

<u>APPLICATION NO:</u>	23/00698/FUL	<u>CASE OFFICER:</u>	John Fleming
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	28 Ewart Road, Roby, Knowsley, L16 2LH		
<u>PROPOSAL:</u>	ERECTION OF PART TWO STOREY AND PART SINGLE STOREY SIDE AND REAR EXTENSION AND SINGLE STOREY FRONT EXTENSION (DEMOLITION OF GARAGE)		

Site Description

The application property is a semi-detached dwelling located at 28 Ewart Road. The property is rendered in a white finish at the front elevation and is brick facing at the side and rear. The property accommodates a hip roof and white UPVC openings. The property boundary is a metal gate together with dwarf wall and parking provision is provided in the form of 1no. parking space.

The host property is consistent with the existing features found within the street scene. It is noted that these house types are relatively unique to the area in that the rear bedroom accommodate side facing windows facing the gable end of neighbouring properties with no window serving these habitable rooms at the rear elevation.

The existing garage is connected to the existing porch/car port associated with no. 30 Ewart Road.

Proposal

The application proposals seek permission for a part two storey part single storey side extension, part two storey part single storey rear extension together with a single storey front extension.

The single storey extension would project .54m from the existing bay window and span a width of 5.4m. The porch accommodates a pitch roof measuring 2.57m at the eaves and 3.52m at its highest point. The extension would then turn and connect to the proposed side extension measuring 13.46m in depth and turn again to wrap around the original dwelling house spanning 8.19m. The two storey side aspect would be set in by .5m from the existing gable end and span a width of 2.23m and a depth of 3.96m and would include 2no. window at the front elevation at the ground and first floor respectively.

The single storey rear extension would accommodate a flat roof measuring the same height at the eaves at 3.22m but measures a total height of 3.7m when taking account of the proposed roof lantern. The two storey rear aspect would extend the existing rear elevation by 2m in depth and span 2.83m in width and would accommodate a hip roof measuring 5.53m at the eaves and 7.2m at its highest point.

The proposals would provide a playroom, utility room, W/C and open plan kitchen and family room at ground level. To the first floor, an additional bedroom is proposed together with the extension of an existing bedroom at the rear.

Consultations

Highways Authority – No objections raised.

Representations

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

Planning History

Ref: 19/00019/FUL – Erection of two storey side/rear extension and single storey rear extension. Refused 27th March 2019 and dismissed at appeal 11th July 2019 (appeal ref: APP/V4305/D/19/3227617).

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

Context

The applicant previously submitted an application for similar works for a proposed two storey side and part two storey/part single storey rear extension in 2019. This application was refused and dismissed on appeal where the Inspector considered that the proposed development would impact the outlook for residents at no. 30 and result in loss of light due to the confined form together with the impact associated with the creation of a terracing effect within the street scene.

The applicant has revised the proposals and sought to reduce the impact to the neighbouring property and is now subject to consideration with regards to design and its affects on neighbours residential amenity.

Design

The host dwelling is semi-detached property which is the prevailing characteristic found within the street scene with similar sized semi-detached properties of similar design and plot sizes. The dwelling is traditional in appearance and benefits from a front facing bay window across both ground and first floor levels. The application property is linked to its neighbour by virtue of the attached garages.

The proposed two storey and part single storey extensions to the side and rear would form a wrap around extension and would increase the number of bedrooms from three to four with an existing bedroom being extended together.

The single storey porch is appropriate in terms of its scale and appearance when taking account the appearance of the application property and only projects .54m from the existing bay window.

The two storey side extension would be set back by .5m from the adjoining elevation or 1.19m from the existing bay window. The Householder Development SPD states that two storey side extensions should be designed to avoid having an overbearing effect or causing unacceptable loss of light or privacy of neighbours and avoid the

creation of a terracing affect. The Inspector considered in the previously dismissed appeal that the proposed development would have resulted in the creation of a terracing affect. The proposals as submitted have implemented a set back of .5m to the adjoining wall which falls short of the threshold required by the SPD. However, it would provide a set back of 1.19m from the existing bay window. There are several properties within the vicinity which have been extended in the form of a two storey side extension with varying levels of setback. The most recent development took place at 20 Ewart Road (application reference: 21/00013/FUL) which also included a set back of .5m and is therefore a material consideration. Whilst the proposed set back of .5m to the adjoining wall falls below the standard required by the SPD, there are similar extensions which have not adversely affected the street scene. Accordingly, it is not considered that this aspect will result in a terracing affect.

