

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 24/00367/FUL **CASE OFFICER:** Andrew Hunt

WARD: Prescott North **PARISH:** Knowsley
Parish Council

LOCATION: 2 Longmeadow Road, Knowsley Village, Knowsley, L34 0HS

PROPOSAL: ERECTION OF SINGLE STOREY SIDE AND REAR EXTENSION
TOGETHER WITH THE ERECTION OF A REAR DORMER, A
RAISED ROOF AND THE CONVERSION OF THE EXISTING
GARAGE. (DEMOLITION OF CONSERVATORY)

Site Description

The application site is a semi-detached house set within an irregular square plot at Longmeadow Road. The site is at the corner of Tithebarn Road and Longmeadow Road. There are houses to the north, west and east of the site.

Proposal

The proposal is for the erection of single storey side and rear extension together with the erection of a rear dormer, a raised roof and the conversion of the existing garage (demolition of conservatory).

Consultations

N/A

Representations

This application has been publicised by letters sent to 8 neighbours. No objections have been received.

Planning History

Previous applications were approved for a 6 foot high fence, (74/02291/HIST – approved 07/04/1977). Extension to form utility room (74/02807/HIST – approved 30/05/1978) and erection of side conservatory (74/11736/HIST - approved 21/08/1999).

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out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

H8 - Extensions and Alterations to Residential Properties

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

Character of Area

In relation to the character of the area, there would be 2 flat roofs visible from the front of the site. Whilst this does not comply with the Householder SPD guidance, flat roofs are characteristic of the area and it is considered that these elements alone would not cause significant harm to the streetscene. A departure from the SPD guidance is therefore justified in this instance.

Neighbour Amenity

In relation to neighbour amenity, there would be no harm to 4 as the side and rear extension would not affect any main habitable room windows. The windows of close near to the boundary are non habitable. The other changes would also not affect the amenity of no 4.

In relation to 25 Tithebarn Road, the extensions would not significantly affect their amenity. In particular, the rear dormer would be no closer to 25 than the existing 1st floor windows.

Overall, the proposal would not result in harm to amenity.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. The application complies with local planning policies and is recommended for approval.

Recommendation

That planning permission be granted subject to the following conditions.

- 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 following approved plans and documents :-
 - a. Proposed Elevations - A104 - (received 21/07/2024).
 - b. Proposed Floor Plans - A104 - (received 21/07/2024).
 - c. Location / Site Plans – A100 - (received 21/07/2024).

Reason: For the avoidance of doubt.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

13 September 2024

Informatives

N/A

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