

<u>APPLICATION NO:</u>	23/02787/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	St Gabriels	<u>PARISH:</u>	Tarbock Parish Council
<u>LOCATION:</u>	41 Richmond Way, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY REAR EXTENSION		

Site Description

The application site is located at 41 Richmond Way, Huyton and is situated within an area allocated as a Primarily Residential Area in the Development Plan. The application property is a mid-terraced dwelling and is brick facing on its front, side and rear elevations and features white UPVC openings, with interlocking roof tiles.

The application property benefits from a single storey rear extension, as well as a modest front porch and garage projection to the front elevation. Adjacent the existing rear extension is a timber canopy structure, which sits lower than the existing roof of the extension and a lightweight garden shed.

The front garden area is made up of block paved hardstanding and is enclosed by a low front boundary wall constructed from brick and metal railings, together with metal gates adjacent the dropped kerb to access the hardstanding.

The front elevation is North/North-West facing, and the dwelling is located adjacent to turn heads of the cul-de-sac. To the North and East of the site are other residential dwellings and to the West and South are extensive tree coverage. Further to the South at an approximate distance of 40m is the M62.

Proposal

The application seeks permission for the erection of a two-storey rear extension. This would project 4.5m from the rear elevation and would have a width of 4.92m. This would be served by a hipped roof, in which the eaves would measure at a height of 5.14m and the highest point (ridge) would measure at a height of 7.06m. The side elevation (West facing) would be set in from the party boundary (shared with no.43) by approximately 2.95m.

The proposal would see the partial demolition / alteration of the existing single storey rear extension, and this would be left with a flat roof and glass lantern, but with a reduced height, and subsequently, would not form part of this planning application.

The proposed two-storey rear extension would feature bi-fold doors and two windows on the rear elevation.

Consultations

Tarbock Parish Council - No Comments Received.

Representations

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

Planning History

APP. NO: 74/04525/HIST
PROPOSAL: FRONT PORCH GARAGE AND 1ST FLOOR BEDROOM
DECISION: GRANTED
DECISION DATE: 30 November 1979

APP. NO: 74/07823/HIST
PROPOSAL: DINING ROOM EXTENSION
DECISION: GRANTED
DECISION DATE: 18 August 1983

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
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

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.

The Householder Development SPD states that two-storey rear extensions of up to 3 metres will normally be acceptable. It also states that extensions beyond 3 metres will only be acceptable if they do not breach the 45-degree rule. In addition, where the properties are attached and the neighbouring dwelling has no extension adjacent the boundary, any first-floor element of an extension beyond 3 metres should be set in from the party boundary by a minimum of 1 metre.

Design

The existing dwelling is brick facing with white UPVC windows and tiled roofing. The proposed development would also emulate the original design of the dwelling and

align with the existing exterior of the elevations. It would include materials which are keeping with those found at the application property and would be served by a hipped roof.

The proposed development is considered to have an acceptable design and would not be considered to appear out of place or incongruous in the street scene. The application property is sited within a Primarily Residential Area, in which other dwellings sited within the locality feature a range of alterations and extensions. The proposed development would not be deemed to result in a harmful design and would not significantly harm the building line of dwellings due. Overall, the proposal would be considered a subordinate addition to the dwelling and would not cause adverse harm to the character of the dwelling or the street scene.

The Householder Development SPD states that extensions and alterations should appear visually subordinate to the original dwelling. This would include the ridgeline being lowered to highlight the relationship between the original dwelling and the proposed extension. However, given that the proposed development would be sited to the rear, would not project significantly beyond no.39, would be set in from the party boundary shared with no.43 by an appropriate distance and given the motorway to the South, would not be observed by other residential dwellings. Overall, the application site would be considered to not hold a prominent position in the street scene and the proposed development would not be readily visible from the street scene and would not cause any significant harmful impacts to the residential area.

Overall, the proposed development would largely be in accord with the guidance of the Householder Development SPD, Saved Policy H8 and would feature an acceptable design.

Residential Amenity

The proposed development would feature an acceptable projection, as it does not breach the 45-degree rule. Therefore, although it surpasses the 3m prescription in the Householder Development SPD, it would not have an unacceptable impact on residential amenity.

39 Richmond Way

No.39 is the adjoined dwelling and is sited to the East/South-East of the application dwelling. The front and rear elevations of no.39 are sited further behind the elevations of the application site by approximately 4.7m.

No.39 benefits from a single storey rear extension and a small front extension.

The proposed development would not project beyond the rear elevation of no.39 and would be sited 150mm away from the party boundary shared with no.39. Subsequently, would not be readily visible from no.39's views and therefore would not be considered to cause any significant harm to the residential amenities of no.39.

Overall, the proposed development would largely be in accord with the Householder Development SPD and would not be considered to cause any unacceptable harm to the amenities and privacy of the occupants of no.39.

43 Richmond Way

No.43 is the other, adjoined dwelling and is sited to the West of the application

dwelling. The front and rear elevations sit parallel with the application site.

The proposed development would project 4.5m, but as discussed earlier would be set in from the party boundary by approximately 2.95m, which would reduce any significant impact from overshadowing and appearing overbearing. Additionally, it would not breach the 45-degree rule and therefore, would not be considered to have any unacceptable impact on residential amenities.

Overall, the proposed development would largely be in accord with the Householder Development SPD and would not be considered to cause any unacceptable harm to the amenities and privacy of the occupants of no.43.

Highways

The existing parking provisions utilised by the occupants of the property are available in the form of hard standing in the front garden area through bricked paving.

The submitted plans show that three vehicles would be able to park on the hardstanding.

There is also opportunity for street parking in the locality of the area and the demand generated would not be considered to result in unacceptable harm in the context of the street scene on road safety.

The Householder Development SPD states that for properties with 4+ bedrooms, 3 spaces should be provided. These, however, are maximum standards, which the proposed development would accord with.

A condition has been applied, for the removal of the front boundary treatment and extension of the dropped kerb to widen and allow full access to the entirety of the driveway, to ensure that the development would not result in adverse harm to highway safety.

Overall, the proposed development would be considered acceptable and would not be considered to result in any unacceptable impact to highway safety and motorists.

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.

- 4) The existing front boundary treatment to the front of the house and front driveway shall be partially or fully demolished and the dropped kerb extended to an extent to allow full use of and access to the driveway to the front of the house, prior to the first occupation of the extension(s) permitted. The parking, together with the driveway retained shall remain for parking purposes at all times thereafter. For the avoidance of doubt, the removed boundary treatment shall not be reinstalled at any time.

Reason: In the interests of highway safety and to comply with Policies CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Saved Policies of H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04/12/2023	A102	-	PROPOSED FLOOR PLANS AND ELEVATIONS
04/12/2023	A100	-	LOCATION PLAN AND EXISTING AND PROPOSED SITE PLAN
04/12/2023	A100	-	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

Date:

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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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