

<u>APPLICATION NO:</u>	22/00764/FUL	<u>CASE OFFICER:</u>	Andrew Hunt
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	27A Woolfall Heath Avenue, Huyton, Knowsley, L36 3TH		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE EXTENSION		

Site Description

The application site is a Semi - detached commercial premises located within a mini shopping parade surrounded by residential properties. The site is situated on the corner of Woolfall Heath and Barkbeth Road.

Proposal

The proposal is for the erection of single storey side extension. The side extension would be 3 metres wide and 8.34 metres long.

Consultations

N/A

Representations

This application has been publicised by letters sent to 29 neighbours. No representations have been received.

Planning History

A recent similar application for a single storey side extension was refused (22/00578/FUL – refused 22/11/2022). The only difference to the current application is that the previous extension was slightly wider (4 metres compared to 3 metres wide).

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 identifying matters of concern within the application (as originally submitted) and negotiating with the applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Assessment

Street Scene

Policy

Part 1 a) of Core Strategy Policy CS19 states that development within Knowsley will be expected to Respond to and integrate positive characteristics of immediate surroundings, including local materials, scale, mass, form, layout, alignment and density of the existing built environment;

NPPF para 130 c) requires that planning decisions should ensure that developments are sympathetic to local character and history, including the surrounding built environment and landscape setting.

Para 7.5 of the Householder SPD states that the Style, design, materials and scale of front extensions and porches should respect the character of the surrounding residential area and that front extensions should not dominate the existing dwelling or disrupt the uniformity of a group of similarly designed dwellings.

Para 7.6 of the Householder SPD states that Particular attention should be paid to the design of extensions on corner plots. As they can encroach over the building line on either highway frontage, and therefore be particularly prominent in the street scene and sometimes create undesirable pinch points at the entrance to side roads. It states that Sufficient distance should be retained to the side boundary to preserve the character of the surrounding area. Extensions should not be sited so close to the boundary that they would adversely impact on the street scene.

Whilst the extension is not a householder extension, it would have the same visual effect as one. As a result, the general principles in relation to building lines in the SPD are relevant.

Assessment

Size and Location

Barkbeth Road is characterised by a consistent, clear and established building line that runs both to the north and south of the site.

The extension would breach this established building line to the north and south. However, there are mitigating factors which mean that the harm would not be signation enough to warrant refusal.

Firstly, the extension has been reduced in width by 25% from the previous application, (from 4 metres to 3 metres). This reduces the street scene impacts to acceptable levels.

Secondly, there is currently vegetation on the site which means that any extension would partly be obscured. Thirdly, the site is also currently enclosed with a metal fence, although this allows views through, it is considered to detract from the character of the area and gives the impression of a gated area.

Overall, it is considered that the extension would not result in significant harm to the street scene.

Detailed Design

The detailed design of the scheme has been amended. The design now includes windows at the front and rear and avoid the unattractive blank gables in the previous application. As a result, it is considered that the scheme is acceptable in design terms.

Overall, the extension complies with Core Strategy Policies CS2 and CS19, NPPF

para 130 and the Householder SPD.

Neighbour Amenity

In relation to residential amenity, it is considered that the extension would not significantly impact on the amenity of neighbours.

Highway Safety

There would no changes to parking at the property or additional retail floorspace area, therefore it is considered that there would not be significant harm to highway safety.

Conclusion

The proposal would be acceptable in relation to Street scene, design, Neighbour amenity or 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 Plans 3364/AJ/02 - Rev B - (received 19/04/2023).
- b. Proposed Elevations – 3364/AJ/04 - Rev B - (received 19/04/2023).
- c. Location Plan 3364/AJ/05 - (received 09/12/2022).

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.

Signed Case Officer¹:

Andrew Hunt

**Signed Authorising
Officer²:**

K Foster

Date:

24 April 2023

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

Appendix 1 – Site Photographs



