

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

<u>APPLICATION NO:</u>	22/00566/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Stockbridge	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	58 Springfield Crescent, Huyton, Knowsley, L36 8FG		
<u>PROPOSAL:</u>	ERECTION OF TWO STOREY SIDE EXTENSION TOGETHER WITH ERECTION OF A FRONT CANOPY		

Site Description

The application site is a Detached house in a residential area. There are rows of terraces on both sides of the house. The house front towards Springfield Crescent, Huyton, to the south.

Proposal

The proposal is for the erection of Two Storey Side Extension together with erection of a front canopy. This would result in an additional bedroom, gym, shower room and extended rear kitchen diner.

Consultations

N/A

Representations

This application has been publicised by letters sent to 9 neighbours.

Planning History

None relevant.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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
CS9 - Principal Regeneration Area – North Huyton and Stockbridge Village
CS19 - Design Quality and Accessibility in New Development
CS21 - Greenspaces and Trees

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

Street Scene

The two-storey side extension would be pitched and would be set back 1 metre at first floor level in accordance with the Householder Development SPD. The front canopy would also be proportionate to the dwelling and would not harm the street scene. Overall, there would be no harm to the street scene from the proposal.

Neighbour Amenity

In relation to 56, the two-storey side extension would take place on the opposite side of the dwelling away from 56. Therefore, there would be no harm to amenity.

In relation to 60, the two-storey side extension would affect a first floor side window, however, this serves a landing and therefore is not a main habitable room window. Therefore, there would not be significant harm to the amenity of 60.

Highway Safety

NPPF para 111 states that development should only be prevented or refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impacts on the road network would be severe.

The proposal would increase the number of bedrooms from 3 to 4. There would be 1 full parking spaces at the property. This is less than the 3 normally required, however, it is considered that the shortfall is not significant and would not lead to significant harm to highway safety. It would not be reasonable to require an additional space by expanding the width of the car parking as this would result in car parking directly obstructing the front entrance of the property. Therefore, the current scheme has to be assessed on its merits against NPPF para 111. It is considered that any harm from on

street parking would not be severe enough to warrant refusal and that the application complies with NPPF para 111.

Conclusion

The proposal would be acceptable in relation to Street scene, Neighbour amenity, and highway safety. 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 - GBA-SPR-PL-DR- EL-02 – Rev A (received 14/10/2022).
- b. Proposed Ground Floor Plan - GBA-SPR-PL-DR- FP-02 - Rev A - (received 14/10/2022).
- c. Proposed First Floor Plan - GBA-SPR-PL-DR- FP-03 – Rev A - (received 14/09/2022).
- d. Location and Site Plan - GBA-SPR-PL-DR- LP-01 – Rev A -(received 14/09/2022)

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.

- 4) Prior to occupation of the extension, an addition parking space shall be made available at the front of the dwelling (to create a total of 2 spaces). This space shall be retained hereafter.

Reason: In order to ensure sufficient parking.

Signed Case Officer:

Andrew Hunt

**Signed Authorising
Officer:**

K Foster

Date: 3 April 2023

Informatives

N/A

Appendix 1 – Site Photographs



