

<u>APPLICATION NO:</u>	25/00277/FUL	<u>CASE OFFICER:</u>	Lee Osborne
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	9 Ewart Road, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A PART SINGLE PART TWO STOREY SIDE EXTENSION TOGETHER WITH THE ERECTION OF A PART SINGLE PART TWO STOREY REAR EXTENSION AND REPLACEMENT OF EXISTING FRONT PORCH		

Site Description

The application relates to a semi-detached house and associated garden curtilage on Ewart Road. There is an attached garage with kitchen extension behind and to the side of the house. The area is primarily residential and characterised by semi-detached houses.

Proposal

The proposal is for the erection of a part storey part two storey extension to the side of the house and part single storey part two storey extension to the rear together with dismantling and replacement of the existing porch.

The two-storey side extension would extend at the rear as far back as the existing kitchen extension to the rear of the attached garage to the side of the house. The two-storey element of the extension would be approximately 10.2m deep, and would extend across the back of the house to 3.5m of the boundary with the adjoining house, 11 Ewart Road and then revert to a single storey extension to the party boundary. From the rear of the main part of the original house the extension would project 4m. At the front of the two-storey side extension would be a single storey extension extending 1m to the main front elevation of the house. The side extension would be 3.4m wide. The two-storey extension at the rear would have an overall width of 6.4m. The porch would have similar dimensions to the existing.

The two-storey side extension would have a hipped roof ridged into the existing hipped roof of the house, with the ridge approximately 0.4m lower. The two-storey extension at the rear would be pitched and ridged into the hipped roof of the two-storey side extension. The single storey rear extension and the single storey part of the side extension would have sloping roofs, with the sloping roof of the single storey front part of the side extension being extended across the porch.

It is proposed that the external walls of the proposal be rendered. The existing house is rendered on the front at first floor level with the remainder of the house being of brick.

Consultations

NA

Representations

This application has been publicised by letters sent to 6 neighbours. It was re-publicised due to a change in the roof design. No representations have been received with either set of publicity.

Planning History

K/APP/11271 - ERECTION OF SINGLE STOREY KITCHEN AND EXTENSION TO REAR OF DWELLING. Granted: 07.03.1989.

02/00456/FUL - ERECTION OF SINGLE STOREY KITCHEN EXTENSION TO REAR OF DWELLING. Granted: 12.07.2002.

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 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

The application is for an extension to a house in a primarily residential area. The application is therefore acceptable in principle subject to design, impacts and policy.

Design and Visual Amenity Considerations

The application as amended is acceptable in design and broadly in character with the existing dwelling. The roof has been amended to a hipped roof at the side with the rear part of the two storey extension ridged into that hipped roof. This ties in with the roof of the existing dwelling and is a significant improvement to the original proposed roof. On the adjacent house, 7 Ewart Road, there is a landing window centrally and another window at first floor level behind towards the rear, which could be a bedroom window. The property has a single storey garage at the side. Due to the position of the first floor window it is considered that the outlook would not be affected to a significant degree, and there is scope to install a rear window to such if the occupier so wished. The two storey extension would extend approximately 2.8m beyond the rear elevation of 7 Ewart Road, and it is considered as such, and with the single storey side extension of that property the outlook of the rear of the property would not be unduly affected to a significant degree.

The single storey rear extension would project 4m at the party boundary. The Householder Development SPD allows single storey extensions on the party boundary and as such it is considered that the outlook from the adjoining house would not be unduly affected. The 2 storey extension would be 3.5m from the party boundary and would not fall within 45 degrees view line of the nearest window of that property and as such would not unduly affect outlook.

The front of the first floor of the two-storey side extension would be set back 1m from the adjoining part of the existing house, and the ridge height would be approximately 0.4mm lower than the main roof of the existing house. This would alleviate any potential terracing effect and would be in compliance with the Householder Development SPD.

The application complies with Policies CS2 and Cs19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Highways Considerations

The proposed extension would lead the current 3 bedroomed house to be a 5 bedroomed house. Council parking standards state that 3 in-curtilage parking spaces should be provided for a 4+ bedroomed house. At present there are two parking spaces, the garage and the driveway in front. The proposal would lead to the loss of a parking space, the garage, leaving 1 driveway parking space. There is space within the front garden area to provide the required parking, although if the front garden is hard surfaced the front wall would need to be removed to provide useable access. The bins would be stored in the front, the same as some houses in the locality.

Suitably conditioned the application complies with Policies CS2 and CS19 of the Core Strategy and Saved Policies H5 and H8 of the UDP together with Council parking standards.

Residential Amenity Considerations

The application is to extend a house in a residential area and raises no residential amenity issues. There are no privacy or overlooking concerns raised as no windows are proposed on the gable elevation of the extension with 7 Ewart Road, the extension adjacent 11 Ewart Road would be single storey so boundary treatment would act as a visual shield. It would be prudent however to ensure that this remains the case to attach a condition to the planning permission to ensure that no windows are put in at first floor level on these elevations.

The application complies with Policies CS2 and Cs19 of the Core Strategy and Saved Policies H5 and H8 of the UDP.

Conclusion

The revised scheme design is a significant improvement over the original design and characteristic of the dwelling, and similar extensions in the locality. The front garden is sufficient to provide parking for three cars although the front wall would need to be removed to allow usable access. The proposal would be acceptable in terms of visual and residential impacts regarding neighbouring properties and would not be detrimental in the wider area. The application complies with 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 approved plans and documents listed in Schedule 1.

Reason: For the avoidance of doubt.

- 3) Notwithstanding any submitted details 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.

- 4) Notwithstanding the provisions of the Town and Country Planning (England) (General Permitted Development) Order 2015 (or any order revoking and re-enacting that order) no windows or openings shall be inserted in the side (north) elevation of the extension hereby permitted.

Reason: In the interests of privacy having regard to 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.

- 5) Prior to the first use of the extension hereby permitted a scheme for the hard surfacing of the front garden area shall be submitted to and agreed in writing by the Local Planning Authority and the agreed scheme implemented. For the avoidance of doubt the scheme shall include the removal of the front wall and the widening of the dropped kerb access to maximise parking within the front garden area, and details of where the bins will be stored. The hard surfacing shall be of porous or permeable materials. The agreed scheme shall be retained at all times for parking purposes.

Reason: To ensure that there is adequate in-curtilage parking in the interests of highway safety and to comply with Policies CS2 of the Knowsley Local Plan Core Strategy adopted January 2016 and Daved Policies H5 and H8 of the Knowsley Replacement Unitary Development Plan adopted June 2006.

SCHEDULE 1

Date Received	Ref. No	Version	Drawing/Document Title
02/09/2025	P01	REV 1	EXISTING/PROPOSED FLOOR PLANS
02/09/2025	P03	REV 1	PROPOSED ELEVATIONS
02/09/2025	P04	REV 1	PROPOSED ROOF PLAN
08/05/2025	-	-	LOCATION PLAN

Signed Case Officer¹: Lee Osborne

Signed Authorising Officer²: Jo Sheridan

Date: 03/10/2025

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

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