

APPLICATION NO: 24/00048/FUL **CASE OFFICER:** John Fleming

WARD: St Gabriels **PARISH:** Tarbock
Parish Council

LOCATION: 10 Mallow Way, Huyton, Knowsley, L36 0XW

PROPOSAL: ERECTION OF A FIRST FLOOR FRONT EXTENSION

Site Description

The application property is located within a primarily residential area. It features a gable roof and has been extended in the form of a two storey side and single storey rear and porch extension.

The driveway is capable of accommodating multiple vehicles.

The prevailing property type is detached properties with several benefitting from two storey front extensions.

Proposal

The application proposals seek permission for the erection of a first floor front extension above the existing ground floor.

The application proposals have been altered since their original submission. The eaves height will remain the same as the existing dwelling but the roof height at the ridge will be increased by .43m. The proposals would project 1.5m – 1.84m from the existing front elevation.

The proposal would increase the size of the existing bedrooms and also provide a dressing room and en-suite.

Consultations

No consultations required.

Representations

This application has been publicised following two rounds of consultation by letters to 7 neighbours. 1 letter in support of the application has been received.

Planning History

Ref: 17/00507/FUL – Erection of two storey side and single storey front and rear extension. Granted 22nd January 2018.

Ref: 16/00382/FUL - Erection of two storey extension to side, part single/part two storey extension to front & single storey extension to rear. Granted 12th July 2016.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

Design

As originally submitted the proposed development sought permission for a first floor front extension measuring the same depth but instead featured a dual aspect gable roof. Whilst there are similar examples found within the street scene these are for much smaller extensions and due to the scale and mass the roof would have resulted in poor design within the character and appearance of the street scene.

The Local Planning Authority has worked positively with the applicant and suggested several alternative approaches to reduce the impact on the street scene. The applicant decided to make roof alterations which consist of slightly increasing the roof ridge to accommodate a traditional gable room.

Although the Householder Development SPD typically advises against increase in ridge height, the property is detached and would appear similar to what is already in situ. It would also provide a much improved appearance than what was originally submitted and is more acceptable in terms of design.

The front extension would be faced in materials to match the existing property and due to the revisions would not look out of place within the street scene. Overall, it is acceptable in terms of design.

Residential Amenity

No. 12 Mallow Way

No. 12 is the adjacent detached property and benefits from a first floor front extension which would be roughly parallel to the proposed extension. As such, there would be no adverse effect to residential amenity in relation to existing and future occupiers of this property.

No. 8 Mallow Way

No. 8 is the neighbouring detached property. The proposed extension would project 1.84m from the front elevation but would not breach the 45 degree rule. As such, it is not considered that the occupiers of no. 8 would be adversely affected in terms of residential amenity.

No. 7 Mallow Way

Although the interface distance would be marginally reduced it would still allow an acceptable distance given that the extension would not project more than the ground floor aspect. As such, no adverse effects to residential amenity would occur in relation to this property.

No other properties would be affected.

Highways

There would be no adverse impact on 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
16.02.2024	LOCPLAN		LOCATION PLAN
19.03.2024	1053/24	REV A	EXISTING AND PROPOSED PLANS AND ELEVATIONS

Signed Case Officer¹: **John Fleming**

Signed Authorising Officer²: **K Foster**

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.

Date:

9 April 2024

Appendix 1: Site visit photograph



