

<u>APPLICATION NO:</u>	23/02823/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	47 Lawton Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY SIDE AND REAR EXTENSION TOGETHER WITH PART CONVERSION OF GARAGE AND PITCHED ROOF EXTENDED OVER GARAGE TOGETHER WITH DEMOLITION OF EXISTING UTILITY ROOM		

Site Description

The application site consists of a semi-detached house and associated garden curtilage in a residential area. There is a single storey garage attached to the side with a drive to the front, and a small single storey utility room on the rear of the house.

Proposal

The application is to convert part of the existing garage and to erect a single storey extension to the rear of the garage structure and extend across the width of the house. A single storey utility room on the rear of the house would be demolished. The rear of the garage would be converted to utility room with the every rear of the garage being incorporated into the extension to the rear of the garage and across the back of the dwelling which would comprise an extension to the kitchen diner of the house.

The rear extension would be 3m deep and across nearly the full width of the house and garage, offset from the party boundary with 49 Lawton Road. The extension to the rear of the garage would be the width of the garage and extend rearwards to the back of the rear elevation, thus forming an L-shape. The extension would have a pitched roof which would be extended over the garage which currently is flat roofed with a parapet at the front. The side

Consultations

None Required

Representations

This application has been publicised by letters sent to 8 neighbours. No representations have been received.

Planning History

K/APP/10107 - ERECTION OF A SINGLE STOREY GARAGE AT THE SIDE AND A SINGLE STOREY KITCHEN EXTENSION AT THE REAR OF THE DWELLING.
Granted: 16.04.1987.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

The application is for an extension to a house in a residential area and is therefore acceptable in principle.

Design and Visual Amenity Considerations

The design of the extension is acceptable and broadly in character with the existing dwelling. The proposal would not adversely affect the visual amenity of the neighbouring properties to a significant degree, particularly considering that a side extension the depth of the house could be built together with a rear extension the width of the house all without planning permission. The proposal would not be

detrimental to the visual amenities of the area.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Parking Issues

The existing garage is 2.4m internal width so is not considered a parking space, with useable garage space being considered as 2.75m. As such, whilst the internal depth of the garage would be reduced to 3.9m which is not useable in effect the useable parking space would remain as existing at one in-curtilage space. As such the proposal would not have an adverse impact on current parking arrangements.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Residential Amenity Considerations

The application is for an extension to a house in a residential area and raises no residential amenity concerns. No privacy or overlooking issues are raised.

The application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The application is satisfactory in design and raises no amenity or parking issues, and there is a fall back position where a significant proportion of the extension proposed could be built as permitted development. The application complies with planning policies and is recommended for approval.

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 Policies CS2 and 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
07/12/2023	A100	-	EXISTING AND PROPOSED SITE AND LOCATION PLANS
07/12/2023	A102	-	PROPOSED PLAN AND ELEVATIONS

Signed Case Officer¹: **Lee Osborne**

Signed Authorising Officer²: **K Foster**

Date: **12 March 2024**

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