

<u>APPLICATION NO:</u>	24/00401/FUL	<u>CASE OFFICER:</u>	Kim Vo
<u>WARD:</u>	Roby	<u>PARISH:</u>	
<u>LOCATION:</u>	145 Bowring Park Avenue, Roby, Knowsley		
<u>PROPOSAL:</u>	ERECTION OF A SINGLE STOREY FRONT, SIDE AND REAR EXTENSION, FOLLOWING DEMOLITION OF OUTBUILDING (PART-RETROSPECTIVE)		

Site Description

The application relates to a two-storey semi-detached dwelling at no.145 Bowring Park Avenue, which previously had an attached side garage and a single storey shed to the rear, connected via a covered area. The application is part-retrospective as these structures have since been demolished, with partial works undertaken. There is existing hard surfacing to the front, providing off-street parking provisions for 1no. vehicle. The application site is located within a Primarily Residential Area as defined by Saved Policy H5 of the Knowsley Replacement Unitary Development Plan.

Proposal

The proposal seeks part-retrospective permission to erect a single storey front, side and rear 'wraparound' extension, following the removal of the side garage and shed.

The front element of the proposed wraparound extension would project 1.2m beyond the original front wall and measure 5.7m wide. The proposal would then project 2.75m from the side wall and have a total depth of 12.85m. To the rear, it would be formed of an 'L' shaped layout, with a maximum depth of 4.67m from the furthest original rear wall. The rear extension would then have a total width of 8.85m, which would extend across the full width of the rear garden. The proposed wraparound extension would comprise of a dual pitch roof to the front section, with a maximum ridge height of 3.65m. To majority of the side and rear, a flat roof (with a slight pitch) with 4no. roof lanterns is proposed, with a maximum height of 3m. The proposal would accommodate a larger front entrance, a bedroom with en-suite, utility room and an open plan kitchen/dining room. To the front elevation, a replacement entrance door and a window will be installed, with the rear elevation to feature double patio doors and a window. The proposal will be finished in render to the walls and white/grey uPVC windows and doors.

Consultations

None required.

Representations

This application has been publicised by letters sent to 17no. neighbours. One letter of objection has been received and can be summarised as follows:-

- If the proposed side extension is attached to no.143 Bowring Park Avenue, then the semi-detached statuses of the dwelling on this row will be reclassified as terraces which will affect property prices;
- Requests for confirmation in writing to confirm that the proposal will not result in the reclassification to terraces.

Planning History

None relevant.

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 (January 2016)

Policy CS2: Development Principles

Policy CS19: Design Quality and Accessibility in New Development

Saved Policies - Knowsley Replacement Unitary Development Plan (UDP) (June 2006)

Policy H5: Development Within Primarily Residential Areas

Policy H8: Extensions and Alterations to Residential Properties

Supplementary Planning Documents (SPDS)

Householder Development (June 2016)

Ensuring a Choice of Travel (September 2010)

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 main considerations for this application are:

- Compliance with Householder Development SPD;
- Neighbouring Amenity;
- Design and Visual Amenity;
- Access, Parking and Highway Safety;
- Waste Management.

Compliance with Householder Development SPD

Proposed Single Storey Side Extension

The proposal would be finished primarily in render. This would be a sympathetic material to the host dwelling (as render currently exists at first floor), and also to the surrounding area, with render being used on several neighbouring properties. There are no windows proposed to the side elevation. The proposal will comprise of a flat roof to the rear. However, a dual pitch roof is proposed to the front, which would obscure views of the flat roof from public vantage points. Moreover, given that the proposed extension will be built close to the shared boundaries with no.143 and no.147 Bowring Park Avenue, it is considered that a flat roof to the rear in these circumstances, would be appropriate in reducing the proposal's impact upon loss of light and overshadowing to these neighbours. The proposal will also feature a forward projection. However, this would appear in line with the front elevation of no.143's existing front extension. There are also several properties along Bowring Park Avenue which feature partial projecting front extensions and therefore, the impact of the proposed forward projection upon the wider street scene will be acceptable. The proposed single storey side extension would therefore accord with the guidelines under Part 7.3 of the Householder Development SPD.

Proposed Single Storey Rear Extension

The proposed single storey rear extension would project 3m and 3.5m from the original stepped rear walls and would be less than the 4m threshold. The single storey rear extension would therefore accord with the guidelines under Part 7.4 of the Householder Development SPD.

Neighbouring Amenity

No.147 Bowring Park Avenue

No.147 is the dwelling to the south and the proposed rear extension will be sited close to the shared boundary with this property. However, there are no openings proposed to the side elevation facing towards no.147 and therefore, the impact in terms of loss of privacy or direct overlooking is deemed to be minimal. As detailed above, the proposed rear extension would also be below the 4m threshold of the Householder Development SPD, which is considered an acceptable projection to avoid causing overshadowing, loss of outlook or loss of privacy. The proposed rear extension's impact in terms of loss of light is also viewed as being minimal, given that it is for a single storey development, with a flat roof. It is not considered that the proposed side extension would have a significant impact upon residential amenity to this neighbour, given that it would not be highly visible and would be screened by the application property and the proposed rear extension.

