

<u>APPLICATION NO:</u>	23/00096/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	22 Pine Close, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 22 Pine Close, Huyton and is located in an area that is allocated as a Primarily Residential Area in the Development Plan. The property is an end-terrace dwelling and is rendered facing on its front, side and rear elevations. It features black UPVC openings and interlocking roof tiles.

The front garden area is enclosed by a brick boundary wall and gates.

Proposal

The application seeks permission for the erection of a single storey rear extension. The proposed development would project 4m and would have a width of 4.95m. The proposal would be served by a dual pitched roof which would measure 2.62m at the eaves and 3.78m at its highest point.

The rear elevation of the proposal would also feature patio doors.

Consultations

None Required

Representations

This application has been publicised by letters sent to 8 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 single storey 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 existing dwelling is rendered facing, with black UPVC openings and a tiled roof. The proposed development would also be rendered facing and include materials

which are keeping in with those found at the application property and would have a pitched roof. The proposed development would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD.

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.

20 Pine Close

No. 20 is the adjacent dwelling and is sited at the end of a terraced row. The front elevations of the application site are set further back from the highway by approximately 3.5m and the rear elevations of the application property are set further back than that of no.20 by about approximately 3m. No.20 benefits from a small outrigger projection from its rear elevation.

The proposed rear development would have a projection of 4m and would be in breach of the 45-degree rule when taken from the nearest habitable window of the rear elevation of no.20. However, on this occasion, the proposal is deemed to be acceptable. This is because under the conditions set out in the General Permitted Development Order legislation, householders are able to build larger single storey rear extensions in certain circumstances. Given the location of the application site, which is deemed not on Article 2(3) land or in a Site of Special Scientific Interest, this limit is increased to six metres in the case of this dwellinghouse (terraced property).

The occupants of no.20 have not submitted any objections to the proposal.

Subsequently, given that the application property benefits from the potential to extend a larger single storey rear extension up to 6m, it is considered that the projection of 4m would be acceptable.

it is also considered that the proposal would not result in an unacceptable loss of outlook or loss of privacy as given the relationship between the two properties, there would be an interface distance of 6.3m. There is also sufficient boundary treatment between the two properties in the form of 1.8m timber fencing. The proposal would also feature a dual pitched roof and the eaves measuring at 2.6m. Therefore, it is considered this would not result in an unacceptable loss of outlook or overshadowing.

Therefore, is considered that the proposed development would not result in an unacceptable harm to the amenities or privacy of the occupants of no.20 and would therefore be acceptable.

24 Pine Close

No.24 is the attached dwelling, and the front and main rear elevations sit in line with those of the application site. No.24 benefits from a small rear extension.

The proposed development would be within the guidance outlined in the Householder Development SPD and would not project 4m further than the existing rear elevation.

It is considered therefore, that the proposal would not cause adverse harm to the amenities and privacy of no.24 and would be in accord with the Householder Development SPD.

Highways

The proposed development would be sited at the rear and would not increase the number of bedrooms at the property or effect existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised and would not cause any adverse impact on highway safety.

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
20/04/2023	PL_01	REV B	EXISTING AND PROPOSED FLOOR PLANS AND ELEVATIONS
23/02/2023	PL_02	-	LOCATION PLAN AND EXISTING AND PROPOSED SITE PLAN

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

K Foster

Date:

1 June 2023

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







