

APPLICATION NO: 24/00186/FUL

CASE OFFICER: Andrew Hunt

WARD: St Gabriels

PARISH: Tarbock
Parish Council

LOCATION: 14 Mellor Close, Huyton, Knowsley, L35 1RL

PROPOSAL: ERECTION OF A SINGLE STOREY REAR EXTENSION TO THE
GROUND FLOOR OF A FLAT

Site Description

The application site is a two storey semidetached building that is split into 2 flats. One at ground floor (14) and one at first floor level (15). There is an adjacent flat (16 and 17) to the northwest and dwellings to the south, north, east and west. The site has an existing conservatory at the rear of the building.

Proposal

The proposal is for the erection of a single storey rear extension to the ground floor of the flat.

Consultations

N/A

Representations

This application has been publicised by letters sent to 18 neighbours. No objections have been received.

Planning History

An application for the erection of a conservatory was approved (74/14834/HIST – approved 19/03/1993).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Neighbour Amenity

In relation to 15 Mellor Close, the extension would not impact any of the first-floor room windows and would not harm the amenity of 15.

In relation to 16 and 17 Mellor Close, the extension would extend around 3.5 metres at the rear. This complies with the householder development SPD which allows up to 4 metres. Therefore, there would be no harm to the amenity of 16 or 17.

The extension would not impact other properties as these are further away and the extension is relatively small and single storey only.

Conclusion

The proposal would be acceptable in relation to 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 Plans – 002 - (received 16/04/2024).
- b. Site Location Plans – 003 - (received 16/04/2024).

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 Policy CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006.

Signed Case Officer¹: **Andrew Hunt**

Signed Authorising
Officer²: **K Foster**

Date: **21 May 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