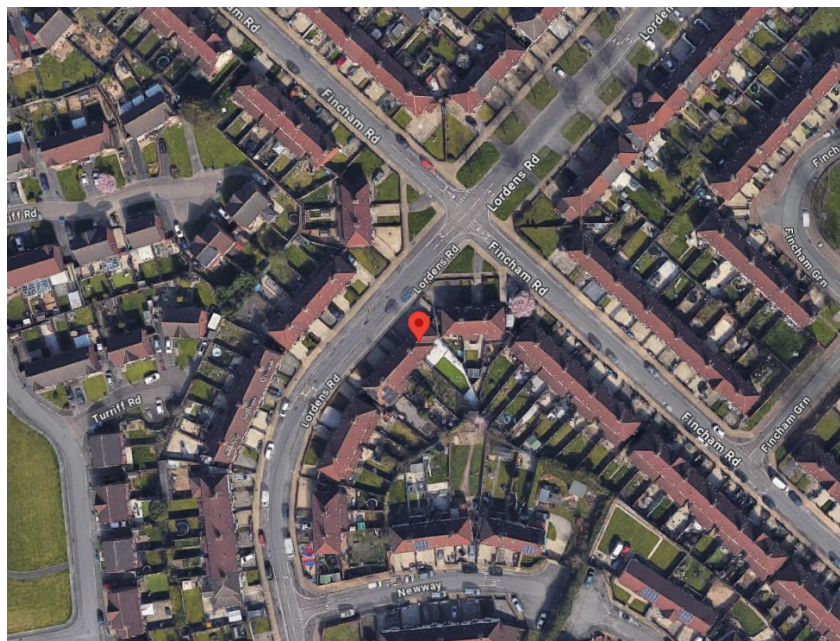


<u>APPLICATION NO:</u>	23/02720/FUL	<u>CASE OFFICER:</u>	Maxine Wishart
<u>WARD:</u>	Page Moss	<u>PARISH:</u>	
<u>LOCATION:</u>	70 Lordens Road, Huyton, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF SINGLE STOREY FRONT EXTENSION		

Site Description

The application relates to a two-storey end terraced dwelling located on the eastern side of Lordens Road, Huyton. The property is within an established residential area and is surrounded by other residential dwellings.

The host dwelling has been extended with a two-storey extension to the side granted planning permission in 1997 (97/00161/APP). The property has a rear garden. The site frontage is hard surfaced with vehicular access gates leading off Lordens Road.



Imagery @2024 Google

Proposal

The application seeks consent to erect a single storey extension to the front of the dwelling. The development would extend an existing kitchen housed in a two-storey side extension and provide a new entrance porch.

Consultations

None Required

Representations

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

representations have been received.

Planning History

APP. NO: 96/00692/APP
PROPOSAL: REMODELLING OF ESTATE COMPRISING IMPROVEMENTS TO HIGHWAY
DECISION: Granted
DECISION DATE: 11 March 1997

APP. NO: 97/00161/APP
PROPOSAL: ERECTION OF TWO STOREY EXTENSION TO SIDE OF DWELLING TO FORM GROUND FLOOR DINING ROOM AND WC / SHOWER ROOM WITH TWO BEDROOMS OVER
DECISION: Granted
DECISION DATE: 2 June 1997

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

NATIONAL PLANNING POLICY FRAMEWORK

SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

- H5 - Development within Primarily Residential Areas
- H8 - Extensions and Alterations to Residential Properties

KNOWSLEY LOCAL PLAN: CORE STRATEGY

- CS2 - Development Principles
- CS19 - Design Quality and Accessibility in New Development

SUPPLEMENTARY PLANNING DOCUMENTS

Householder Development SPD (2016)

Ensuring a Choice of Travel SPD (2010)

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

Layout and Design

The Council's Householder Development SPD forms a material consideration for the purposes of determining this planning application. It advises that the overall scale of development should not look out of place from the street or local environment. The design of the roof should echo that of the original dwelling; windows should follow the precedent shown in the host dwelling and materials should generally be the same or similar to the dwelling to which it relates. The extension should also leave adequate room around the dwelling to avoid a cramped appearance, space for sitting out and storage of bins and adequate parking.

