

<u>APPLICATION NO:</u>	24/00118/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Whiston & Cronton	<u>PARISH:</u>	Cronton Parish Council
<u>LOCATION:</u>	383 Cronton Road, Knowsley, WA8 5QF		
<u>PROPOSAL:</u>	PROPOSED PART DOUBLE PART FIRST FLOOR SIDE EXTENSION, SINGLE STOREY REAR EXTENSION, SINGLE STOREY BAY TO FRONT AND DORMER EXTENSION TO REAR		

Site Description

The application property is a semi-detached dwelling located within a Primarily Residential Area on the frontage of Cronton Road.

The application property is brick facing with white UPVC windows and doors. It accommodates a gable roof.

The property benefits from a hardstanding drive in its entirety capable of accommodating multiple cars.

Proposal

The proposed development consists of a two storey side extension incorporating bay window, loft conversion and rear facing dormer and single storey rear extension.

The two storey side extension spans 2.61m in width and a depth of 8.61m at ground floor level and 8m at first floor level. It would include 2no. openings at the front elevation and would measure 5.25m at the eaves and 8m at its highest point.

The single storey rear extension would span the full width of the rear elevation at 8.13m and project 3m in depth from the rear elevation. It would include a gable roof measuring 2.25m at the eaves and 3.96m at its highest point and an apex door and window arrangement at the rear elevation.

As originally submitted the application proposals included loft conversion including rear dormer. However, due to the volume increase it falls within the scope of permitted development.

Consultations

Highways – No objections subject to condition.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

No relevant 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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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.

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 – 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.

The site is identified as land located within a Primarily Residential Area. As such, the extension to a domestic property is considered acceptable in principle, subject to compliance with local planning policy and guidance.

Regarding the adopted Development Plan policies, the proposed application has regard to policies CS2 and CS19 of the adopted Local Plan Core Strategy (2016) and saved policy H8 of the Unitary Development Plan (2006), together with the Householder Development SPD (2016).

These policies and guidance require that new development demonstrates a high standard of design, which does not adversely affect the character of the property or street scene; maintains a good standard of amenity for all existing and future occupants; avoiding overlooking and overshadowing, as well as an unacceptable overbearing impact; and that adequate parking and garden space would remain for use by residents of the extended property.

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

Design

The Householder Development Supplementary Planning Document is a material consideration for the purposes of this planning application. The following matters will be considered as part of the individual aspects of the development proposals.

Two storey side extension

The SPD advises that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy to neighbours and should be designed to avoid the creation of a terracing effect. It advises that a minimum 1m space should be preserved between the party boundary to the side of the property or that the front wall of the first-floor extension should be set back at least 1m.

The proposed two storey side extension would maintain at least 1m interface distance to the property boundary. As such, the proposed development would not result in the creation of a terracing effect.

The roof would maintain the same height as the existing roof ridge. Whilst it does not sit lower than the existing ridge of the roof it is acceptable in terms of design.

The bay window provides symmetry across the dwelling and the development includes materials to match the existing features found at the property.

The volume increase associated with the roof space and overall design of the dormer would fall under the scope of permitted development. However, the two storey side extension includes a wardrobe above the first floor of the proposed extension and includes 3no. velux roof lights and therefore the loft conversion falls within the scope of this application. Overall, the proposals would extend the existing gable roof and would be in keeping with both the original dwelling house and properties found locally within the street scene.

Single storey rear extension

The single storey rear extension would include 2 windows and 1 apex window and door arrangement at the rear elevation. It would be faced in materials to match the existing property and would include a gable roof in keeping with the overall aesthetic of the host property. As such, this aspect of the proposals is acceptable in terms of design.

Residential Amenity

381 Cronton Road

No. 381 is the neighbouring semi-detached property. Permission was granted in 2023 for the erection of a single storey rear extension and two storey side extension facing the application property. Although the block plan submitted shows the extent of the original dwelling house of 381, the permission which is now under construction would

mean that the rear elevation of the single storey rear extension would be roughly parallel to the rear elevation of no. 381. Although the first floor aspect would include a window this would serve a walk in wardrobe meaning it should be classed as non habitable room and no adverse affects to residential amenity would occur.

Although the loft conversion includes a rear dormer this falls outside the scope of the application as it would fall under permitted development rights.

The single storey rear extension only extends 3m in depth and is within the tolerance advised by the Householder SPD.

Overall, it is not considered that existing and future occupiers of no. 381 would be adversely affected by the development proposals.

385 Cronton Road

No. 385 is the adjoining semi detached property. The proposed single storey rear extension would project 3m from the rear elevation of the application property. The Householder Development SPD advises development up to 4m is acceptable. As such, it is not considered that existing and future occupiers would be adversely affected by the proposed development.

No other properties would be affected.

Highways

Highways have no objection to the development subject to condition for a scheme for the modification of the vehicle footway crossing. The applicant has provided a parking plan to which the layout is considered acceptable. Notwithstanding the parking plan shown on drawing number 9 a condition is still required to ensure that the drop kerb is extended to ensure highway safety. Subject to this condition there would be no adverse effects to highways safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways (subject to condition attached). 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 will 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.

- 4) Notwithstanding the proposed car parking layout shown on drawing number 09, no part of the development hereby permitted shall be brought into use until the drop kerb is extended to the specification of the Local Planning Authority. The parking provision shall be retained as such at all times that the proposed development is in use.

Reason: To ensure that adequate off-street parking is available in accordance with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and saved policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE

Date Received	Ref. No	Version	Drawing/Document Title
06/03/2024	00		LOCATION PLAN
06/03/2024	05		PROPOSED GROUND FLOOR PLAN REV A
06/03/2024	06		PROPOSED FIRST FLOOR PLAN
06/03/2024	07		PROPOSED SECOND FLOOR PLAN
06/03/2024	08		PROPOSED ELEVATIONS
03/04/2024	09		PROPOSED BLOCK PLAN

Signed Case Officer¹: John Fleming

Signed Authorising Officer²: K Foster

Date: 11 April 2024

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.

INFORMATIVES

COAL AUTHORITY

The proposed development lies within a coal mining area which may contain unrecorded coal mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to the Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at:
www.gov.uk/government/organisations/the-coal-authority

Standing Advice valid from 1st January 2023 until 31st December 2024

HIGHWAYS

It is an offence to carry out any works within the public highway without the permission of the Highway Authority. This permission requires the construction, improvement or alteration of an access to the public highway. Under Section 184 of the Highways Act 1980, the Highway Authority must specify the works to be carried out. Prior to the commencement of any works, please contact Knowsley.highways@tarmac.com to discuss the matter further.

Appendix 1 – Site Photographs









