

<u>APPLICATION NO:</u>	23/00170/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	67 Endmoor Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION		

Site Description

The application site is located at 67 Endmoor Road, Huyton and is located in an area that is allocated as a Primarily Residential Area, as well as North Huyton Action Area in the Development Plan. The property is an end terrace dwelling and is brick facing on its front, side and rear elevations. It features white UPVC on its openings and brown, interlocking roof tiles.

The application property faces open green space and Alt Park.

Proposal

The application seeks permission for the erection of a single storey side and rear extension. The proposed side extension would project out by 1.66m and would have a length of 7.62m. This would be served by a flat roof and would measure at a height of 3.18m. The proposed side extension would sit flush with the existing front elevation of the dwelling. The proposed rear extension would project out by 3m and would have a width of 7.94m. This would be served by a flat roof and would measure at a height of 3.18m.

Consultations

None Required

Representations

This application has been publicised by letters sent to 5 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies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 existing dwelling is brick facing with white UPVC openings and tiled roofing. The proposed development would be brick facing on its exterior walls and would feature materials that are in-keeping with the existing and match.

The flat roof would be a departure from the Householder Development SPD, but it is considered to be an acceptable design, as the proposed development would be sited in an area that would not be readily visible from the highway as it would be situated in the private rear garden.

For the proposed side extension, the flat roof would be considered acceptable on this occasion and would not be deemed to have an unacceptable impact on the character of the street scene and at the end of a terrace-row with the dwellings in a uniform building line, the flat roof would not be particularly prominent when serving a small side extension.

In addition, given that there is not a terrace row of dwellings opposite facing the building line as the application's front elevation faces the Alt Park and green space, it would be further considered that the flat roof of the Householder Development SPD would not be an unacceptable choice, given the locality of the application site.

The design of the proposed development overall is considered as largely being in accord with the Householder Development SPD and Saved Policy H8.

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 rear extension would be within those parameters outlined in the Householder Development SPD and would therefore be acceptable.

65 Endmoor Road

No.65 is the attached dwelling of the application property. The front and rear building lines of no.65 sit in line with those of the application site.

The proposed side extension would be erected on the side elevation of the application property and would not be readily visible to the occupants of no.65.

The proposed rear extension would be within the 4m parameter set out in the Householder Development SPD.

Therefore, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any adverse harm to the amenities or privacy of the occupants of no.65.

69 Endmoor Road

No.69 is the adjacent dwelling of the application site. The front and rear building lines of no.69 sit in line with the application site.

The gable wall of no.69 features a window in on the first floor, in the centre. This is constructed with frosted glass and is therefore, assumed to serve a non-habitable room.

No representations or objections have been received by the occupants of no.69.

The proposed side extension would be served by a flat roof. This would further ensure there would be no overshadowing or the proposed appearing unduly dominant. The proposed rear extension would be within the 4m parameter set out in the Householder Development SPD.

Therefore, it is considered that the proposed development would be in accord with the Householder Development SPD and would not cause any adverse harm to the amenities or privacy of the occupants of no.69.

Highways

The proposed development would not cause any change to existing parking provisions available and would not require any additional parking spaces currently used. The proposed development is not considered to cause any adverse 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

Date Received	Ref. No	Version	Drawing/Document Title
18/04/2023	-	-	PROPOSED BLOCK PLAN
18/04/2023	-	-	PROPOSED FLOOR PLAN
18/04/2023	-	-	PROPOSED ELEVATIONS
18/04/2023	-	-	EXISTING AND PROPOSED SIDE ELEVATIONS
22/03/2023	-	-	LOCATION PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

1 June 2023

Informatives

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

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







