

<u>APPLICATION NO:</u>	23/00533/FUL	<u>CASE OFFICER:</u>	Reece Black
<u>WARD:</u>	Prescot North	<u>PARISH:</u>	Knowsley Parish Council
<u>LOCATION:</u>	34 Longborough Road, Knowsley, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY REAR EXTENSION TOGETHER WITH REPLACEMENT OF ROOF TILES TO EXISTING DWELLING AND DEMOLITION OF EXISTING CONSERVATORY		

Site Description

The application site is located at 34 Longborough Road, Knowsley, and is located in an area allocated as a Primarily Residential Area in the Development Plan. The application property is a terraced dwelling, in the middle of a terraced row. The property is brick facing on its front, side and rear elevations, along with white UPVC openings and brown, interlocking roof tiles.

The application property currently benefits from a rear conservatory.

Proposal

The application seeks permission for the erection of a single storey rear extension, together with replacement roof tiles of the existing roof that serves the dwelling.

The proposed rear extension would project 3.27m out and would have a width of 4.98m. The proposal would be served by a mono-pitched roof, in which the eaves would measure at a height of 2.55m and the highest point in the roof would measure at a height of 3.52m. The proposed rear elevation would feature rear patio access doors and two skylights.

The proposed development would see the removal of the existing brown roof tiles and replacement with grey roof tiles.

The proposal would also see the demolition of the existing rear conservatory.

Consultations

Knowsley Parish Council - No Comments Received.

Representations

This application has been publicised by letters sent to 4 neighbours. No representations have been received.

Planning History

APP. NO:	95/00013/APP
PROPOSAL:	CHANGE OF USE OF EXISTING AMENITY SPACE TO PROVIDE VEHICULAR
DECISION:	GRANTED
DECISION DATE:	9 February 1995

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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 SAVED POLICIES - KNOWSLEY REPLACEMENT UNITARY DEVELOPMENT PLAN (ADOPTED JUNE 2006)

CS2 - Development Principles

CS19 - Design Quality and Accessibility in New Development

H5 - Development within 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.

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

Saved Policy H8 in the Replacement Unitary Development Plan states that proposals for extensions to dwellings will be permitted provided that:

- a) The proposals would not (due to their scale and massing) result in a disproportionate addition to the original dwelling
- b) The design and materials used would reflect those used on the original dwelling
- c) The proposal would not adversely affect the amenity or privacy of occupiers

- of adjacent dwellings
- d) The proposal would not create potential hazards for highway users by obstructing visibility for pedestrians or drivers of motor vehicles; and
- e) Adequate parking and garden space would remain in use by the residents of the extended property

The Householder Development SPD states that single storey rear extensions should be designed to avoid causing overshadowing, loss of outlook or loss of privacy to the neighbours, or appear unduly dominant to neighbours.

Design

The existing dwelling is brick facing, with white UPVC openings and tiled roof. The proposed development would also be brick facing and include materials which are keeping in with those found at the application property and would have a pitched roof.

The proposed replacement roof would be applied to both the existing dwelling and the proposed rear extension. The proposed roof tiles would be an acceptable design and would not be out of character in the street scene.

Therefore, it is considered that the proposed extension would have an acceptable design and would be in keeping with the requirements of Policy H8 and the Householder Development SPD

Residential Amenity

The Householder Development SPD states that extensions should not cause overshadowing, loss of outlook or loss of privacy to neighbours. It also states that 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.

The proposed rear extension would be within the parameters of the Householder Development SPD and has a similar projection as the existing conservatory, but with a larger width. The proposed development is not considered to have a significantly larger footprint than the existing rear extension and would not be considered to cause any detrimental impacts to residential amenity.

32 Longborough Road

No.32 is the adjacent dwelling and is located to the North of the application site. The front and rear elevations sit in line with the application site. No.32 benefits from a rear conservatory.

The proposal is within the parameters outlined in the Householder Development SPD and would not be considered to result in any overshadowing or obstruction of outlook to an unacceptable degree.

There is sufficient boundary treatment between the application property and no.32's rear garden in the form of a 1.8m timber fencing and vegetation to screen and soften the proposed rear extension.

The proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or

privacy on the occupants of no.32.

36 Longborough Road

No.36 is the adjacent dwelling and is located to the South of the application site. The front and rear elevations sit in line with the application site. No.36 benefits from a rear conservatory.

The proposal is within the parameters outlined in the Householder Development SPD and would not be considered to result in any overshadowing or obstruction of outlook.

There is sufficient boundary treatment between the application property and no.36's rear garden in the form of 1.8m timber fencing.

The proposed development would be in accord with the Householder Development SPD and would not be considered to cause any significant harm to the amenities or privacy on the occupants of no.36.

Highways.

The proposed development is to be sited at the rear and would not increase the number of bedrooms at the property or effect on existing parking provisions. Therefore, the proposed development would not have an impact on the parking utilised by the application property or would cause any adverse impact on highway safety.

Conclusion

The proposal would be acceptable in terms of design, residential amenity and highways. 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 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
24/04/2023	1	REV C	EXISTING FLOOR PLANS AND ELEVATIONS PROPOSED FLOOR PLANS AND ELEVATIONS
24/04/2023	3	REV A	SITE PLANS

Signed Case Officer¹:

Reece Black

**Signed Authorising
Officer²:**

Alan Kilroe

Date:

19/6/23

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



