

<u>APPLICATION NO:</u>	24/00550/FUL	<u>CASE OFFICER:</u>	Miss Kim Vo
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	7 Nottingham Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application relates to a two-storey semi-detached dwelling at no.7 Nottingham Road, which is located on a prominent corner plot where Nottingham Road meets Old Dover Road. The application site is located within a Primarily Residential Area, as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan (UDP) (Adopted June 2006).

Proposal

The proposal seeks to erect a single storey rear extension which would project 3.2m from the original rear elevation and measure 5m wide. A mono pitch roof with 2no. rooflights is proposed and would measure 3.77m to the ridge. A set of sliding doors will be installed to the rear elevation. The proposed development will be finished in matching brickwork to the exterior, matching roof tiles and matching uPVC doors.

Since submission, amended plans have been received to remove the proposed side extension due to design and visual amenity concerns raised by the Local Planning Authority.

Consultations

N/A

Representations

This application has been publicised by letters sent to 9no. neighbours.

1no. letter of support has been received with no comments provided.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 UDP, 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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement UDP (June 2006)

Policy H5: Development within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDs)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

National Policies

The National Planning Policy Framework (NPPF)

National Planning Practice Guidance (NPPG)

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 main considerations for this application are:

- Compliance with Householder Development SPD;
- Neighbouring Amenity;
- Design and Visual Amenity;
- Access, Parking and Highway Safety;
- Waste Management.

Compliance with Householder Development SPD

Rear Extension

The proposal would project 3.2m from the original rear wall and would comply with the 4m threshold. The proposed single storey rear extension would therefore accord with the guidelines under Part 7.4 of the Householder Development SPD.

Extensions on Corner Plots

The application site is located on a corner plot. However, the proposal relates to a rear extension only, which will be distanced 2.65m away from the side boundary and would meet the 2m set-in as advised within the SPD. The proposal will also feature a pitched roof and is not deemed to affect highway visibility. The proposal would therefore accord with the guidelines under Part 7.6 of the Householder Development SPD.

Neighbouring Amenity

No.5 Nottingham Road

No.5 is the adjoining neighbour to the east. The proposal would project 3.2m along the shared boundary. However, it would have a depth below the 4m threshold of the Householder Development SPD, which is considered an acceptable projection to avoid overshadowing, loss of outlook or loss of privacy. No.5's existing single storey rear extension will also provide majority of screening. Moreover, there are no openings proposed to the side elevation which would face towards no.5 and any impacts in terms of direct overlooking or loss of privacy is considered to be minimal.

No.3 Old Dover Road

No.3 is the adjacent dwelling to the rear. The proposal will feature a set of sliding doors to the rear elevation, which will face towards no.3. However, these will be distanced over 10m away from the shared rear boundary and the existing detached garage would provide full screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new openings are also not considered to have any greater, significant impact than the existing rear elevation openings. No.3 also features no openings to their side elevation, which would be overlooked by the proposed extension.

No.4 Old Dover Road

No.4 is the adjacent dwelling to the west. The proposal will be distanced over 18m away from this neighbour's front elevation and would be partially screened by the existing boundary fence. The proposal's impact in terms of overshadowing, overlooking, loss of privacy/sunlight is therefore deemed to be negligible.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

Design and Visual Amenity

The proposed extension would be partially visible from public vantage points along Old Dover Road. However, it would appear as a proportionate and subservient addition due to its single storey height, ensuring that it does not dominate or overwhelm the street scene. It would also be set in from the side boundary by 2.65m and would feature a pitched roof, with matching materials proposed. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would not affect existing parking or access arrangements and would have an acceptable impact upon access, highway safety and parking provision, in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The proposal would not affect the existing waste storage arrangements and is therefore acceptable in terms of waste management and storage, in accordance with the Householder Development SPD.

Conclusion

The principle of the proposal is considered acceptable. The proposed development would have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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) No materials shall be used on the external elevations or roof of the proposed development other than those referred to on the approved plans / supporting documentation.

Reason: To secure a satisfactory development in materials which are appropriate for the locality in accordance with Saved Policy H8 of the Knowsley Replacement Unitary Development Plan (Adopted June 2006), Policy CS19 of the Knowsley Local Plan Core Strategy (Adopted January 2016), and the National Planning Policy Framework.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
06/01/2025	003		Site Location Plans
06/01/2025	002		Proposed Plans

Signed Case Officer¹: **Kim Vo**

Signed Authorising Officer²: **K Foster**

Date: **7 January 2025**

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

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