

<u>APPLICATION NO:</u>	22/00733/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	11 Rowan Grove, Huyton, Knowsley, L36 5XU		
<u>PROPOSAL:</u>	THE ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION		

Site Description

The application property is a semi-detached dwelling located in a residential area. It is brick facing at ground floor and rendered in a cream finish to the first floor.

The property has been previously extended in the form of a porch which has been removed due to ongoing construction works and a small single storey rear extension.

The property has a tarmac drive allowing for parking provision at the front of the application property.

Proposal

As originally submitted the application sought permission for the erection of a two-storey side extension together with single storey rear. During this application, the applicant decided to remove the first-floor aspect of the side extension and instead undertake a loft conversion at a later date using the property's permitted development rights.

The application proposals therefore now consist of the erection of a single storey side and rear extension including a porch at the front elevation following the demolition of the garage located at the rear. The porch would project 1.05m from the front elevation and would extend 4.4m in width. The extension will turn and span a depth of 11.7m. The extension will then wrap around the rear elevation spanning a width of 8.2m. The front elevation would include a new door and glazed frame together with a garage door. The rear elevation would include 1no. bi-folding door together with 1no. window

The proposed extension accommodates a hip roof measuring 2.4m at the eaves and 3.3m at its highest point and would include 3no. Velux windows located at the rear.

The proposals provide a new attached garage, W/C, utility room and open plan kitchen and dining room.

Consultations

None.

Representations

This application has been publicised by letters sent to 6 neighbours. No comments have been received.

Planning History

No relevant planning application 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The application property is located within a Primarily Residential Area identified in the adopted Local Plan Core Strategy. As such, the erection of a single storey extension to serve the existing residential property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact and ensuring adequate car parking spaces remain.

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

Design

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and provide sufficient parking spaces. With regards to rear extensions, it further states that these extensions should avoid overshadowing, loss of outlook and privacy and should not appear unduly dominant to neighbours.

The proposed extension would be brick facing consistent with the materials found at ground floor level and would include materials to match that found at the application property. The proposed extension is acceptable in terms of scale in relation to the application property and would not appear as an incongruous feature within the wider street scene.

The proposed development is considered acceptable in terms of design and would not harm the character and appearance of the host property or the character of the local area.

Residential Amenity

No. 13 Rowan Grove

No. 13 is the adjoining semi-detached property. This property has been previously extended in the form of a single storey extension located at the rear.

The Householder Development SPD advises that rear extensions up to 4m will generally be supported. The proposed extension would span a total depth of 2.7m and project 1.1m from the rear extension of no. 13.

The proposed extension is within the parameters set by the Householder Development SPD and is an appropriate scale in relation to the neighbouring property's extension. It is not considered that residential amenity of existing and future occupiers of no.13 will be adversely affected by the proposed development.

No. 9 Rowan Grove

No. 9 is the neighbouring semi-detached dwelling. It has been previously extended in the form of a single storey side and rear extension. The side extension element is significantly set back from the front elevation.

No. 9 has two windows located in its gable elevation at ground floor and first floor together with one window located at the front elevation of the side extension. The

proposed extension would breach the 45-degree rule in respect of the single storey extension. According to the plans submitted in respect of the neighbouring extension at no.9 (20/00579/NMA), the window at ground floor level serves the hall and the window of the side extension serves a ground floor bathroom. As such, these rooms are not habitable living areas, and it is not considered that the proposed development would therefore adversely affect the residential amenity and outlook of the occupiers of no. 9.

In addition, the rear aspect of the proposed extension would project 1.7m from the rear elevation of no. 9 and is within the parameters set by the Householder Development SPD. Due to the juxtaposition of properties and the relatively small protrusion from the no. 9's rear extension it is not considered that this property would be adversely affected in terms of residential amenity.

No other properties would be affected.

Highways

No adverse effects to highways safety would occur because of the proposed development.

Conclusion

The proposal would be acceptable in terms of design, residential amenity, and highways (subject to condition attached). 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 will 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
22.12.2022	CROSS037-00-00-001	Rev 2	LOCATION PLAN AND PROPOSED BLOCK PLAN
27.03.2023	01/01/003		PROPOSED ELEVATIONS
27.03.2023	01/01/004		PROPOSED FLOOR PLANs

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

Date: **28 March 2023**

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



