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|-------------------------------|-------------------------------------------------|-----------------------------|-------------|
| <b><u>APPLICATION NO:</u></b> | 22/00579/FUL                                    | <b><u>CASE OFFICER:</u></b> | Andrew Hunt |
| <b><u>WARD:</u></b>           | St Michael's                                    | <b><u>PARISH:</u></b>       |             |
| <b><u>LOCATION:</u></b>       | 9 Wastle Bridge Road, Huyton, Knowsley, L36 8BA |                             |             |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF SINGLE STOREY REAR/SIDE EXTENSION   |                             |             |

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### **Site Description**

The application site is a Semi - detached house in a residential area.

### **Proposal**

The proposal is for the erection of single storey rear/side extension.

### **Consultations**

N/A

### **Representations**

This application has been publicised by letters sent to 4 neighbours\*. No representations have been received.

*\*The plans were changed with minor amendments close to the boundary with 7, No 7 was re-consulted on these plans.*

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

#### **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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

#### **Assessment**

##### **Street Scene**

The proposed changes to the front are minor. The side elevation would appear as a flat roof. However, there is a similar flat roof appearance at present with the wall at both 9 and 7 Wastle Bridge Road. Therefore, there would be no significant change in street scene terms as flat roof structures are characteristic of the area. Overall, there would be no harm to the street scene.

##### **Neighbour Amenity**

In relation to 7, the rear extension would extend less than 4 metres at the rear in accordance with the Householder SPD. There are no side windows of 7 that would be affected. Therefore, there would be no harm to amenity.

In relation to 11, the rear extension would extend less than 4 metres at the rear in accordance with the Householder SPD. Therefore, there would be no harm to amenity.

##### **Highway Safety**

There would no changes to parking at the property or additional bedrooms.

#### **Conclusion**

The proposal would be acceptable in relation to Street scene, Neighbour amenity and

highways. The application complies with local 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 following approved plans and documents :-

- a. Plans and Elevations - 01003/22 (Rev B) - (received 21/10/2022)
- b. Location and Site Plan - (received 22/09/2022)

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 Policy 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 in June 2006.

**Signed Case Officer<sup>1</sup>:**

**Andrew Hunt**

**Signed Authorising  
Officer<sup>2</sup>:**

**K Foster**

**Date:**

**28 March 2023**

### **Informatives**

N/A

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**



