

<u>APPLICATION NO:</u>	25/00326/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	15 Blaking Drive, Knowsley, Knowsley		
<u>PROPOSAL:</u>	INSTALLATION OF FIRST FLOOR TO EXISTING DORMER BUNGALOW, TWO STOREY EXTENSION TO SIDE OF RESULTING TWO STOREY DWELLING TOGETHER WITH TWO STOREY EXTENSION TO FRONT AND SINGLE STOREY EXTENSION TO REAR / SIDE.		

Site Description

The application site comprise a dormer bungalow and associated garden curtilage on Blaking drive. There is a garage to the rear and side of the dwelling and detached from it. The garage is one half of a pair serving the application dwelling and the neighbouring dormer bungalow, 11 Blaking Drive. The dwelling to the other side of the dwelling is a two storey house. The area is primarily residential and characterised by mostly detached houses of differing styles and with a number of bungalows as well, both true bungalows and dormer bungalows. Bungalows in the area are sited next to houses.

Proposal

The proposal is to add a first floor to the property, forming a house, and to erect a two storey extension to the side of the house and single storey to the rear of the two storey side extension. A two storey extension is proposed to the central front part of the house.

The 2 storey side extension would comprise a garage, utility room to the ground floor with bedroom, bathroom and office above and to the rear of this extension would be single storey gym. The proposed first floor of the dwelling would be built up from the existing front and rear walls which extend to 2.3m approximately to eaves and comprise extensions to the existing bedrooms. The extended dwelling is to be rendered. The front extension would comprise a porch with void above and would be mostly glazed on the front elevation up to and including the roof. There would be brick either side of the glazing, and over the top, and the side elevations would be of brick.

At present the eaves of the dwelling are approximately 2.3m from ground whilst the proposal would increase eaves to approximately 5m from ground, with the ridge height remaining at approximately 6.6m from ground. The two storey extension to the side would be 10.1m deep and 3.85m wide, whilst the single storey extension to the rear of this would be 5.3m deep and 3.6m wide. The two storey side extension would have a pitched roof extending in to the roof of the house (as extended from dormer bungalow) whilst the single storey extension to the rear would be flat roofed. The two storey front extension would be 3.8 wide by 1.8m deep with a pitched roof ridged into the main roof of the dwelling of the same ridge height.

Consultations

Knowsley Parish Council - No Comments Received

Representations

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

Planning History

None.

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)

H5 - Development within Primarily Residential Areas

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

The application is for extensions to a dwelling in a primarily residential area. The proposals are therefore acceptable in principle.

Design and Visual Amenity Considerations

The design of the proposed first floor to the dormer bungalow and the two storey extension together with the single storey rear extension would be acceptable in appearance and similar to some other two storey dwellings in the area (although there do not appear to be any in the immediate area with a similar two storey front entrance extension). The dwelling would be acceptable in appearance within the local area and not appear out of place, given the differing styles of houses. The neighbouring dormer bungalow, 11 Blaking Drive, has windows on the gable at ground level, understood to be W.C and utility room windows, together with a porch structure and kitchen door. To the first floor is a bedroom window. The proposal would be acceptable with regards outlook for the residents of 11 Blaking Drive, with the kitchen having a main window on the rear and the other windows on the ground floor being non-habitable rooms. The centre of the first floor bedroom window is approximately 2.5m back from the back of the bungalow and would be approximately 3.8m from the gable of the extended application dwelling. Although direct view from the window would be to the extension gable there would be views within the 45 degrees view lines, and daylight would reach the window, and the room would receive sunlight in the afternoon / evening taking the juxtaposition of the locality dwellings. It is considered that the outlook of the bedroom would not be compromised significantly, particularly taking the context of the area into account with bungalows with most windows on the side neighbouring two storey houses and the property would not have significant loss of light.

The neighbouring dwelling, 1 Teynham Avenue, is a traditional two storey house. There are single storey extensions to the side of the house, and although there are windows on the side elevations there are windows also on the rear. There is a first floor gable window which it is understood is to the landing. As such it is considered that the raising of the eaves and installation of a full first floor to 15 Blaking Drive would not be unduly detrimental to the outlook of that property or cause significant loss of light. the

The front of the side extension would be set in 0.5m, however with the neighbouring property being a dormer bungalow there would be no terracing effect.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways and Parking Considerations

The garage is of sufficient size to park one car and there would be space on the drive to the front of the garage for parking another car. There is space within the front garden area for another two spaces. As such there is sufficient curtilage area to provide for three parking spaces on line with Council parking requirements that for 4 or more bedroom dwellings there should be 3 parking spaces. No other highways issues are raised.

The application complies with Policies CS2 and CS19 of the Core Strategy and

Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The application is to extend a dwelling in a residential area and as such there are no residential amenity issues. Although there is a first floor window on the gable elevation of the extension proposed this is for a bathroom. As such if this was conditioned that it be obscure glazed and top hung, and that no other windows were installed to the gable elevation privacy or overlooking issues would not be an issue.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The proposals are acceptable in design and would not be detrimental to residential amenities or significantly detrimental to the visual amenities of neighbouring properties or the area in general, particularly given the make-up of the dwellings in the locality. The garage is of sufficient size for parking and there is space within the curtilage to provide two parking spaces. The application complies with planning policies and 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) Notwithstanding any submitted details no part of the development hereby permitted shall be used or occupied until the proposed first floor bathroom window on the gable elevation of the two storey side extension as indicated on drawing A1552 - 04A has been glazed with obscure glass to level 4/5. The window shall be top hung and shall be retained as such with level 4/5 obscure glazing at all times thereafter.

Reason: In order to safeguard the residential amenities enjoyed by the occupants of adjoining residential property and to ensure the development complies with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy and Saved Policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, and the National Planning Policy Framework.

- 4) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that order), no windows or openings shall be inserted in the gable elevation

of the two storey side extension hereby permitted other than those shown on the approved plans.

Reason: In the interests of privacy having regard to Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and policy H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

- 5) Notwithstanding any submitted details prior to the first use of the extensions hereby permitted a scheme for a further car parking space within the front garden area shall be submitted to and agreed in writing by the Local Planning Authority, and the agreed scheme implemented. For the avoidance of doubt the parking space shall be of porous or permeable material details of which shall be annotated on the submitted scheme, and the cherry blossom tree in the front garden shall be retained. The agreed scheme shall be retained at all times for parking purposes.

Reason: To ensure sufficient in-curtilage parking in the interests of highway safety and amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

- 6) The garage hereby permitted shall not be converted into living accommodation (either in whole or part) and shall be retained for use by the dwelling at all times.

Reason: To ensure adequate off street parking provision is retained in the interests of highway safety and amenity and to comply with Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
21/05/2025	A1552-01	-	EXISTING FLOOR PLANS, LOCATION PLAN, SITE PLAN
25/07/2025	A1552-03	A	PROPOSED PLANS
25/07/2025	A1552-04	A	PROPOSED ELEVATIONS

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

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

Date:

29/08/2025