The existing property accommodates a hip roof and this is replicated above the two storey side and rear extensions which sit below the existing ridge height of the application property and is therefore in accordance with the SPD. Whilst the single storey rear extension would accommodate a flat roof incorporating roof lantern. The SPD advises that flat roofs are typically to be avoided. However, the proposed development provides a contemporary design which elevates its status above a typical flat roof and would not be visible from the street scene. As such, this is considered acceptable in terms of design.

The proposed materials would match that of the existing property and are considered acceptable in terms of design. However, as originally submitted, the facing materials comprised of both render and brick facing materials visible from the street scene. Render is proposed at the front and rear elevations whereas the side elevations would consist of brick and render. This was considered out of keeping with the application property and the vernacular of the street scene. Revised plans were submitted to the effect that the single storey rear extension will be fully rendered and the side elevation of the two storey extensions would be brick facing. The brick facing side elevation is the predominant feature within the street scene and is therefore appropriate in terms of design.

Overall, it is considered that the proposed development is acceptable with regards to design.

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. 30 Ewart Road

No. 30 is the neighbouring semi detached property connected via the existing attached garages. The proposed two storey side extension would be positioned along the common law boundary with no. 30 and would maintain 2.45m separation distance.

No. 30 has two windows in its gable end with the rear window providing the only outlook from the rear bedroom. 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".

Although the proposed side extension would alter the outlook for the window at no. 30 its outlook is already dominated by the existing gable end of the property. Unlike the previous application proposals which spanned the full depth of the gable end, the harm has been reduced to an acceptable degree as it would not project beyond the side facing window which would retain an outlook of approximately 4.6m which is what is already in situ.

However, the current proposals differ from the previous application and now include an extension to the existing rear bedroom of the application property which would extend a further 2m beyond the stepped rear elevation. Upon request a revised site plan was submitted which demonstrates that the 45 degree rule would not be breached. As such, it is not considered that the development would adversely affect this property with regards to residential amenity.

Indeed, the proposed arrangement would be similar to many other properties in the surrounding area where planning permission has been granted. resultant window arrangement would therefore be similar to many other properties in the surrounding area.

Regarding the rear aspect of the development this would extend the rear elevation of the original dwelling house by 6.01m. However, no. 30 benefits from a single storey rear extension and the application proposals would only extend 1.94m beyond the rear elevation of no. 30. The Householder Development SPD advises that rear extensions up to 4m are acceptable. As such, there would be no adverse impact on residential amenity in relation to this aspect of the proposals.

No. 26 Ewart Road

No. 26 is the adjoining semi-detached property and has previously been extended in the form of a two storey side and rear extension and two additional single storey rear extensions.

The proposed single storey extension would extend 3.48m beyond the rear extension of no. 26. As referred to above, the Householder Development SPD allows development up to 4m beyond rear elevation of neighbouring properties. Although this would result in the creation of a tunnelling effect with the rear extension at no. 26 which is less than ideal, the tunnelling effect is already established by way of the construction of the original dwelling house. Notwithstanding this, it would still be within the acceptable limit allowed by the Householder Development SPD and it is not considered that adverse effects to residential amenity would occur in relation to this aspect of the development.

Regarding the two storey rear extension the proposals would not project more than 2m beyond the existing rear elevation and would be set in by 3.35m. The proposed development would not breach the 45 degree rule; therefore, it is not considered that this aspect of the development would result in adverse effects to residential amenity.

No other properties would be affected.

Highways

The existing parking arrangement allows for 1no. parking space. The increase in bedrooms would require 3no. parking spaces however these are set at maximum standards. The Highways Authority has been consulted as part of the application and have stated no objections nor have they requested any conditions to be attached to the decision notice. Paragraph 111 of the NPPF (2021) states that development should only be refused on highways grounds if there would be an unacceptable impact on highway safety, or the residual cumulative impact on the road network would be serve. Given the fact that the Highways Authority do not object to the proposed development it is not considered that the development would result in having an unacceptable 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 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.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
7.08.2023	A100		LOCATION PLAN, EXISTING AND PROPOSED SITE PLAN
21.06.2023	A102	REV A	PROPOSED FLOOR PLANS
16.08.2023	A103	REV B	PROPOSED ELEVATIONS

Signed Case Officer: **John Fleming**

Signed Authorising
Officer: **K Foster**

Date: **16 August 2023**

Appendix 1 – Site Photographs



