

<u>APPLICATION NO:</u>	23/00078/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	St Michael's	<u>PARISH:</u>	
<u>LOCATION:</u>	23 Longview Drive, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF PART SINGLE, PART TWO STOREY REAR EXTENSION		

Site Description

The application site consists of a semi-detached house and associated garden areas on Longview Drive.

Proposal

The application is for the retention of a part two storey and part single storey extension on the rear of the house. The extension is 2.4m depth with the single storey part having a slight overhang of the roof of 0.2m. The single storey element is adjacent the party boundary with the adjoining house, 21 Longview Drive, and is 2.45m wide with the two-storey part 3m in width giving an overall of width of 5.45m. The single storey part of the extension has a sloping roof with the two storey part having a pitched roof hipped into the main roof of the house. There are bi-folding doors across the rear with a window on the rear at first floor. There is also a window on the side at first floor level which is obscure glazed and non-opening, being for light purposes. The extension comprises a kitchen diner extension at ground floor with a bathroom extension to the first floor. The adjoining house has a single storey extension on the rear which projects slightly more than the application extension. The external facing materials of the extension are similar to those of the original house.

Consultations

None Required

Representations

This application has been publicised by letters sent to 6 neighbours. No representations have been received.

Planning History

K/APP/2081 - ERECTION OF A KITCHEN EXTENSION. Granted: 01.04.1977.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

H5 - Development within Primarily Residential Areas

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

The application is for the retention of an extension to a house in a residential area and is therefore acceptable in principle subject to design and amenity issues being satisfactory and compliance with policy.

Design and Visual Amenity Considerations

The design of the extension is acceptable and the extension does not impact adversely on the outlook of neighbouring properties. The extension is not detrimental to the visual amenities of neighbouring properties or the area in general.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Highways Issues

The extension is on the rear of the house and does not include any additional bedrooms. As such there are no parking or other highways issues raised. The application therefore complies with Policies CS2 and CS19 of the Core Strategy

and saved Policies H5 and H8 of the UDP.

Residential Amenity Issues

The Householder Development SPD states the following with regard to rear extensions to houses: -

- 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.
- Two storey extensions of up to 3 metres will normally be acceptable.
- Two storey extensions should normally have a pitched roof.
- Windows should normally be restricted to rear elevations, to avoid overlooking of neighbouring gardens and dwellings.

The extension is 2.4m deep so both the single storey element and two-storey element of the extension meets with LPA policy as stated in the adopted SPD. Furthermore, the two-storey part of the extension is set back from the party boundary and there is a single storey extension which projects slightly more than the extension of the application dwelling. Therefore, the extension has little impact on the amenities of the neighbouring properties and does not cause loss of light issues. There is a window on the side of the first-floor part of the extension facing towards 21 Longview Drive, however, the window is obscure glazed with high level openings and has been installed for natural light provision purposes, and as such does not raise privacy issues although it would be prudent to attach a condition to the planning approval notice should planning permission be granted to ensure that the window remains obscure glazed and either high opening or non-opening. The application conditioned as noted has not raised privacy or overlooking issues.

The application therefore complies with Policies CS2 and CS19 of the Core Strategy and saved Policies H5 and H8 of the UDP.

Conclusion

The extension is acceptable in appearance and does not adversely impact on the visual and residential amenities of the neighbouring properties or the area in general. No parking or other highways issues are raised. The application complies with planning policies and is recommended for approval.

Recommendation

That Planning Permission be granted subject to the following condition(s):-

- 1) 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.

- 2) Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that order) no windows or openings shall be inserted in the side elevations of the extension hereby permitted other than those shown on the approved plans, and the bathroom window shown as obscure glazed shall

remain obscure glazed at all times and shall be non-opening or high level opening only.

Reason: In the interests of privacy having regard to Policies CS2 and 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16/02/2023	LP	-	Location Plan
16/02/2023	010	-	Existing and Proposed Floor Plans and Elevations

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **19 May 2023**

Informatives

- 1 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

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

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Appendix 1 – Site Photographs