Layout

The extension would leave adequate room about the dwelling to avoid a cramped appearance within the plot. The development would not have a detrimental impact on the arrangement for the storage of bins.

Parking Provision

The proposed extension would extend forward of the host dwelling and as such would reduce the hardstanding to the site frontage. Adequate parking provision would be achieved within the site and this is discussed in more detail in the Highways section of this report.

Design

The Householder Development SPD states that front extensions can be particularly prominent in the street scene and should be particularly carefully designed to retain the character of residential areas.

The proposed extension would extend a maximum of 1.5 m out from the main front elevation of the host dwelling. It would have an overall width of 4.95 m. The extension would have a mono-pitched roof over the extended kitchen area and a gable fronted duo-pitched roof over the new entrance porch which would attain a maximum height of 3.67 m.

Streetscene

The immediate residential area is made up of similar dwellings which are largely bay fronted with a mix of rendered and brick finished and tiled roof properties. The host dwelling has a rendered finish with a tiled roof. Generally, the appearance would

harmonise with the original property and there are instances of other front porches and additions to the front elevation in the wider residential area, the development is considered acceptable in relation to the impact on the streetscene.



As such, the proposed extension would be of an acceptable design, it would not harm the character and appearance of the host property or the street scene in this instance.

Residential Amenity

Saved Policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not unacceptably impact on the amenity of neighbouring occupiers of adjacent dwellings. Policies CS2 and CS19 of the Local Plan seek to ensure that development promotes good quality design, respects its setting and avoids unacceptable impacts on existing residents. Further advice is set out in the Householder Development SPD.

No. 72 Lordens Road

The host dwelling is set at an angle to the adjacent dwelling, No. 72, as that property turns the corner of the street facing the junction with Fincham Road. Given the distance and the arrangement of the dwellings, the proposed development would not result in any impacts on the neighbouring property.



No. 68 Lordens Road

The host dwelling is attached to No. 68 which sits in the same row of terraced dwellings. The proposed development would be separated from the common boundary with No. 68 by approximately 3.25 m and an existing bay window to the frontage of the host dwelling would sit in between the boundary and the

Highways

The image displays three architectural drawings for a two-story house:

- EXIST' FIRST FLOOR PLAN:** Shows the current layout with a central hall, four bedrooms (Bedroom 1, 2, 3, 4), and a bathroom. A note indicates: "EXIST' OUTSIDE DOOR LEADING FROM HALL TO PORCH. THIS DOOR IS TO BE REMOVED AND A NEW DOOR SET TO BE INSTALLED. A NEW DOOR SET TO BE INSTALLED. A NEW DOOR SET TO BE INSTALLED. A NEW DOOR SET TO BE INSTALLED." Dimensions include 10'-0" and 10'-0".
- PROPOSED FIRST FLOOR PLAN:** Shows the planned layout with a central hall, four bedrooms (Bedroom 1, 2, 3, 4), and a bathroom. A note indicates: "EXIST' OUTSIDE DOOR LEADING FROM HALL TO PORCH. THIS DOOR IS TO BE REMOVED AND A NEW DOOR SET TO BE INSTALLED. A NEW DOOR SET TO BE INSTALLED. A NEW DOOR SET TO BE INSTALLED. A NEW DOOR SET TO BE INSTALLED." Dimensions include 10'-0" and 10'-0".
- FRONT ELEVATION:** Shows the exterior of the house with a gabled roof, a central entrance door, and four windows. A note indicates: "EXIST' OUTSIDE DOOR LEADING FROM HALL TO PORCH. THIS DOOR IS TO BE REMOVED AND A NEW DOOR SET TO BE INSTALLED. A NEW DOOR SET TO BE INSTALLED. A NEW DOOR SET TO BE INSTALLED. A NEW DOOR SET TO BE INSTALLED." Dimensions include 10'-0" and 10'-0".

The proposed extension would project forward of the front elevation by up to 1.5m, reducing the depth of the existing hard surface. The application has been supported by a site layout plan which aims to demonstrate that 2 no. parking spaces would be provided within the curtilage. These two spaces are shown to the left of the vehicular access, parallel with the site frontage; however, Officers consider that the spaces shown do not demonstrate that the layout shown would provide adequate space for the parking of 2 no. vehicles, that could manoeuvre in and out of these spaces, which

would be hindered by the proposed development.

