tiled roofing.

The property features a small porch which is brick facing. The front of the property is enclosed by a low brick boundary wall and gate. There is hardstanding to the front and side of the dwelling in the form of permeable block paving as well as a grassed area to the front.

Proposal

The application seeks permission for the erection of a single storey side, rear and front extension. This would all be an adjoined 'wraparound' addition to the dwelling.

The proposed front extension would project forward 1.3m from the main front building line of the dwelling. This would feature a front access door and two windows. This would be served by a hipped roof and would measure 2.74m at the eaves and 3.30m at the highest point.

The proposed side extension would project 2.80m from the existing gable wall and would have a depth of 9.19m. This would consist of the hipped roof continuing round and would again measure at 2.74 at the eaves and the highest point at this section would be 3.76m. The roof of this section also features one skylight.

The proposed rear extension would project out by 2m and would have a width of 8.61m. This would match the hipped roof measurements that serve the side extension and would wraparound and serve the rear projection also. The rear extension would also feature bi-folding doors and a window on its rear elevation, as well as 3 skylights on its roof.

The proposal would also see the demolition of the existing garage store adjoined the gable wall of the property and the existing small rear extension.

The application has been supported by a revised Location Plan that includes a Proposed Site Plan to show the inclusion of a replacement parking space due to the loss of the space provided by the previous internal garage space. The proposal would also see the removal of the front boundary wall and expansion of the existing hardstanding to the front of the dwelling.

Consultations

Highway Authority – Objections withdrawn following amendments to the proposal.

Representations

This application has been publicised by letters sent to 7 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.

KNOWSLEY LOCAL PLAN: CORE STRATEGY SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

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 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

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 front extensions and porches can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of the residential areas. It also states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. Furthermore, account should be taken of the building line.

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

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.

Design

The existing dwelling is brick facing, with white UPVC openings and tiled roofing. The proposed development would be constructed with and include materials that are in-keeping with and match the materials on the original dwelling. The proposed development would also include pitched roofs.

The Householder Development SPD states that the size and projection of front extensions and porches that may be permitted depends on the type of dwelling and degree of set-back from the highway. It is considered that in the case of a semi-detached dwelling, with a substantial degree of set-back from the highway and the scale of the front projection, that the proposed development would be acceptable.

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Delegated Planning Report

It is considered that the proposed front projections of the proposal are acceptable as they retain the character of the residential area and feature appropriate roof designs that are in accord with the Householder Development SPD and do not cause any detrimental visual harm to the street scene.

Additionally, there is account of the front building line, and the proposed development is not considered to significantly project beyond the front building line of the street scene.

The Householder Development SPD also states that any forward projection (which for the determination of the application is considered relevant in conjunction with the front elevation of the proposed side extension) would only be acceptable if it would be appropriate to the dwelling's design and the wider street scene and setting. It is considered the proposal would not harm the overall character of the area. The front projection of the proposed development would be in accord with the guidance outlined in the Householder Development SPD and Saved Policy H8.

The proposed side and rear extension would be considered to be in accord with the design guidance of the Householder Development SPD and Saved Policy H8 as the proposed rear extension would not exceed the 4m parameter outlined in the Householder Development SPD and the side extension would be constructed with matching materials and would feature a pitched roof.

Overall, the proposal is considered to be of acceptable design and would be in accordance with the Householder Development SPD and Saved Policy H8.

Residential Amenity

13 Laburnum Road

No.13 is the paired, semi-detached dwelling and the main front and rear elevations sit in line with the application site. The property benefits from an adjoined garage to the side elevation.

The proposed front projections of the proposal are considered to be appropriate projections and do not protrude significantly far past the existing front building line of both properties. This would not be considered to cause any significant impact to the amenities of no.13.

The proposed side extension would not be readily visible to the occupants of no.13 as it would be erected to the gable wall of the application property and therefore, would not be considered to impact the amenities of no.13.

The proposed rear extension would not exceed the 4m parameter in the Householder Development SPD and would be in accord with the guidance. The eaves of the roof are less than 3m. Therefore, this projection would not be considered to cause significant harm to the occupants of no.13.

There is also sufficient boundary treatment between the rear gardens of the two properties in the form of a 1.8m timber fence.

Overall, the proposed development would be in accord with the Householder Development SPD

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.13.

17 Laburnum Road

No.17 is the adjacent dwelling and is sited to the West of the application site. The gable walls of the properties face one another at an approximate interface distance of 5.85m. The main front and rear building lines sit in line with the application site. The property benefits from an adjoined garage to the side elevation and a modest rear projection that projects out at roughly 2.5m. The gable wall of no.17 features two windows, on the ground floor and sited close to the front elevation, the other on the first-floor in the centre. Both of these windows are constructed with obscure glazing and are assumed to serve the hallway, stairs and landing.

The proposed development would not be considered to result in any significantly harmful impacts to the amenities or privacy of no.17. The proposed front extension has an acceptable projection and would not be considered to result in any unacceptable obstruction or appear unduly dominant to the occupants of no.17.

The proposed side extension may result in a partial reduction in light, but this would result in an unacceptable amount of overshadowing and would not detrimentally affect the amenities or privacy of the occupants of no.17. The proposed side extension would not be considered to be a materially significant change from the previous garage to the proposed side extension. The eaves would be less than 3m in height. The proposal would have an acceptable form and mass and would not be considered to result in any detrimental harm by means of appearing overbearing or unduly dominant. The ground floor window is constructed with frosted glass and is assumed to serve the downstairs hallway.

The proposed rear extension would be within the parameters of the Householder Development SPD and would not breach the 45-degree rule.

There is also sufficient boundary treatment between the rear garden of the two in the form of a 1.8m timber fence.

Overall, the proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy of the occupants of no.17.

Highways

The application site features parking to the front of the property in the form of hardstanding which can accommodate up to 1 space, in its existing form. The existing garage to the side of the dwelling, which is proposed for demolition, contained the internal dimensions to provide a second parking space within the curtilage of the dwelling. This would therefore be lost. The proposal included a front projection from the previous footprint of the garage, this reduced the length of the driveway.

Therefore, Highways objected to the proposed development. The introduction of a side extension would reduce the length of the driveway below the minimum 5.5m length permitted.

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Delegated Planning Report

Following this and discussions with the agent, the proposal was amended. The revised plans saw the rearrangement of parking spaces and the proposed expansion of the existing hardstanding. The amended Location Plan included a Proposed Site Plan that outlined two parking spaces within the curtilage of the dwelling, the removal of the front boundary wall to widen access and the expansion of the existing hardstanding and the annotation that this would be constructed with porous materials.

Since the submission of the amended plans, Highways have reviewed and withdrawn their objection since the application would now be acceptable.

Therefore, the proposed development would be considered acceptable and would not result in any adverse harm to the highway or motorists.

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) The parking area shown on plan Site Location Plan shall be implemented and constructed with porous materials and made available for use prior to the first occupation of the extension.

Reason: In order to comply with the Householder Development SPD and Saved Policy H8 in the Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
19/05/2023	002	-	PROPOSED FLOOR PLANS AND ELEVATIONS
31/08/2023	003	-	LOCATION PLAN AND PROPOSED SITE PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

9 August 2023

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 should they be minded to extend their 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

Appendix 1 – Site Photographs



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