

Knowsley Council
Regeneration and Economic Development Directorate.
Delegated Planning Report

APPLICATION NO: 24/00165/FUL **CASE OFFICER:** Andrew Hunt

WARD: Prescot North **PARISH:** Knowsley
Parish Council

LOCATION: 99 Berryhill Avenue, Knowsley, Knowsley, L34 0EJ

PROPOSAL: PROPOSED TWO STOREY SIDE EXTENSION, SINGLE STOREY
FRONT AND SIDE EXTENSION, REAR AND SIDE DORMER AND
LOFT CONVERSION AND RENDERING OF BUILDING

Site Description

The application site is a end terrace house in a residential area at Berryhill Avenue. The site is shaped as an irregular rectangle. There are residential properties directly to the north and south with a grassed area to the west (with dwellings beyond this), and a large field to the east.

Proposal

The proposal is for the erection of a proposed two storey side extension, single storey front and side extension, rear and side dormer and loft conversion and rendering of building.

Consultations

N/A

Representations

This application has been publicised by letters sent to 3 neighbours. No objections have been received.

Planning History

N/A

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

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

Character of Area

For two storey side extensions. the householder SPD normally requires a 1m set back at first floor level or a 1 metre setback from the boundary with a neighbour. However, the guidance also states that the above requirement can be relaxed if due to staggered or irregular construction of the dwellings, there would be no terracing effect.

“The above requirement may be relaxed if, because of a staggered or irregular arrangement of the dwellings in the street or corner location, the construction of the extension would not create an actual or potential terracing effect”

In relation to the two-storey side extension, whilst this would not be set back at first floor level, 101 Berryhill is stepped significantly further forward than 99. As a result, there would not be a terracing effect and the extension is considered to be acceptable in street scene terms.

The other changes including the front porch, would also not be harmful to the street scene. Overall, it is considered that there would be no harm to amenity.

Neighbour Amenity

In relation to 97, the extensions would be on the opposite side of the dwelling and would not affect 97. The rear dormer would also not harm the amenity of 97.

In relation to 101, the two-storey side extension would not significantly affect the amenity of 101 as the side windows on 101 are not main habitable room windows. The other extensions and alterations would also not materially affect the amenity of 101.

Overall, it is considered that there would not be significant harm to amenity.

Conclusion

The proposal would be acceptable in relation to Street scene and Neighbour amenity. 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. Existing and Proposed Site Plans – SP1 - (received 29/03/24).
 - b. Proposed Attic Floorplan – PL2 - (received 29/03/24).
 - c. Proposed Layouts – PL1 - (received 29/03/24).
 - d. Location Plan – LP1 - (received 29/03/24).

Reason: For the avoidance of doubt.

- 3) **Materials**

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.

<u>Signed Case Officer¹:</u>	<u>Andrew Hunt</u>
<u>Signed Authorising Officer²:</u>	<u>K Foster</u>
<u>Date:</u>	<u>21/05/2024</u>

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