The Householder SPD states that circumstances vary, depending on the existing level of parking provision and the particular environmental and highway conditions in the locality. Where the extension would result in the need for additional or replacement parking, the number of spaces should be in line with the Council's parking standards. In most cases the existing level of provision for car parking should be retained within the curtilage of a dwelling. Proposals that would result in an adverse impact on street parking conditions to the detriment of highway safety or the amenity of local residents will not be acceptable. The NPPF is clear 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.

Taking the above into account and given the existing highway conditions, it is considered that the development would not have an unacceptable impact on highway safety and there would be no justification for the refusal of planning permission in this instance.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and Highway safety. The proposal complies with the relevant Core Strategy and Replacement UDP policies together with guidance in the NPPF and is therefore recommended for approval subject to conditions.

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 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 dwelling in type, size, colour and texture.

Reason: In the interests of visual amenity and to comply with the National Planning Policy Framework (2023) Saved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan, adopted in June 2006, Policies CS2 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016 and the Householder Development SPD (2016).

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
13/10/2023	-	-	LOCATION PLAN
13/10/2023	01	-	FULL WORKING DRAWINGS (EXISTING AND PROPOSED FLOOR PLANS, ELEVATIONS, SECTION AND BLOCK PLAN)

Signed Case Officer¹: M Wishart

**Signed Authorising
Officer²:** K Foster

Date: 10 January 2024

Informatives

NOTE FOR APPLICANT: The applicant's attention is drawn to the following comments:

- 1 Gates fitted across the vehicle entrance to your property should not open outwards across the footpath fronting the property (Highways Act 1980 - Section 153).

Contd....

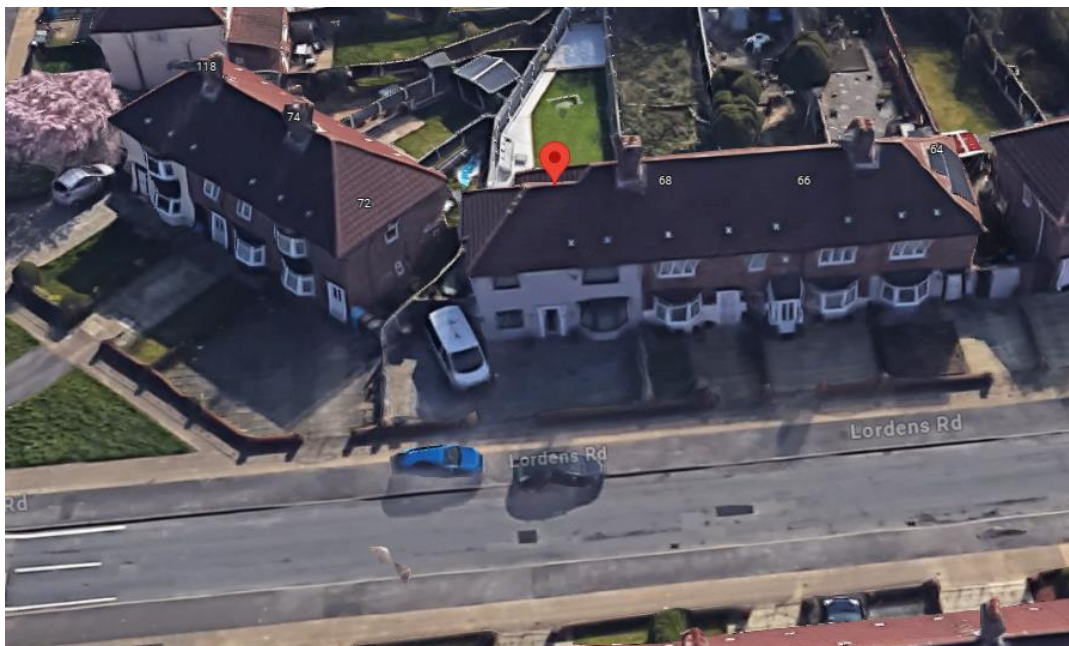
¹ I confirm that I do not have a personal relationship with the applicant, agent or other interested parties; I also confirm that I do not have a financial interest in the site or the development proposed

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



Google Streetview November 2022



Google Imagery @2024