No.143 Bowring Park Avenue

No.143 is the dwelling to the north and the proposed extensions will be sited close to the shared boundary with this property. However, there are no openings proposed to the side elevation facing towards no.143 and therefore, the impact in terms of direct overlooking is deemed to be minimal. No.143 also has an existing single storey side/rear extension along the same shared boundary, which will screen majority of views of the proposal from this neighbour's rear garden and rear elevation openings. The proposal's impact in terms of loss of light and overshadowing is also viewed as being minimal, given that the proposal is for a single storey development, with a mostly flat roof, which will be well screened by no.143's existing additions. The proposal is also not considered to have any greater significant impact than the previous developments at the application site (which included a side garage and a shed connected by a covered area), especially given that the footprint and height of the proposed development would remain largely similar.

No.48 Sheppard Avenue

No.48 is the adjacent dwelling located to the rear. The proposal will feature a set of glazed patio doors and a window to the rear elevation at ground floor, which will face towards no.48. However, these will be distanced over 30m away from the rear elevation of this neighbour and the existing rear boundary treatment would provide screening, ensuring that any impact in terms of direct overlooking and loss of privacy will be limited. The proposed new openings are also not considered to have any greater, significant impact than the existing rear elevation openings.

No.126 Bowring Park Avenue

No.126 is the opposing neighbour to the front of the site. It is not considered that the proposed rear extension would have a significant impact upon residential amenity to this neighbour, given that it would not be highly visible and would be screened by the application property and the proposed side extension. However, the proposal includes an additional window to the front at ground floor which would face towards no.126. Notwithstanding this, a sufficient distance of over 26m would be provided between the proposed window and no.126's front elevation. It is also not considered that the proposed window would have any, greater significant impact than the existing front elevation openings. Therefore, any impact in terms of direct overlooking or loss of privacy is considered to be limited.

In view of the above, it is considered that the proposal would be acceptable and would not have a significant, detrimental impact upon residential amenity to these neighbours, in accordance with Policy CS19 of the Local Plan, Saved Policy H5 and H8 of the Knowsley Replacement UDP, and the Householder Development SPD.

A neighbouring objection was received stating that the proposed side extension will reclassify the semi-detached statuses of dwellings along Bowring Park Avenue. It was therefore requested for confirmation to be made to state that the proposal will not result in the reclassification to terraces. In response to this, the Local Planning Authority considers that the proposal relates to domestic additions to an existing semi-detached property and in any case, the formal classification of property types is not deemed to be a planning matter.

Design and Visual Amenity

The proposed extensions are considered to appear proportional and subordinate to the main dwelling. The proposed side extension would be highly visible from Bowring Park Avenue. However, it would replace the former attached side garage and would therefore, not appear as an incongruous addition given the previous development. There are also many properties within the vicinity which feature single storey side and rear additions and the proposal is deemed to appear in keeping with the character of the existing developments within the surrounding area. Whilst a flat roof is proposed, this will be to the rear and would not be highly visible from public vantage points. The extension would also feature a forward projection. However, this would be in line with the front elevation of the neighbouring front extension at no.143. The proposed extensions are also proposed to be finished in matching materials and this will be secured by way of a condition. As such, the proposal is considered acceptable regarding its impact upon design, the street scene and visual amenity, in accordance with Policy CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP and the Householder Development SPD.

Access, Parking and Highway Safety

The proposal would result in the loss of the garage and would create an additional bedroom at ground floor, resulting in the application property becoming a 4no. bedroom dwelling. The hard surfacing to the front will be retained for the parking of 1no. vehicle. The proposal would, therefore, fail to achieve the parking standards

contained within Appendix A of the Ensuring a Choice of Travel SPD, which requires 3no. spaces for a 4no. bedroomed dwelling. Notwithstanding this, the lack of off-street parking provisions is not deemed to be a significant enough reason for refusal, given that the application site is located within a sustainable area, around a five minutes' walk from bus stops along Roby Road. On-street parking is also possible along Bowring Park Avenue. As such, on balance, the proposal is considered to have an acceptable impact upon access, highway safety and parking provision in accordance with Policy CS2 and CS19 of the Local Plan, Saved Policy H8 of the Knowsley Replacement UDP, the Householder Development SPD and the Ensuring a Choice of Travel SPD.

Waste Management

The proposed side extension would fail to provide a 1m gap to the side for the storage of waste and recycle bins. Notwithstanding this, there are several properties along Bowring Park Avenue which currently store waste and recycling to the front of the site. As such, any waste storage arrangements to the front garden are deemed to be in keeping with the wider character of the area. The proposal is therefore deemed to be acceptable in terms of waste management, in accordance with the Householder Development SPD.

Conclusion

The application is for an extension to an existing dwellinghouse within a Primarily Residential Area and the principle of the proposal is considered acceptable. The proposed development would also have an acceptable impact upon neighbouring amenities; design and visual amenity; parking and highway safety; and waste management. On this basis, the proposal complies with all relevant local and national planning policies and guidance.

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 extensions 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
12/08/2024	02	Rev. A	Location Plan
12/08/2024	02	Rev. A	Ex. and Proposed

Signed Case Officer¹: **Kim Vo**

Signed Authorising
Officer²: **K Foster**

Date: **18 September 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

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