

<u>APPLICATION NO:</u>	22/00455/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	32 Bowring Park Avenue, Roby, Knowsley, L16 2NH		
<u>PROPOSAL:</u>	ERECTION OF A FIRST FLOOR SIDE EXTENSION		

Site Description

The host property is a semi-detached dwelling located in a Primarily Residential Area. The property is fully rendered to its principal elevation and brick facing to its side elevation and part brick facing part rendered at its rear. The property benefits from a porch and single storey side and rear extension.

Properties located along Bowring Park Avenue benefit from a unique design feature in that the rear bedroom includes a window located at its side elevation. With this particular property, the side window has been removed and relocated to the rear.

Parking provision on site consists of hardstanding for 1 vehicle together with artificial grass. The property is contained by a brick wall at the property boundary beyond which is wide verge on the public highway.

Proposal

The application seeks permission for the erection of a first floor extension above the existing garage. The proposals would provide an additional 2 bedrooms taking the total number of bedrooms from 3 to 5.

The proposed development would be set back 1m from the principal elevation and would extend 2.7m in width from the side elevation. It would then span a depth of 7.8m. The rear elevation would be slightly larger due to the connection point to the existing rear elevation and would measure 3.1m in width. The extension would extend 1.8m beyond the rear elevation of the original dwelling house.

Consultations

Highways – Highways have raised an objection pending additional satisfactory information to be provided.

Representations

This application has been publicised by letters sent to 7 neighbours. No representations have been received.

Planning History

74/06651/HIST – Erection of kitchen extension garage and storm porch. Granted 4th December 1981.

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that accord with an up-to-date development plan without delay; or where the development plan is absent, silent or out of date planning permission should be granted unless the application of policies in the NPPF that protect areas or assets of particular importance provides a clear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

The site is located within a Primarily Residential Area. As such, a domestic extension to the existing residential 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 policies H5 and 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

The Householder Development SPD is a material consideration for the purposes of determining this planning application. It states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy for neighbours and should be designed to avoid creating a terracing effect in the street scene, either by themselves or in conjunction with similar extensions which may exist. It recommends that a minimum 1m set back at first floor level should be provided from the adjoining part of the main front wall of the original dwelling or 1m between the side elevation and the property boundary should be retained.

The proposed extension would be built within close proximity to the property boundary and as such it would not be possible to retain 1m space between the side elevation and property boundary. As such, a 1m set back is necessary to comply with the SPD. As originally submitted the property only provided .43m set back at first floor level. This was considered insufficient set back as it would not comply with the SPD from a design perspective and revised plans were submitted to include a 1m set back. On this basis, the proposals are in compliance with the SPD and would not result in the creation of a terracing effect within the wider street scene.

The roof would extend the existing hip roof and would sit below the existing ridge by .6m. As such, the proposed extension will appear subservient to the host dwelling and would be in accordance with the SPD.

The proposed development would be finished with render at its principal elevation and brick facing to the side and rear in materials to match the existing property and is considered appropriate in terms of design. The proposed development would not appear an incongruous feature in the street scene and would not adversely affect the character of the wider area.

Residential Amenity

Saved policies H5 and H8 of the UDP amongst other matters, seek to ensure that new development does not lead to unacceptable impacts 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 in this regard is set out in the Householder Development SPD.

No 34 Bowring Park Avenue

No. 34 is the adjoining semi-detached property. Due to the location of development at the far side of the property it would not affect the residential amenity of this property as it would only extend 1.9m from the rear elevation of the existing dwelling house. No adverse effects to residential amenity would occur in relation to this property.

No 30 Bowring Park Avenue

The two-storey side extension would be located along the common boundary with the

neighbouring property at no. 30. This property benefits from a single storey extension in the form of the garage. No. 30 has two first floor windows, the one closest to the street scene is obscured glazed and serves the landing, the rear window located at the gable end serves the third bedroom in the property.

Both properties are currently separated by single storey garages on both plots. If the proposed development were to be implemented, the resulting separation distance between the side elevation of the extension and facing window of no.30 would reduce to approximately 2.8m.

Paragraph 7.2 of the SPD provides specific design guidance in relation to two storey side extensions and states that "side extensions should be designed to avoid causing direct overlooking or loss of light to main habitable rooms in neighbouring dwellings". In addition, paragraph 6.19 of the SPD states that, "extensions must adequately protect your neighbours' right to enjoy their own home. Extensions must not overshadow or have an overbearing effect on neighbouring dwelling to an unacceptable degree".

