

<u>APPLICATION NO:</u>	23/00196/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	4 Cranford Place, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY REAR EXTENSION		

Site Description

The application site is located at 4 Cranford Place, Roby and is located in an area that is allocated as an existing major sport usage in the Development Plan. The application property is a detached dwellinghouse and is brick facing on its front, side and rear elevations. It features white UPVC windows and doors and grey, flat, interlocking roof tiles.

The property benefits from a garage adjacent the rear and side elevations of the property.

Upon the site visit being completed on the 25.05.2023, the applicant has begun digging foundations for where the proposal would be sited. They have been advised to not proceed further or to begin construction until an official and approved decision notice has been issued.

Proposal

The application seeks permission for the erection of a single storey rear extension. The proposed development would project 4.27m and would have a width of 6.65m. The proposal would have a flat roof and would measure at a height of 2.72m on the eaves.

The proposed rear elevation would feature patio doors, one window and one skylight.

The plans have been amended to incorporate a set in of 1-2 brick course away from the party boundary between the application property and no.6. Cranford Place.

Consultations

Drainage Engineer – No objections in principle

Representations

This application has been publicised by letters sent to 5 neighbours.

There have been 2 letters of objection, 0 letters of support and 0 letters of comment. The representations are summarised as follows:-

7 Easton Road

- Objected on grounds of visual amenity.

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- Also raised concerns regarding increased levels of water collection and ground saturation that occurred since the construction of the new-build estate that the application dwelling resides in. Concerns that additional development would cause increased run-off and further saturation as the application dwelling is on a higher gradient than no.7. No.7 has to regularly remove and replace plants that fail due root rot from increased saturation of the soil.
- The proposed development would halve the rear garden of the application property.

6 Cranford Place

- Objected on grounds of visual amenity and loss of light.
- Stated that the gardens are North facing and do not receive a lot of light, if the proposal is approved, it will further reduce light and not able to enjoy the garden.
- The proposed extension is 14ft, which if permitted will further reduce the light to the kitchen.
- Between the garage and the proposal either side, the buildings adjacent will 'tunnel in' the rear elevation of no.6 and reduce light.
- When looking out kitchen patio doors it will look unsightly and block the view.
- Concerns that the proposed extension would reduce the value of no.6.
- The proposed development would halve the rear garden of the application property.
- It is a new estate, and this area of the estate was finished in September 2019. When these were completed a 5-year covenant was applied prohibiting the amendments to any homes on the estate.

Planning History

APP. NO: 16/00772/FUL
PROPOSAL: DEMOLITION OF DWELLING AND THE ERECTION OF 286 HOUSES TOGETHER WITH ON SITE OPEN SPACE, SUBSTATION AND OTHER ASSOCIATED WORKS WITH VEHICULAR ACCESS POINTS OFF WESTERN AVENUE, CHARNWOOD ROAD AND EASTON ROAD.
DECISION: GRANTED
DECISION DATE: 2 May 2017

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

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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

The application site is identified as an Existing Major Sport Usage in the adopted development plan. However, this designation is no longer relevant since the construction of a new-build housing estate following the demolition of the (former) Bowring Sports Community College. As such, a domestic extension within a new-build housing estate is considered to be acceptable in principle, subject to compliance with local planning policy and guidance.

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 brick facing, with white UPVC openings and a tiled roof. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property and would have a flat roof. 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. It would be sited in an appropriate location and therefore, the extension 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. A single storey beyond 4m will only be permitted if it does not breach the 45-degree rule.

The proposed development marginally exceeds the parameters of the Householder Development SPD; however, this is only by a minor amount and does not surpass the 45-degree rule. The Householder Development SPD states that in the case of where a proposed development is above 4m it will only be permitted if it does not breach the 45-degree rule. It is considered, that as it does not breach this, the marginal increase is acceptable on this occasion and is considered to not have a materially detrimental impact on appearance or appear unduly dominant.

Both neighbour representations stated that the proposed development would remove half of the rear garden. A notable amount of garden space would be lost as a result of the proposed development; however, it is not deemed that this would be in excess of over half of the private garden space lost and a decent and appropriate amount of private rear amenity space would remain in use and accessible to the occupants of the application dwelling.

2 Cranford Place

No.2 is the adjacent, detached dwelling, sited to the East of the application site. The front and rear building lines sit in line with the application property. No.2 benefits from a garage adjacent there side and rear elevation that is adjoined to the application dwellings garage.

The proposed development would sit flush with the rear building line of the two garages. Therefore, it would not be readily visible to the occupants of no.2 Cranford Place.

There is also sufficient boundary treatment between the two properties in the form of timber boundary fencing.

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it is considered that the proposed development would not cause any detrimental harm to the amenities or privacy on the occupants of 2 Cranford Place.

6 Cranford Place

No.6 is the adjacent, detached dwelling, sited to the West of the application site. The front and rear building lines sit in line with the application property. No.6 benefits from a garage adjacent the rear and side elevations. As well as 3 skylights on the pitched roof that serves the rear pitched roof of the ground floor.

The residents of no.6 submitted representation to object on the grounds of visual amenity and loss of light.

The plans have been amended to set in the proposed development from the party boundary of the application site and no.6. This was only by a minor amount of approximately 1-2 courses of brick, but there would be a space of 0.83m between the proposed development and party boundary.

The proposed development would not project beyond the 45-degree rule, and it is considered that it would not appear unduly dominant or cause a reduction of light to an unacceptable degree. Given that the proposal is served by a flat roof, this would not significantly obstruct light to the property. Additionally, the three skylights to the roof of no.6 would ensure natural daylight is not lost to an unacceptable degree.

The value of a property is not a material planning consideration and therefore, would not be considered during the determination of the application. The covenant may have been a separate condition applied by the developer of the site and nothing in the decision notice corroborates or mentions this. Therefore, for the purpose of determining this application, the alleged covenant would not be a material consideration in the determination of this application.

The proposed development overall, is largely in accord with the Householder Development SPD and is not considered to result in harm to the amenities and privacy of the occupants of no.6.

7 Easton Road

No.7 is located the road behind the rear of the application site and the two rear gardens are adjacent to one another. There is an approximate interface distance of 23m between the two rear elevations.

The main grounds for objection were concerning visual amenity and increased run-off/permeation.

The proposed development would be served by a flat roof. This is considered to be the most appropriate choice and would work best to minimise its contribution to potential loss of light. It is not considered to be unsympathetic or detrimentally harm the character of the local area.

The proposed development is not considered to result in any detrimental increase in surface water run-off and what may occur would be negligible.

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Drainage issues are not normally a material planning consideration in the context of a householder application and therefore it would likely be a matter more appropriate for building control to investigate or a civil matter and any concerns on drainage would have to be raised with the developer of the estate.

The proposed development would not be considered to have an overbearing impact or appear unduly dominant to the occupants of no.7. The proposed development is considered to be an appropriate and subordinate addition to the application dwelling.

The proposed development overall, is considered to be in accord with the Householder Development SPD and is not considered to result in harm to the amenities and privacy of the occupants of no.7.

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.

Other issues (Drainage)

Regarding the objection on increased surface run-off, the principal drainage engineer was consulted. No objections were received based on the proposal. The comments received stated that any increase in surface run-off because of the proposed development would be negligible. For the purpose of determining this application and the consultation response, it is not considered that the issue of drains and surface run-off water would be a material planning consideration.

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.

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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
26/05/2023	PL-01	REV B	EXISTING AND PROPOSED FLOOR PLANS
26/05/2023	PL-02	REV C	LOCATION 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



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