

|                               |                                                                                         |                             |             |
|-------------------------------|-----------------------------------------------------------------------------------------|-----------------------------|-------------|
| <b><u>APPLICATION NO:</u></b> | 22/00789/FUL                                                                            | <b><u>CASE OFFICER:</u></b> | Reece Black |
| <b><u>WARD:</u></b>           | Roby                                                                                    | <b><u>PARISH:</u></b>       |             |
| <b><u>LOCATION:</u></b>       | 124 Tarbock Road, Huyton, Knowsley                                                      |                             |             |
| <b><u>PROPOSAL:</u></b>       | ERECTION OF SINGLE STOREY FRONT EXTENSION AND<br>CONVERSION OF GARAGE TO HABITABLE ROOM |                             |             |

---

### **Site Description**

The application site is located at 124 Tarbock Road, Huyton and is located in an area that is allocated as a Primarily Residential Area in the development plan. The application property is a semi-detached dwelling which is brick built and facing on the front, side and rear elevations, with the exception of the first-floor front elevation. The property features white UPVC and brown, interlocking roof tiles. There is a prominent architectural design presented through a front projection that extends outwards and slopes down on the front elevation of the dwelling and is reflected on the paired semi-detached dwelling. The property also contains a built-in garage.

### **Proposal**

The application seeks permission for the erection of a single storey front extension and a conversion of garage to habitable room(s).

This report will focus on the permission of the single storey front extension as this is the portion of the application which requires planning permission. Although the garage conversion into habitable room(s) has been included in this application. It does not come into conflict with any criteria for Permitted Development, would be considered as an internal alteration and therefore would not require full planning permission.

The proposed front extension would project 1.08m from the existing front elevation and would have a width of 6.81m. The front extension would be served by a mono pitched roof. The eaves of this roof would measure at a height of 2.76m and the highest part of the roof would measure at a height of 3.24m. The proposed front extension would bring the front elevation of the ground floor that is set back and create a flush front elevation on the ground floor. The first-floor element would remain set back as it is. The proposed development would see no further projection in relation to the dominant, architectural feature on the front elevation and existing front building line. The proposed front extension would also feature fenestration to replace the space the garage door occupied and a skylight on the pitched roof.

### **Consultations**

None Required

### **Representations**

This application has been publicised by letters sent to 6 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 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**

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

### Design

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.

The Householder Development SPD states that style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area. The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also be brick facing and include materials to match the existing and keeping with those found at the application property. The proposed development would retain and respect overall, the style and design of the existing front elevation of the dwelling. It would remove the overhanging and open space created by the set-in front door and extend the ground floor front elevation on the converted garage to sit in line with the most prominent projection and dominant architectural feature. It would be considered that this would not detrimentally impact the overall design and style of the main front elevation of the original dwellinghouse as the existing dominant feature of the front elevation of the dwelling spans both storeys and the proposed would only impact the ground floor front elevation, which would reduce the impact. It is considered that the proposed development would not compete with or harm the existing dominant feature of the front elevation. It would create a sleeker and tidier front elevation with the pitched roof and flush front elevation, in contrast to the existing muddled arrangement.

No.130 Tarbock Road also features a similar small, pitched roof on a section of the ground floors front elevation. Although the proposed development extends the front elevation to sit in line with the furthest projecting section, it demonstrates that this section of the proposed development would not result in any detrimental harm to the front elevation of the property or the overall character of the street scene.

It is considered this would respond appropriately to the original dwelling. The design is considered as being in accord with the Householder Development SPD and Saved Policy H8.

### Amenity

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 also states that front extensions should not dominate the existing dwelling or disrupt the uniformity of a group of uniformity of a group of similarly designed dwellings. The projection of the proposed development has no advancement than what is existing and is to bring the front elevation to sit flush. There is a considerable set-back from the highway to the front elevation as existing at approximately 7.5m. It is considered, given the scale and footprint of the proposed front projection, the single storey nature and the degree of set-back from the highway, the proposed development would be acceptable and would not pose any significant adverse impact to the street scene or character of the dwelling and local area. It would

not cause a significant departure from the overall character or design in contrast to the row of similar designed dwellings the application property sits in or dominate the existing dwelling.

The Householder Development SPD that extensions should not unacceptably obstruct the outlook of neighbouring dwellings or detract from their privacy.

#### 122 Tarbock Road

No.122 is the paired, semi dwellinghouse. The front and rear elevations of no.122 sit in line with the application site. The proposed development would not project any further beyond the existing front building line and would not be readily visible to the occupants of no.122. It is considered that the proposed development would not cause an adverse impact to the amenities or privacy to the occupants of no.122 and would accord with Householder Development SPD.

#### 126 Tarbock Road

No.126 is the other adjacent dwelling to the east of the application site. The front and rear elevations of no.126 sit in line with the application property. The proposed development would not project any further beyond the existing front building line and would not be readily visible to the occupants of no.126. It is considered that the proposed development would not cause an adverse impact on the amenities or privacy to the occupants of no.126 and would be in accord with the Householder Development SPD.

#### Highways

The property currently has the space for up to 2 off-street parking spaces. The proposed development would remove one of these spaces by removing the garage although this could be done under Permitted Development and the dimensions and increase in footprint from the proposed development would not have a detrimental impact on the parking provisions. The Householder Development states that for dwellings with 2-3 bedrooms the maximum level of off-street parking required would be 2 spaces. Therefore, as the application site would still retain one space, this would be deemed acceptable on this occasion especially given that the conversion of the garage can be achieved via Permitted Development. The proposed development would not result in an unacceptable impact to the highway.

#### 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.

#### **SCHEDULE 1**

| <b>Date Received</b> | <b>Ref. No</b> | <b>Version</b> | <b>Drawing/Document Title</b>                           |
|----------------------|----------------|----------------|---------------------------------------------------------|
| <b>22/12/2022</b>    | <b>2211/3A</b> | -              | <b>LOCATION PLAN</b>                                    |
| <b>16/02/2023</b>    | <b>2211/1B</b> | -              | <b>EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS</b> |

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

**Reece Black**

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

**K Foster**

**Date:**

**28 March 2023**

<sup>1</sup> Reece Black

<sup>2</sup> Kevin Foster

---

<sup>1</sup> 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

<sup>2</sup> 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

## **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](http://www.gov.uk/government/organisations/the-coal-authority)

Standing Advice valid from 1st January 2023 until 31st December 2024

## **Appendix 1 – Site Photographs**







Front elevation of no.130.