The proposed extension would bring the gable of the property approximately 2.4m closer to the neighbouring windows at the gable end. The landing window serves a non-habitable room and because it is set in the middle of the gable it would be the window that it is most effected by the proposed development. This reinforces the need for 1m set back at the principal elevation both from a design perspective and to ensure sufficient light can access this window. However, as this window serves a non-habitable room there would be no significant effect on amenity.

The Householder Development SPD states that two storey rear extensions will normally be acceptable up to 3m. The bedroom window is located to the rear of the gable and although the proposed extension would alter the outlook from this window, its outlook is already dominated by the gable of the application dwelling. It is not considered that the proposed development would significantly harm the outlook to the extent that it would cause significant harm to residential amenity.

The resultant window arrangement would be similar to many other properties in the surrounding area where planning permission has been granted for two storey side extensions. There have also been recent appeal decisions where two storey side extensions have been refused and upheld at appeal due to the impact on neighbouring amenity. However, it is considered that this proposal differs to those developments. In the case of 20/00782/FUL the proposed two storey side extension would have affected first and ground floor habitable rooms.

In addition, a recent application at no.47 Bowring Park Road located opposite the host property (application reference 22/00547/FUL) was recently permitted where it was decided that an extension up to 3m from the rear elevation of that property would be considered acceptable. Given that the proposed development projects 1.9m from the rear elevation of the host property it is considered that there would still be sufficient outlook for existing and future occupiers.

Accordingly, it is not considered that the proposed development would have adverse effects on residential amenity with regards to this property.

No other properties would be effected.

Highways

Highways have raised an objection pending further information to be provided. The proposed development would increase the parking provision from 2 car parking spaces

to 3 due to the increase of bedrooms. The majority of Bowring Park Avenue has had a scheme installed to harden the verge shoulders to semi-formalise the on-street parking although this property appears to have missed out on the scheme.

The existing driveway space, and part of the verge parking (albeit unsurfaced) provides 2 car parking spaces. The Highways Authority recommends that parking proposals should be expanded to provide a second in-curtilage parking space across the front garden to provide 3 car parking spaces in total. A condition should be placed on this application which shortens the length of the boundary wall and new hardstanding installed to provide additional parking space for 1 vehicle within the curtilage of the property.

Following the installation of additional hardstanding to provide parking space for 1 vehicle there would be no adverse effects on the public highway as a result of the proposed development.

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 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.

- 4) No part of the development hereby permitted shall be brought into use until an area of hardstanding in addition to that already existing within the property has been laid out. The hardstanding shall be laid out such that 1 additional car parking space can be provided measuring at least 2.75m x 5m are provided to the specification of the Local Planning Authority. The additional car parking area shall be made of porous materials, or provision shall be made to direct run off water from the hard surface to a permeable or porous area or

surface within the curtilage of the dwelling house. The agreed area shall be retained as such at all times that the proposed development is in use.

Reason: To ensure that adequate off-street parking is available in accordance with Policies CS2, CS7 and CS19 of the Knowsley Local Plan Core Strategy, adopted January 2016, and saved policy H8 of the Knowsley Replacement Unitary Development Plan, adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
04.11.2022	101	REV A	LOCATION PLANEXISTING AND PROPOSED FLOOR PLANS AND ELEVATION.

Signed Case Officer: **John Fleming**

Signed Authorising Officer: **Alan Kilroe**

Date: **17 November 2022**

INFORMATIVES

HIGHWAYS

 <i>Knowsley Council</i>	Highway Observations Memo Transportation and Traffic Services
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Date:	20 th October 2022
To:	Planning Services
Planning App. No:	22/00455/FUL
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Location:	32 Bowring Park Avenue, Roby, Knowsley, L16 2NJ

☒ Highway Objection (pending additional satisfactory information being provided)

The proposals will extend the property from 3 bedrooms to 5 for which KMBC parking standards require an increase from 2 car parking spaces to 3. The majority of Bowring Park Avenue has had a scheme installed to harden the verge shoulders to semi-formalise the on street parking (although this property appears to have missed out on the scheme). With the existing driveway space, and the part verge parking (albeit unsurfaced) the existing situation provides 2 car parking spaces. The proposals should be expanded to provide a second in-curtilage parking space across the front garden which will provide 3 car parking spaces in total.

The front part of the verge fronting this property will also require hardening with bitmac to match the remainder of the verge hardening scheme.

Appendix 1 – Site Photographs



