

<u>APPLICATION NO:</u>	24/00453/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	
<u>LOCATION:</u>	11 St Agnes Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is located at 11 St Agnes Road, Huyton, Knowsley and is situated within an area allocated as a Primarily Residential Area in the Development Plan. The application property is a semi-detached dwellinghouse and is brick faced to its front, side and rear elevations together with white UPVC openings and brown, interlocking roof tiles.

The property currently benefits from an existing conservatory at the rear and a single storey side extension, as well as a small front porch. The private amenity area is contained to the rear and side of the property. This is bounded by timber fence panels at an approximate height of 1.8m and staggers down in height as it meets the front area of the curtilage.

The application site is situated on a corner plot with the front elevation orientated to the north / north-east and St Agnes Road with the side elevation of the property orientated toward Oakwood Drive. There are residential properties to all directions from the application property.

Proposal

The application seeks permission for the erection of a single storey side and rear extension.

The proposed development would display a footprint largely similar to the existing side and rear extensions, with the addition of the area that would connect the two isolated extensions and would form a 'wrap-around' layout. The pitched roof would be added and minor adjustments to connect the side and rear extension.

The proposed rear projection would have a depth of 2.4m and a width of 8.77m. The side extension would have a width of 2.65m and a depth of 10.28m. The proposed development would be served by a hipped roof, which would measure 2.5m at the eaves and 3.46m at the tallest point.

Openings inserted to the proposal would be installed to the front, side and rear elevations. The west facing and north facing roof slopes would each contain 2.no rooflights. The rear elevation would contain bi-fold doors and full height windows.

Consultations

None required.

Representations

This application has been publicised by letters sent to 19 neighbours. No representations have been received.

Planning History

APP. NO: 74/03103/HIST

PROPOSAL: ERECTION OF NEW BEDROOM AND KITCHEN EXTN AND 6 FT HIGH BOUNDARY FENCE

DECISION: GRANTED

DECISION DATE: 18 April 1978

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.

The site is identified as a site allocated for housing development in the adopted Unitary Development Plan. As such, a domestic extension to 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 policies H5 and 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 that adequate parking and garden space would remain for use by residents of the extended property.

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

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

The Householder Development SPD states that single storey side extensions should be designed so that they preserve the street scene, protect light and privacy of neighbours and ensure that they provide sufficient parking spaces.

The Householder Development SPD states that rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would include materials that are in keeping with the existing dwelling and would emulate the design. The proposal would be served by a hipped roof, in contrast to the existing flat roof, this would be an improvement in the design. Therefore, the materials would be considered acceptable. The proposal would retain largely the existing form as the extensions currently erected on site and would not be deemed to raise any significant concerns.

The Householder Development SPD states (6.14) that the extension should leave adequate room around the dwelling to avoid a cramped appearance within the plot. It should also leave adequate garden areas for sitting out etc.

The submitted plans show that sufficient space would remain usable and would not result in a cramped appearance.

As existing, bins are stored to the side elevation of the dwelling, which would remain accessible. Therefore, there would be no change to existing refuse storage.

Overall, the proposed development would have an acceptable design and would be in keeping with the requirements of Saved Policy H8 and the Householder Development SPD.

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that a single storey rear extension located on or immediately adjacent to the party boundary with a neighbouring dwelling will normally be acceptable if it does not project more than 4m from the rear elevation of the existing dwelling.

The proposed development would comply with this and would be acceptable.

9 St Agnes Road

No.9 is the paired, semi-detached dwellinghouse. The original front and rear elevations of the properties sit parallel to each other. No.9 benefits from a front and side extension in the form of a porch and adjoined garage.

The proposed development would not be deemed to result in any significant material change to the existing amenity impacts. The existing rear conservatory is served by a mono-pitched roof (at a maximum height of 2.63m). The proposal would see the increase of the roof to 3.4m in height which would result in a partial increase in prominence and impacts to amenities, however, this would not be deemed to have an unacceptable impact. For a reference point, 4m in maximum height for single storey rear extensions is allowed under Permitted Development. Therefore, it would not be considered to result in any unacceptable change or impact.

The proposed development would be within the projection parameters of the SPD and retain the depth of the existing conservatory.

The proposal would not be deemed to raise any privacy issues.

Overall, the proposed development would accord with the Householder Development SPD and would not be considered to cause any detrimental harm to the amenities or privacy on the occupants of No.9.

No other dwellings in the locality are considered to suffer any unacceptable impact to residential amenity as a result of the proposed development. The nearest properties which face the side elevation of the application property are located circa over 16m from the existing side extension. The proposal would not present any significant change that would be deemed unacceptable for these properties.

Highways

The proposed development would not increase the number of bedrooms at the application property. As the existing ground floor contains one bedroom (approved under 74/03013/HIST), which would be retained, it would not form a material consideration to the determination of the application currently under determination. It would not be considered to result in any material change to the existing parking arrangements, given that the proposal is largely like-for-like, shown in the floor plans.

The NPPF (Paragraph 115) states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

As outlined above, it is not considered that the proposal would cause any unacceptable highway safety impact.

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

Date Received	Ref. No	Version	Drawing/Document Title

27/08/2024	02	-	PROPOSED FLOOR PLANS AND ELEVATIONS
26/08/2024	-	-	LOCATION PLAN
27/08/2024	02	-	PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹:

Reece Black

Signed Authorising Officer²:

Alan Kilroe

Date:

12/11/24

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

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

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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